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WSDA Inspector 79988
WSDA Control # 11262AQ-06



Client:
Address:

Property Description: (2) story single family home
Estimated property age: Built 1988 per King Co.
Occupancy Status: Occupied

Inspection Date: 04/04/2020
Inspection Time: 2:00 P.M. - 4:00 P.M. +-
Weather Conditions: Overcast, 50 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. “Satisfactory” is defined as the item serving its intended purpose - *Items in this font are general comments which do not relate to a “defect”. Some of these comments are in the body of the report and not included in the Summary below*

Electrical System

- Knockout covers are missing at the electrical panel cover. Live electrical components are exposed and are a risk for electrocution

Plumbing

- Question to Seller: what is the location of the domestic water shut off valve ?

Heating

- The heating system for this home is natural gas. The listing stated a geothermal system in error
- The age of the furnace is approximately 17 years. The remaining anticipated useful life expectancy is 8 years
- Recommend furnace to be cleaned, serviced, and shown to be in good working order by a qualified furnace technician. The last service date for the furnace was in 2016 per the tag on the furnace

Water Heater

- The age of the water heater is approximately 7 years. The remaining anticipated useful life expectancy is 5 years

Site

Building Exterior

- The electrical outlet located at the East side of the garage is not properly wired; reverse polarity. This outlet is also missing the weatherproof cover and has unprotected wires extending into the adjacent planter bed
- Recommend GFCI protection for the exterior electrical outlets
- Recommend the installation of lag bolts to fasten the deck ledger to the home. Although likely not required at the time of construction of the home, this fastening system is a new “code” requirement to reduce the likelihood of failure of a deck structure
- The North section of the handrail is very loose which indicates the possibility of wood rot
- Recommend reducing the deck barricade spacing to a maximum 4". Although likely not required at the time of construction, this code revision was implemented to prevent injury or hanging death to children
- There is evidence of wood rot at some section of the deck barricade

Crawlspace

Garage

- The West garage door only closes with the button held down. There is evidence that the door is rubbing on the door wrap or the opening mechanism. Recommend servicing

- The East garage door does not auto reverse with reasonable force. Recommend adjustment to the auto reverse sensitivity setting. Unable to test the West door for auto reverse due to the condition noted above
- The garage door openers do not have photocell reverse sensors. These sensors are a highly recommended safety feature and are required for all new garage door opener installations
- A window seal is failed resulting in condensation between the glass (fogging)

Living Room, Dining Room, and Den

- Recommend cleaning the fireplace due to the buildup of creosote

Kitchen and Nook

- The Kitchen electrical outlets are not GFCI protected. The purpose of GFCI protection is to reduce the risk of electrocution at wet areas. Recommend GFCI protection for these outlets

Family Room

- Recommend cleaning the fireplace due to the buildup of creosote

Powder Room

- The bathroom outlet is not GFCI protected. This outlet may be wired to be protected by the defective reset outlet located in the Master Bathroom. Recommend re-testing this outlet once the outlet located in the Master Bathroom is replaced

Hallways

- Recommend replacement of the floor 2 smoke detector as it appears to be past its 10 year anticipated useful life expectancy
- Recommend the installation of smoke detectors at the hallway area of floor 1
- Carbon monoxide detectors are not installed as per Wa.State law. A detector is required to be installed in the hallway areas at floors 1 and 2

Master Bedroom Suite

- The sink area GFCI reset outlet does not trip when tested. Recommend replacement of this outlet. Once replaced, verify GFCI protection for the outlet located at the left side of the countertop
- Recommend the installation of a smoke detector within the bedroom
- There is substantive leakage from the shower valve when active

Bedrooms 2, 3, and 4

- Recommend the installation of smoke detectors within all bedrooms

Main Bathroom

- There is leakage from the cold water valve onto the sink when active

Laundry Room

Attic

Electrical System

Service

Type: Underground
Condition: Satisfactory
Meter Location: Side of garage

Panel

Location: Garage
Manufacturer: Not noted
Type: Dual bus bar
Panel Rating: 200 AMP
Main Disconnect: 200 AMP
Serv. wire Size/ Rating: Estimated 200 AMP
Sub-panel: No
Grounding: To an exterior ground rod; limited visibility
Panel Clearance: 30" wide, 3' in front as required
Panel Cover: - Knockout covers are missing at the electrical panel cover. Live electrical components are exposed and are a risk for electrocution



