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WSDA Control # 1295AQ-038



Client:
Address:

Property Description: (1) story single family home
Property age/ size: Built 1958, 1,214 s.f. per listing
Occupancy Status: Vacant; in process of remodeling/ repairs

Inspection Date: 11/08/2011
Inspection Time: 1:00 P.M. – 4:00 P.M. +-
Weather Conditions: Clear 55 deg F +-

Hergert Inspection LLC

Kevin Hergert, Member

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Summary of Inspection

All items listed in the Summary of each section are listed below. Additional comments may be written in the body of the report. Please read the entire report. All items listed below should be further evaluated, inspected, modified, and/or corrected by a licensed professional in that corresponding or related trade.

WDO refers to "Wood Destroying Organism" as defined by the Washington State Department of Agriculture

- Items in this font are general comments throughout report.

- Items in this font are considered a minor cost and/or cosmetic.

- Items in this font are considered a substantial cost an extreme safety concern.

Electrical System

Plumbing System

Heating System

- Recommend replacement of thermostat with programmable type

Water Heater

- Water heater is beyond its anticipated useful life expectancy
- Recommend installation of earthquake restraints

Site

- The downspout by the Utility room does not discharge into the underground system. This configuration would indicate that the underground system is not functioning

Building Exterior

- Recommend patch roof repairs as needed. Special attention to rear valley
- Recommend installation of rain cap on fireplace flue. Furnace flue not properly attached and sealed

Crawlspace

- Several heating ducts are not properly insulated
- Numerous electrical wires are loose and not connected in junction boxes
- Recommend verify the connection of all heat ducts. The heat duct to the Master bedroom is loose with significant air leakage

Garage

- Low quality garage door is a potential security breach

Living Room

- Gas shut off not within reasonable access to fireplace (in garage)
- Flue damper to have clip to prevent full closure
- Recommend install (weather) cap on top of chimney

Kitchen and Nook

- Recommend install single sheet of plywood to span from foundation supported area to unknown (deck) supported area to reduce floor seam visibility
- Open ground at (3) prong outlets; hot/neutral reversed at other outlet
- Large window at nook should be tempered (safety hazard)

Utility Room

- Evidence of prior leaks at washer connection. Unable to test as there are no caps on the pipes

Family Room

- Hot/neutral reversed at electrical outlet

Master Bedroom Suite

- Recommend replacement of light fixture in closet. Exposed bulb is a fire hazard
- Open ground at several electrical outlets

Bedroom 2

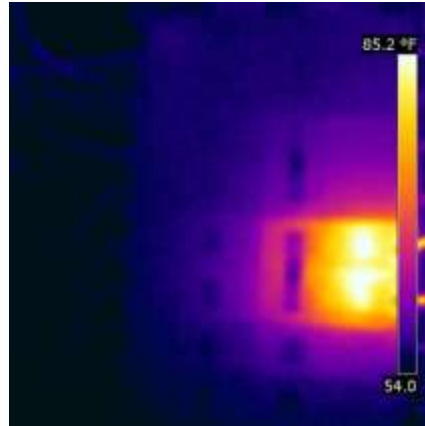
- Room does not have a code compliant or reasonable emergency egress (small window)

Main Bathroom

- *Electrical outlet is not grounded or GFCI protected*

Attic

Electrical System



No evidence of over heating

Service

Type: Overhead
Meter Location: Front of garage
Voltage: 240

Panel

Location: Garage
Manufacturer: Siemens
Type: Dual bus bar
Panel Rating: 200 AMP
Main Disconnect: 200 AMP
Serv. wire Size/ Rating: 200 AMP
Sub-panel: No
Grounding: Copper to plumbing, limited visibility
Panel Clearance: 30" wide, 3' in front as required

Breakers/ Wiring

Type: Copper romex
Breakers: No visible defects
- Numerous outlets within the house are not grounded; 2 wire system. Recommend upgrade of panel with GFCI breaker to allow (3) prong outlets. Additional upgrades should be considered to accommodate modern electrical needs

Plumbing System

Domestic Water

- Supply: Public water
- Supply Pipe: Galvanized where visible
- House Piping: Copper and galvanized where visible
- Pipe Condition: Satisfactory where visible
 - Galvanized pipes tend to rust from the inside out, reducing functional flow. No problems in functional flow in bathrooms. Kitchen and Utility areas not tested
- Main Water Shut off: @ garage



Domestic Water Shut off



Copper and galvanized supply pipes

Sanitary Sewer

- Discharge: Public sewer
- House Piping: ABS, PVC, and cast iron where visible
- Pipe Condition: Satisfactory where visible