Missing knockouts



Electrical panel



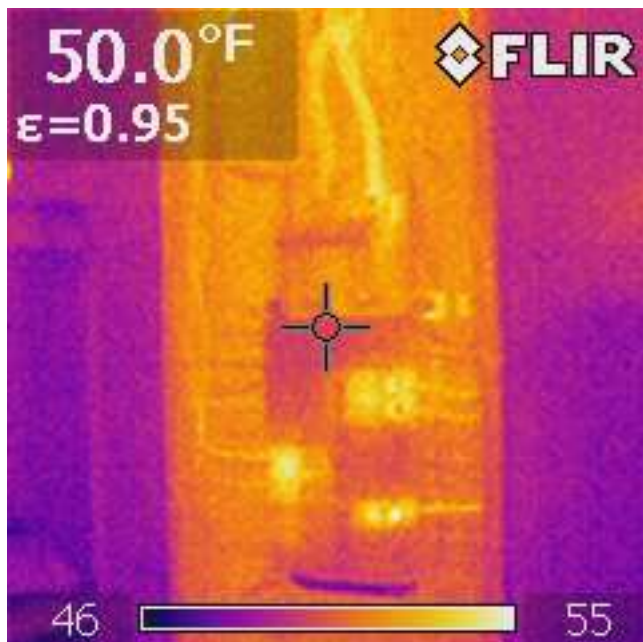
Electricval system grounsing

Breakers/ Wiring

Type: Copper romex and multi-strand aluminum

Breakers: No visible defects

Circuit breaker legend: Appears proper and complete. Individual circuit breakers are not tested



No evidence of overheating



Electric service permit tag

Plumbing

Domestic Water

Supply: Public water per listing; not included in this inspection

Supply Pipe: Copper pipe where visible

House Piping: Copper pipe where visible

Main Water Shut off: - Question to Seller: what is the location of the domestic water shut off valve ?

Measured water pressure: 47 P.S.I. Water pressure is adequate and not excessive



Domestic water supply pipe



Water pressure is adequate and not excessive

Sanitary Sewer

Discharge: Public sewer; not included in the inspection

House Piping: ABS where visible

Heating

Furnace

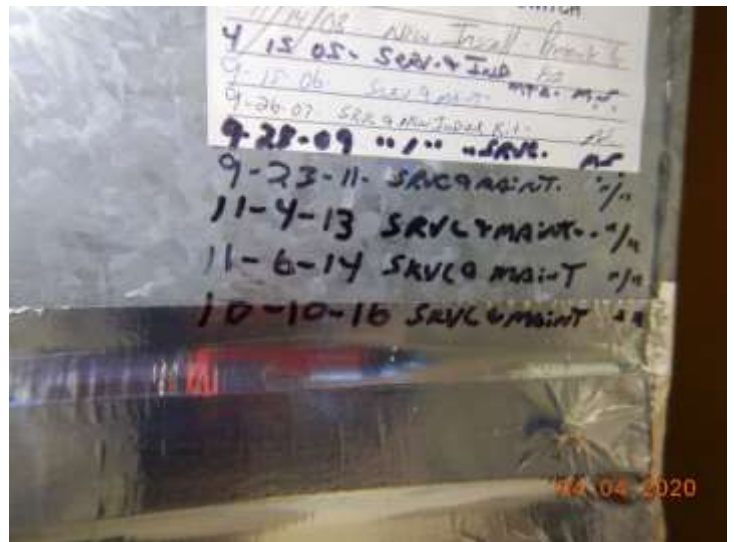
Location: Garage
Make/ Model: Armstrong
Fuel Type: Natural gas
- The heating system for this home is natural gas. The listing stated a geothermal system in error
BTUH Input: 75,000
BTUH Output: 60,000
Efficiency Rating: Mid-efficiency