(3) types of plumbing waste pies



Sewer discharge pipe in not properly supported
Support is from a wood member below

Heating System



Furnace

Location: Garage
Make/ Model: American Standard Freedom 80 manufactured 11/2004
Fuel Type: Natural gas
BTUH Input: 80,000
BTUH Output: - Not noted on furnace
Efficiency Rating: Mid-efficiency
- Air conditioning not tested due to exterior temperature (< 65 deg F)

Useful Life

Est. Useful Life new: 25 years
Est. age of furnace: 7 years +--

Heat Exchanger

Visible Inspection: No visible defects, limited visibility
Gas detection test: No gas leak detected
Burner test: No burner irregularities detected

Operation

Thermostat: @ floor 1 hall
- Recommend replacement of thermostat with programmable type
Combustion Air: Appears adequate
Filter: Located above furnace



Furnace filter compartment

Flue/ Gas Piping

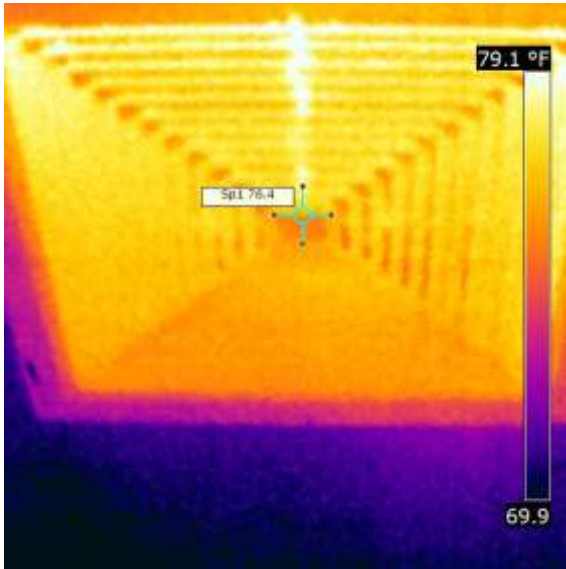
Flue Secure: Inspected
Flue clearances: Per requirements where visible
Gas Piping: Drip leg installed



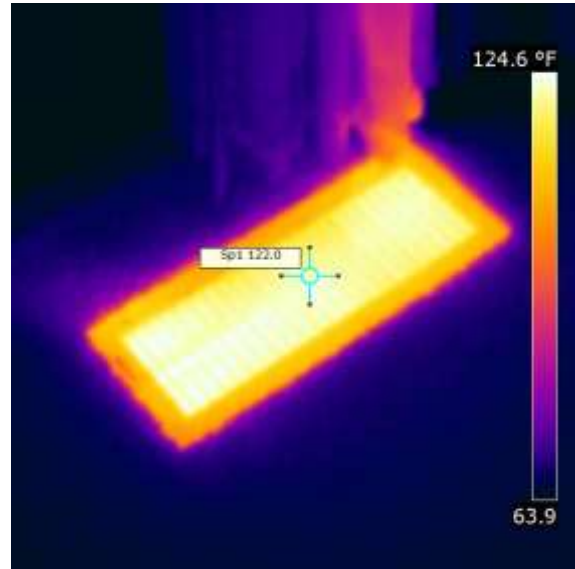
Furnace flue discharges into chimney
Chimney is lined where visible

Heat Gain

Rating: 35-65 deg F
@ return air: 79 deg F
@ nearest register: 125 deg F
Heat Gain: 46 deg F. Heat gain is within specifications of furnace



Temperature measured at return air



Temperature measured at heat register

Water Heater



Water Heater

Location: Garage
Make/ Model: US Craft master s/n 9928109056
Fuel Type: Electric
Capacity: 40 gallon

Useful Life

Est. Useful Life new: 12 years
Est. age of heater: 13 years +-
- Water heater is beyond its anticipated useful life expectancy

Safety

TMP valve: As per required
Earthquake Straps: - Recommend installation of earthquake restraints

Water Temperature

Safe water temperature: 120 deg F per industry standards
Measured temperature: - *Not measured*

Site

Site

Grade at structure: Adequate grade away
Earth to wood contact: Clearance as required
Vegetation contact: Negligible
Roof drain discharge: Surface and underground discharge
- The downspout by the Utility room does not discharge into the underground system.
This configuration would indicate that the underground system is not functioning



Downspout is directed away
from underground drainage system

Driveway

Type: Concrete
Condition: Satisfactory - *Numerous cracks in driveway*
Trip Hazard: None