Useful Life

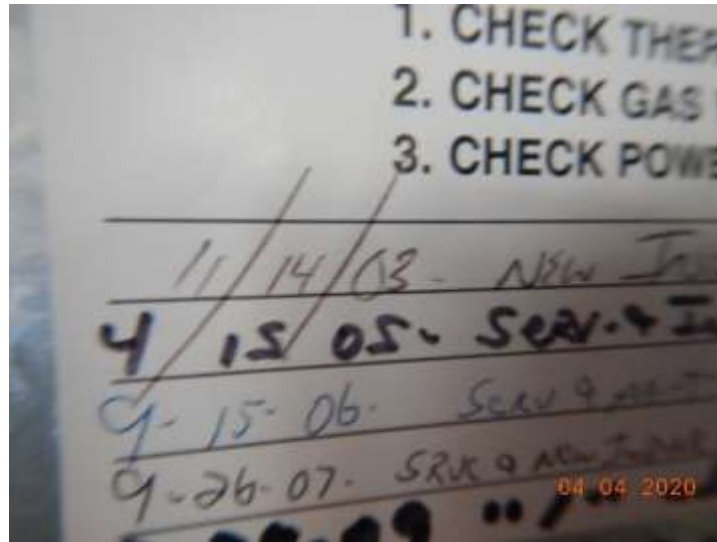
Est. Useful Life new: 25 years
Serial number/year: 1603k
Est. age of furnace: 17 years based on the serial number
Est remaining life: - The age of the furnace is approximately 17 years. The remaining anticipated useful life expectancy is 8 years
Servicing: - Recommend furnace to be cleaned, serviced, and shown to be in good working order by a qualified furnace technician. The last service date for the furnace was in 2016 per the tag on the furnace
- *The inspection of the heat exchanger involves dismantling of the components of the furnace and is beyond the scope of a Home Inspection*



Furnace



Service tag



Install tag

Operation

- Thermostat: @ Floor 1
- Disconnect: Switch on furnace
- Combustion Air: Appears adequate
 - Filter: Located above the furnace



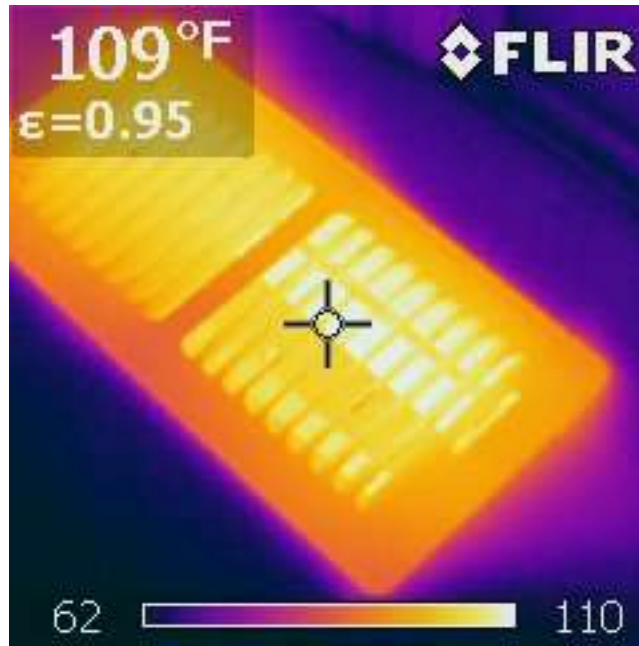
Furnace filter location

Flue/ Gas Piping

- Flue condition: Satisfactory
- Flue clearances: Satisfactory

Heat Gain

Rating: 40-70 deg F
@ return air: 70 deg F
@ nearest register: 110 deg F
Heat Gain: 40 deg F. Heat gain is within specifications of the furnace



Temperature measured at a heat register

Water Heater

Water Heater

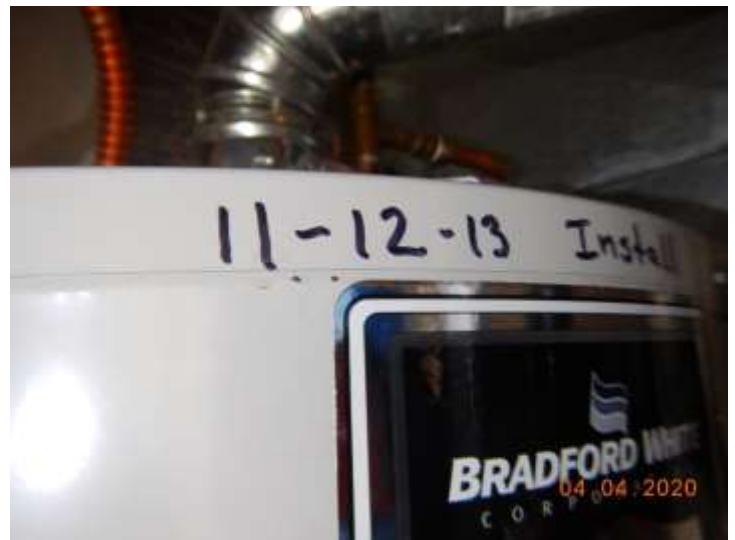
Location: Garage
Manufacturer: Bradford White
Fuel Type: Natural gas
Capacity: 50 gallon