Front walks/ steps

Type: Concrete
Condition: Satisfactory
Trip Hazard: None
Handrails: As required
Barricades: As required



Appropriate handrail at front steps

Rear walks/ steps

Type: Concrete
Condition: Satisfactory
Trip Hazard: None

Miscellaneous

Overhead Power Lines: N/A
Retaining Walls: None that affect structure
Underground Oil Tank: - *Evidence of prior oil tank from tubes in crawlspace. Tubes lead to air conditioner area.
No surface evidence of oil tank*
Irrigation System: None visible

Building Exterior

General Condition

Structural Movement: No visible evidence
Exterior doors: Satisfactory
Windows (ext. cladding): Satisfactory

Siding

Type: Wood
Condition: Satisfactory
Window/Door Flashing: Satisfactory
Caulking: Satisfactory

Roof

Estimated Pitch: 4:12
Material: Rolled
Layers: 1+
How Inspected: Traversed roof
Condition: - Recommend patch roof repairs as needed. Special attention to rear valley
- *Rolled roofing should have been installed perpendicular to fall line of roof*
Ventilation: Eave and roof vent
Plumbing Vents: Satisfactory
Flues: - Recommend installation of rain cap on fireplace flue. Furnace flue not properly attached and sealed
Flashing: Satisfactory



Cracks at valley



Crack and prior patch
at rear area above Master Bedroom



Fireplace flue



Fireplace flue

Gutters/ Downspouts

Type: Continuous metal
Condition: Satisfactory

Electrical

Outlets: Tested
Switches/Lights: Tested

Plumbing

Hose Bibs: Tested
Gas Piping: Inspected

Decks

Structure: - *Not visible*
Decking: Cedar
Condition: Satisfactory
Connection to Structure: - *Not visible*
Trip Hazard: None
Handrails: Not required
Barricades: Not required



Rear deck

Crawlspace

General

Visibility: Space is vacant
Access location: Exterior access
- It appears that there may be an access to below the front steps at the front of the garage. Unable to access due to debris
How viewed: Traversed entire crawlspace



Possible access to below front porch

Moisture

Ventilation: Appears adequate
Vapor Barrier: As required
Moisture Intrusion: No visible evidence
Sump Pump: None visible

Structural

Foundation: No visible defects
- See comment in Kitchen section regarding nook support
Mudsill: No visible defects
Joists: No visible defects; limited visibility
Post-Beams: Satisfactory
Structural Movement: No visible evidence

Insulation

Under-floor: Satisfactory
Domestic Water Pipes: Satisfactory
Heating Supply: *- Several heating ducts are not properly insulated*

Plumbing

Condition: Satisfactory
Valves/ Other: None visible



Valve to poly pipe near rear foundation wall
Presumed to be for rear yard hose

Electrical

- Outlets: None visible
Wiring/ junction boxes: - Numerous electrical wires are loose and not connected in junction boxes



Improper wire splice

Heating/ Ventilation

- Duct Work: - Recommend verify the connection of all heat ducts. The heat duct to the Master bedroom is loose with significant air leakage
Ventilation Ducts: No visible defects
Gas Piping: No visible defects



Leakage at heating duct



Un-insulated heating duct

Structural Pests

Conducive Material: No visible evidence
Visible Evidence: No visible evidence

Nuisance Pests

Visible Evidence: No visible evidence

Garage

Type: Attached

General Room Condition

Visibility: Space is occupied
Structural Movement: No visible evidence
Moisture Infiltration: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Slab: Satisfactory

Safety

Fire separation: As required where visible
Ignition point > above FF: In compliance
Safety barricade to mech.: In compliance

Garage Door

Type: Plastic/Fiberglass roll-up
- Low quality garage door is a potential security breach
Springs & Fasteners: No visible defects
Auto Reverse: Tested
Photocell reverse: Tested
Remote openers: Not present



Garage door

Electrical

Switches/Lights: Tested
Outlets: All visible tested, GFCI protected by garage door

Windows

Glazing: No visible defects
Tempered: Not required
Operation: Fixed

Doors

Operation/latching: - *Not installed*

Living Room

Location: Floor 1

General Room Condition

Visibility: Room is vacant
Structural Movement: No visible evidence
Moisture Infiltration: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory

Electrical

Switches/Lights: All visible tested
Outlets: All visible tested
Smoke Detector: No

Heating

Source: Floor register
Air Flow/ Heat Gain: Satisfactory

Windows

Glazing: No visible defects
Tempered: Not required
Operation: Fixed

Doors/Millwork

Operation/latching: Tested
Door condition: Satisfactory
Millwork condition: Satisfactory