Water Heater

Useful Life

Est. Useful Life new: 12 years
Serial number/year: Kj...
Est. age of heater: 7 years based on the serial number and install tag
Est. remaining life: - The age of the water heater is approximately 7 years. The remaining anticipated useful life expectancy is 5 years



Bradford White water heaters
manufacturing date codes

Letter # 1 = year code, Letter # 2 = month code (A= Jan, M=Dec)

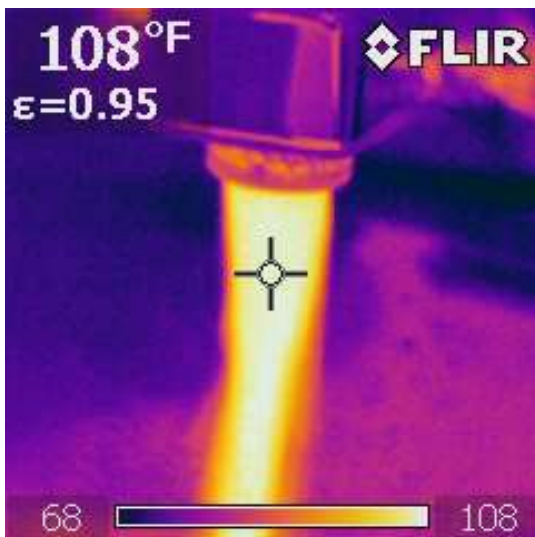
A: 2004/1984	B: 2005/1984	C: 2006/1986	D: 2007/1987	E: 2008/1988
F: 2009/1989	G: 2010/1990	H: 2011/1991	J: 2012/1992	K: 2013/1993
L: 2014/1994	M: 2015/1995	N: 2016/1996	P: 2017/1997	S: 2018/1998
T: 2019/1999	W: 2020/2000	X: 2001	Y: 2002	Z: 2003

Gas, venting, & plumbing

- Flue secure: Inspected
- Clearances: As required where visible
- Draft Hood: Inspected
- Water connection: Inspected
- Expansion Tank: Yes

Safety

- TPR valve: As per required
- Earthquake Straps: Installed
- Safe water temperature: 120 deg F per industry standards
- Measured temperature: 108 deg F



Hot water temperature



Temperature setting

Site

Site

Grade at structure: Adequate grade away
Earth to wood contact: Clearance as required
Vegetation contact: Negligible
Roof drain discharge: Underground discharge

Driveway

Type: Concrete
Condition: Satisfactory
Trip Hazard: None

Front walks/ steps

Type: Concrete
Condition: Satisfactory
Trip Hazard: None

Miscellaneous

House Identification #: Visible
Overhead Power Lines: No
Retaining Walls: None that affect structure
Underground Oil Tank: No visible evidence
Irrigation System: Not a part of this inspection

Building Exterior

General Condition

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

Siding and Vents

Type (primary): Cedar
Condition: Overall satisfactory
Window/Door Flashing: Satisfactory
Paint and caulking: Satisfactory
Exterior vents: Satisfactory

Roof

Estimated Pitch: 5:12
Material: Cedar shake
How Inspected: From floor 2, the street, rear yard, and a drone
Roof access condition: Roof was not traversed as traversing the roof is deemed unsafe by the inspector
Condition: *- The condition of the roof is overall satisfactory and is consistent with its age. Cedar shake roofs will typically last 20-25 years depending of quality and maintenance. The roof was installed in 2003 based on the installation tag*
Ventilation: Eave and roof hat vents
Plumbing Vents: Satisfactory
Flues: Satisfactory
Flashing: Satisfactory



N.E. Roof



High ridge



High ridge



S.W. roof



High ridge



Valley



Roof installation invoice. "Heavy treated Shakes" were used per the invoice

Gutters/ Downspouts

Type: Continuous metal
Condition: Overall satisfactory

Electrical

Switches/Lights: All visible tested

Comment: Exterior lights activated by motion and/or darkness are not tested

Outlets: All visible and accessible outlets were tested for proper polarity and grounding
- The electrical outlet located at the East side of the garage is not properly wired; reverse polarity. This outlet is also missing the weatherproof cover and has unprotected wires extending into the adjacent planter bed
- Recommend GFCI protection for the exterior electrical outlets



Missing weatherproof cover



Unprotected wire in a planter bed

Plumbing

Hose Bibs: Satisfactory
Gas Piping: Satisfactory

Decks

Structure: Pressure treated joists, beams, and posts
Decking: Cedar
Condition: Overall satisfactory
Connection to structure: - Recommend the installation of lag bolts to fasten the deck ledger to the home. Although likely not required at the time of construction of the home, this fastening system is a new “code” requirement to reduce the likelihood of failure of a deck structure
Trip Hazard: None identified
Handrails: A reasonable graspable handrail is installed
- The North section of the handrail is very loose which indicates the possibility of wood rot
Barricades: - Recommend reducing the deck barricade spacing to a maximum 4". Although likely not required at the time of construction, this code revision was implemented to prevent injury or hanging death to children
- There is evidence of wood rot at some section of the deck barricade



Lag bolts were not visible



The spacing at the barricade exceeds 4"



Loose handrail



See image to right



Evidence of wood rot

Placement of Lag Screws and Bolts in Ledgers and Band Joists

(Reference IRC Table 507.2.1)

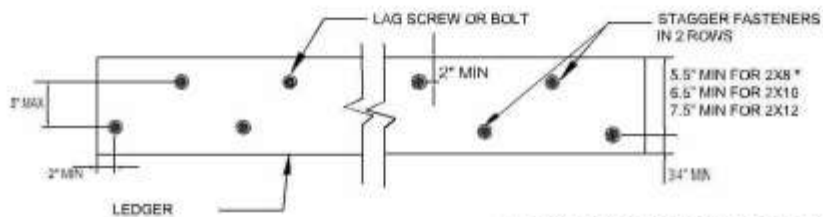
Minimum End and Edge Distance and Spacing Between Rows				
	Top Edge	Bottom Edge	Ends	Row Spacing
Ledger ^a	2 inches ^d	3/4 inch	2 inches ^b	1 5/8 inches ^b
Band joist ^c	3/4 inch	2 inches ^e	2 inches ^b	1 5/8 inches ^b

For SI: 1 inch = 25.4mm

- a. Lag screws or bolts must be staggered from the top and bottom along the horizontal run. See figure below.
- b. Maximum 5 inches.
- c. For engineered rim joists, the manufacturer's recommendations govern.
- d. The minimum distance from the bottom row to the top edge of the ledger must be in accordance with figure below.
- e. 2 inches may be reduced to 3/4 inch when the band joist is directly supported by a mudsill, header, or by double top wall plates.

Placement of Lag Screws and Bolts in Ledgers

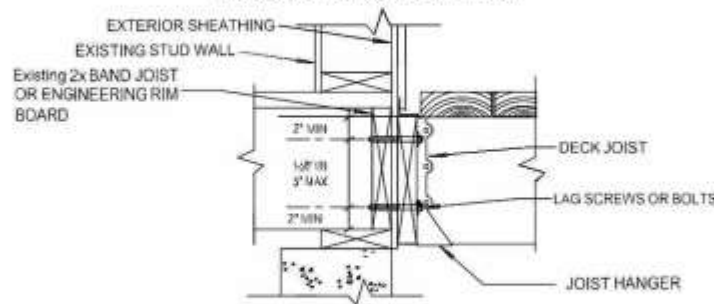
(Reference IRC Figure 507.2.1(1))



*DISTANCE CAN BE REDUCED TO 4.5" IF LAG SCREWS ARE USED OR IF BOLT SPACING IS REDUCED TO THAT OF LAG SCREWS TO ATTACH 2X8 LEDGERS TO 2X8 BAND JOISTS.