Fireplace

Type: Gas insert
Tested: Ignition tested
- Gas shut off not within reasonable access to fireplace (in garage)
- Flue damper to have clip to prevent full closure
- Recommend install (weather) cap on top of chimney



Gas shut off for fireplace is located in garage

Kitchen and Nook

Location: Floor 1

General Room Condition

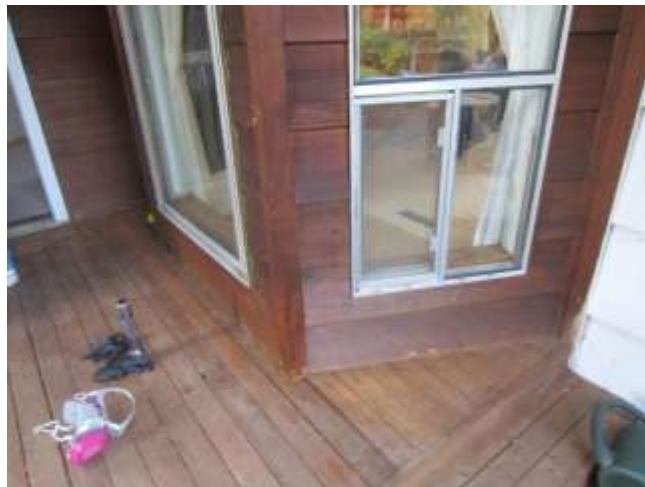
- Visibility: Rooms are vacant
- Structural Movement: No visible evidence
- Moisture Infiltration: No visible evidence
- Walls: Satisfactory
- Ceiling: Satisfactory
- Flooring: - Recommend install single sheet of plywood to span from foundation supported area to unknown (deck) supported area to reduce floor seam visibility
- Cabinets: Satisfactory
- Countertops: Satisfactory



Floor height inconsistency is greater than 1"



Seam at nook



Nook area structural support is not visible
(even from crawlspace)

Appliances

Dishwasher: - *Not installed*
Dishwasher high loop: - *Not installed*
Dishwasher air gap: - *Not installed*
Oven: - *Not installed*
Cooktop: - *Not installed*
Microwave: - *Not installed*
Ventilation: - *Not installed*
Refrigerator: - *Not installed*

Plumbing

Functional flow: - *Not installed*
Hot/ Cold: - *Not installed*
Drainage: - *Not installed*
Visible leaks: - *Not installed*
Disposal: - *Not installed*
Caulking: - *Not installed*
Fixtures: - *Not installed*

Electrical

Switches/Lights: All visible tested
Outlets: All visible tested
- Open ground at (3) prong outlets; hot/neutral reversed at other outlet

Heating

Source: Floor register
Air Flow/ Heat Gain: Satisfactory

Windows

Glazing: No visible defects
Tempered: - Large window at nook should be tempered (safety hazard)
Operation: Tested
Screen: No visible defects



Windows below 18" from finished floor should be tempered

Utility Room

Location: Floor 1

General Room Condition

Visibility: Room is vacant
Structural Movement: No visible evidence
Moisture Infiltration: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: - *Not installed*

Electrical

Switches/Lights: All visible tested
Outlets: All visible tested, GFCI protected

Heating

Source: Floor register
Air Flow/ Heat Gain: Satisfactory
Mechanical ventilation: Tested

Doors/Millwork

Operation/latching: - *Not installed*
Door condition: Satisfactory
Millwork condition: Satisfactory

Plumbing

Functional flow: - *Unable to verify*
Hot/ Cold: - *Unable to verify*
Drainage: - *Unable to verify*
Visible leaks: - Evidence of prior leaks at washer connection. Unable to test as there are no caps on the pipes



Moisture stains at washing machine valves

Family Room

Location: Floor 1

General Room Condition

Visibility: Room is vacant
Structural Movement: No visible evidence
Moisture Infiltration: No visible evidence
Walls: Satisfactory
Ceiling: - *Cracks at ceiling at roofline junction from addition*
Flooring: Satisfactory

Electrical

Switches/Lights: All visible tested
Outlets: All visible tested
- *Hot/neutral reversed at electrical outlet*
Smoke Detector: No

Heating

Source: Floor register
Air Flow/ Heat Gain: Satisfactory

Windows

Glazing: No visible defects
Tempered: Not required
Operation: Tested
Screen: No visible defects

Doors/Millwork

Operation/latching: - *Door from hallway to family room binds at jamb*
Door condition: Satisfactory
- *Storm door glass is not secured*
Millwork condition: Satisfactory

Master Bedroom Suite

Location: Floor 1

General Room Condition

Visibility: Room is vacant
Structural Movement: No visible evidence
Moisture Infiltration: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory
Cabinets: Satisfactory
Countertops: Satisfactory
Mirrors: Satisfactory

Electrical

Switches/Lights: All visible tested
- Recommend replacement of light fixture in closet. Exposed bulb is a fire hazard
Outlets: All visible tested. Bathroom outlets are GFCI protected
- Open ground at several electrical outlets
Smoke detector: No



Fire hazard from exposed bulb

Heating

Source: Floor register and heat lamp
Air Flow/ Heat Gain: Satisfactory
Mechanical ventilation: Tested - *Fan is very loud*

Windows

Glazing: No visible defects
Tempered: As required
Operation: Tested
Egress: Appears to meet current egress standards
Screen: No visible defects

Doors/Millwork

Operation/latching: Tested
Door condition: Satisfactory
Millwork condition: Satisfactory
Bath Hardware: Satisfactory

Plumbing

Functional flow: Appears adequate
Hot/ Cold: Tested
Drainage: Appears adequate
Visible leaks: None visible
Caulking: Satisfactory
Toilet Secure: Satisfactory
Shower surround: Satisfactory
Fixtures: No visible defects

Bedroom 2

Location: Floor 2

General Room Condition

Visibility: Room is vacant
Structural Movement: No visible evidence
Moisture Infiltration: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory

Electrical

Switches/Lights: All visible tested
Outlets: All visible tested
Smoke Detector: No

Heating

Source: Floor register
Air Flow/ Heat Gain: Satisfactory

Windows

Glazing: No visible defects
Tempered: Not required
Operation: Tested
Egress: - Room does not have a code compliant or reasonable emergency egress (small window)
Screen: No visible defects

Doors/Millwork

Operation/latching: Tested
Door condition: Satisfactory
Millwork condition: Satisfactory

Main Bathroom

Location: Floor 1

General Room Condition

Visibility: Room is vacant
Structural Movement: No visible evidence
Moisture Infiltration: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory
Cabinets: Satisfactory
Countertops: Satisfactory
- *Left side countertop not secure*
Mirrors: Satisfactory

Electrical

Switches/Lights: All visible tested
Outlets: - ***Electrical outlet is not grounded or GFCI protected***

Heating

Source: Floor register
Air Flow/ Heat Gain: Satisfactory
Mechanical ventilation: None

Windows

Glazing: No visible defects
Tempered: Not required
Operation: Tested
Screen: - *Not noted*

Doors/Millwork

Operation/latching: Tested
Door condition: Satisfactory
Millwork condition: Satisfactory
Bath Hardware: Satisfactory

Plumbing

Functional flow: Appears adequate
Hot/ Cold: Tested
Drainage: Appears adequate
Visible leaks: None visible
Caulking: Satisfactory
Toilet Secure: Satisfactory
Tub/Shower surround: Satisfactory
Fixtures: No visible defects

Attic

Location: Over main body of house

General

Visibility: Space is vacant
Access location: Garage
How viewed: From access due to limited headroom



Moisture

Roof Ventilation: Appears adequate where visible
Moisture Intrusion: No visible evidence
Bath/Kitchen fans : - Not visible

Structural

Structure Type: Rafters
Sheathing: 1 x wood
Structural Movement: No visible evidence

Insulation

Type: Blown in
Condition: Satisfactory

Flues/Vent Stacks

Plumbing Stacks: All vented to exterior where visible
Gas Flues: No visible defects

Electrical

Outlets: None visible
Wiring/ junction boxes: No visible defects

Structural Pests

Conductive Material: No visible evidence
Visible Evidence: No visible evidence

Nuisance Pests

Visible Evidence: No visible evidence

Structural Pest Inspection Diagram

Wood Destroying Organisms (WDO)

WDO-AB	Anobid Beetles
WDO-CA	Carpenter Ants
WDO-DT	Dampwood Termites
WDO-MA	Moisture Ants
WDO-OB	Other Beetles
WDO-RF	Rot Fungus
WDO-ST	Subterranean Termites

Conductive Conditions (CC)

CC-BG	Bare Ground
CC-CD	Conductive Debris
CC-EM	Excessive Moisture
CC-EW	Earth-Wood Contact
CC-FC	Failed Caulking
CC-IV	Inadequate Ventilation
CC-RG	Restricted Gutter
CC-VC	Vegetation Contact

Inspection Conditions (IC)

IC-CSA	Crawl Space Access
IC-IA	Inadequate Clearance