Placement of Lag Screws and Bolts in Ledgers

(Reference IRC Figure 507.2.1(2))



GENERAL INFORMATION:

- The intent of this Tip Sheet is to provide a general understanding of the code requirements and does not address the subject in great detail.
- Additional information can be obtained from your local [participating jurisdiction](#).



Current code “Basic deck ledger connection”
note: this inspection is not a past or current code compliance inspection

Crawlspace

The crawlspace is inspected with access as defined as per the Washington State Standards of Practice. Areas that are not reasonably or safely accessible are not inspected. Insulation is not removed as a part of this inspection.

General

Visibility: Space is vacant
Access location: Entry coat closet
How viewed: Traversed entire crawlspace where accessible as per the Washington State standards of practice
Tip: Recommend a visual observation of the crawlspace at least twice per year to check for moisture, rodents, disconnected heating ducts, plumbing leaks, or other defects

Moisture Intrusion

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

Structural

Foundation: No substantive visible defects. Minor foundation cracks are typical
Mudsill: No visible defects, limited visibility
Joists: No visible defects; limited visibility
Post-Beams: Satisfactory
Structural Movement: No visible evidence of substantive movement

Insulation

Under-floor: Satisfactory
Domestic Water Pipes: Satisfactory where installed
Heating Supply: Satisfactory

Plumbing

Waste lines: Satisfactory
Domestic water lines: Satisfactory
Valves/ Other: None located

Electrical

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

Heating/ Ventilation

Duct Work: No visible defects
Ventilation Ducts: No visible defects
Gas Piping: No visible defects

Structural Pests

Conducive conditions: No visible evidence
Visible Evidence: No visible evidence

Nuisance Pests

Visible Evidence: No visible evidence

Tip: Rodents are a common problem in crawlspaces. Recommend a proactive approach by setting rodent traps

Garage

Location: Attached

All components of the garage tested for proper function and condition as related to the age and overall condition of the home. Personal belongings are not moved during the inspection; therefore, all areas and components may not be visible or tested.

General Room Condition

- Visibility: Space is substantially occupied; limited visibility
- Structural Movement: No visible evidence of substantive structural movement
- Moisture Intrusion: No visible evidence
- Walls: Satisfactory
- Ceiling: Satisfactory
- Slab: Satisfactory. Minor horizontal shrinkage cracks are typical and not a concern
-

Safety

- Sources of ignition: All 18" or more above the slab where required
- Safety bollard: There is no need for a bollard as there is no substantive risk of vehicular impact with the mechanical equipment
- Fire separation: There appears to be reasonable fire separation between the garage to the living spaces
-

Garage Door

- Type: Wood roll up
- Door condition: The doors are in satisfactory condition
- Springs and tracks: The springs and tracks appear to be in satisfactory condition
- Garage door openers: Yes
- The West garage door only closes with the button held down. There is evidence that the door is rubbing on the door wrap or the opening mechanism. Recommend servicing
- Auto reverse of impact: - The East garage door does not auto reverse with reasonable force. Recommend adjustment to the auto reverse sensitivity setting. Unable to test the West door for auto reverse due to the condition noted above
- Photo cell reverse sensors: - The garage door openers do not have photocell reverse sensors. These sensors are a highly recommended safety feature and are required for all new garage door opener installations



Note posted near the openers



Evidence that the West door is rubbing on the door frame or mechanism

Electrical

Switches/Lights: All visible tested

Outlets: All visible and accessible outlets were tested for proper polarity and grounding
Garage electrical outlets tested for proper GFCI protection

Tip: it is not recommended to plug a freezer into a GFCI electrical outlet as the motor may trip the GFCI circuit

.

Heating and Venting

Heat ducts: Satisfactory

Windows

Glazing: - A window seal is failed resulting in condensation between the glass (fogging)
Operation: - Windows not accessible, therefore not tested for operation

Plumbing

Domestic waste lines: There is no evidence of leakage at the plumbing waste lines located within the garage

Domestic water lines: There is no evidence of leakage at the domestic water lines located in the garage

Living Room, Dining Room, and Den

Location: Floor 1

All components of this area are tested for proper function and condition as related to the age and overall condition of the home. Personal belongings are not moved during the inspection; therefore all areas and components may not be visible or tested.

General Room Condition

Visibility: Rooms are occupied
Structural Movement: No visible evidence of substantive structural movement
Moisture Intrusion: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory

Electrical

Switches/Lights: All visible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
Tip: some electrical outlets may be controlled by a wall switch

Heating and Venting

Source: Forced air register
Air Flow/ Heat Gain: Appears to be satisfactory

Windows

Glazing: No visible defects
Operation: The windows operate as intended
Screen: No substantive visible defects

Doors/Millwork

Operation/latching: Tested for proper operation and latching
Door condition: Satisfactory
Millwork condition: Satisfactory

Fireplace

Type: Masonry wood burning
Tested: Damper
Condition: - Recommend cleaning the fireplace due to the buildup of creosote



Creosote buildup

Kitchen and Nook

Location: Floor 1

All components of the Kitchen are tested for proper function and condition as related to the age and overall condition of the home. Personal belongings are not moved during the inspection; therefore all areas and components may not be visible or tested.

General Room Condition

Visibility: Rooms are occupied
Structural Movement: No visible evidence of substantive structural movement
Moisture Intrusion: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory
Cabinets: Satisfactory
Countertops: Satisfactory

Electrical

Switches/Lights: All visible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
- The Kitchen electrical outlets are not GFCI protected. The purpose of GFCI protection is to reduce the risk of electrocution at wet areas. Recommend GFCI protection for these outlets
- *A ground fault circuit interrupter, also known as ground fault or GFCI protection, is essentially a fast-acting fuse that is intended to prevent electrocution. Ground fault interrupters (GFCI) are intended to trip when there is a difference in the currents in the hot and neutral wires. The GFCI protection may be located at the circuit breaker in the electrical panel or an individual electrical outlet with a reset type button. All electrical outlets down-circuit are protected; therefore not every GFCI protected electrical outlet will have a reset button. GFCI protection is different than the protection provided by the circuit breakers located in the electrical panel. Those circuit breakers are intended to prevent electrical fires*

Appliances

Dishwasher: Tested a full cycle. Not all functions and settings are tested
Dishwasher drainage: Not visible
Cooktop: Tested all burners
Oven: Tested. Not all functions and settings are tested
Microwave (door): The door of the microwave was tested for operation
Ventilation: Tested
Refrigerator: The refrigerator appears to be operative. Not all functions and settings are tested

Heating

Source: Forced air register

Air Flow/ Heat Gain: Appears to be satisfactory

Windows

Glazing: No visible defects

Operation: The windows operate as intended

- *The window at the Nook is not accessible; not tested*

Screen: No substantive visible defects

Doors/Millwork

Operation/latching: Tested for proper operation and latching

Door condition: Satisfactory

Millwork condition: Satisfactory

Plumbing

Overall functional flow: Appears adequate

Sink: No visible defects or leakage identified

Garbage disposal: Tested for proper operation

Family Room

Location: Floor 1

All components of this area are tested for proper function and condition as related to the age and overall condition of the home. Personal belongings are not moved during the inspection; therefore all areas and components may not be visible or tested.

General Room Condition

Visibility: Room is occupied
Structural Movement: No visible evidence of substantive structural movement
Moisture Intrusion: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory

Electrical

Switches/Lights: All visible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
Tip: some electrical outlets may be controlled by a wall switch

Heating and Venting

Source: Forced air register
Air Flow/ Heat Gain: Appears to be satisfactory

Doors/Millwork

Operation/latching: Tested for proper operation and latching
Door condition: Satisfactory
Millwork condition: Satisfactory

Fireplace

Type: Masonry wood burning
Tested: Damper
Condition: - Recommend cleaning the fireplace due to the buildup of creosote

Powder Room

Location: Floor 1

All components of the bathroom are tested for proper function and condition as related to the age and overall condition of the home. Personal belongings are not moved during the inspection; therefore all areas and components may not be visible or tested.

General Room Condition

Visibility: Room is occupied
Structural Movement: No visible evidence of substantive structural movement
Moisture Intrusion: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory
Cabinets: Satisfactory
Countertops: Satisfactory
Mirrors: Satisfactory

Electrical

Switches/Lights: All visible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
- The bathroom outlet is not GFCI protected. This outlet may be wired to be protected by the defective reset outlet located in the Master Bathroom. Recommend re-testing this outlet once the outlet located in the Master Bathroom is replaced

Heating and Venting

Source: Forced air register
Air Flow/ Heat Gain: Appears to be satisfactory
Mechanical ventilation: Tested the operation of the fan motor

Doors/Millwork

Operation/latching: Tested for proper operation and latching
Door condition: Satisfactory
Millwork condition: Satisfactory
Bath Hardware: Satisfactory

Plumbing

Overall functional flow: Appears adequate
Sink(s): No visible defects or leakage identified
Toilet: No visible defects or leakage identified

Hallways

Location: Floors 1 and 2

All components of this area are tested for proper function and condition as related to the age and overall condition of the home. Personal belongings are not moved during the inspection; therefore all areas and components may not be visible or tested.

General Room Condition

- Visibility: Space is occupied
Structural Movement: No visible evidence of substantive structural movement
Moisture Intrusion: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory

General comment: Flooring covered by rugs or furniture may discolor at a different rate than uncovered flooring. Personal belongings, including rugs, are not moved during an inspection

Electrical

- Switches/Lights: All visible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
Tip: Some lights may be controlled by several light switches. As a result, the On position for a switch may not always be in the Up position
Doorbell: Tested
Smoke detector: - Recommend replacement of the floor 2 smoke detector as it appears to be past its 10 year anticipated useful life expectancy
- Recommend the installation of smoke detectors at the hallway area of floor 1
CO Detectors: - Carbon monoxide detectors are not installed as per Wa.State law. A detector is required to be installed in the hallway areas at floors 1 and 2
- *RCW 19.27.530 Carbon monoxide ... for any owner-occupied single-family residence that is sold on or after July 26, 2009, the seller must equip the residence with carbon monoxide alarms in accordance with the requirements of the state building code before the buyer or any other person may legally occupy the residence following such sale. An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units and on each level of the dwelling and in accordance with the manufacturer's recommendations.*
-

Windows

- Glazing: No visible defects
Operation: Fixed

Doors/Millwork

Operation/latching: Tested for proper operation and latching

Door condition: Satisfactory

Millwork condition: Satisfactory

Stairwell

Graspable handrails: A reasonable graspable handrail is installed

Barricades: A reasonable safety barricade is installed

Trip hazard: Satisfactory

Master Bedroom Suite

Location: Floor 2

All components of the bedroom and bathroom are tested for proper function and condition as related to the age and overall condition of the home. Personal belongings are not moved during the inspection; therefore all areas and components may not be visible or tested.

General Room Condition

Visibility: Room is occupied
Structural Movement: No visible evidence of substantive structural movement
Moisture Intrusion: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory
Cabinets: Satisfactory
Countertops: Satisfactory
Mirrors: Satisfactory

Electrical

Switches/Lights: All visible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
Tip: some bedroom electrical outlets may be controlled by a wall switch
- The sink area GFCI reset outlet does not trip when tested. Recommend replacement of this outlet. Once replaced, verify GFCI protection for the outlet located at the left side of the countertop
Smoke detector: - Recommend the installation of a smoke detector within the bedroom



This outlet does not trip when tested



The tub motor is properly GFCI protected by this outlet

Heating and Venting

- Source: Forced air register
- Air Flow/ Heat Gain: Appears to be satisfactory
- Mechanical ventilation: Tested the operation of the fan motor
Tip: bathroom ventilation fans (if available) should be operated for at least 20 minutes after a shower in order to remove the excess humidity. A timer type switch is a recommended

Windows

- Glazing: No visible defects
- Operation: The windows operate as intended
- Egress: Appears to provide reasonable emergency egress
- Screen: No substantive visible defects

Doors/Millwork

- Operation/latching: Tested for proper operation and latching
- Door condition: Satisfactory
- Millwork condition: Satisfactory
- Bath Hardware: Satisfactory

Plumbing

- Overall functional flow: Appears adequate
- Sink(s): No visible defects or leakage identified
- Bathtub-Shower: No visible defects or leakage identified
- The tub jets were tested
- There is substantive leakage from the shower valve when active
- Shower Door: The shower door is in satisfactory condition
Comment: shower pans and shower doors within the house are not tested with a person inside, therefore actual conditions for usage are not tested
- Toilet: No visible defects or leakage identified
Comment: plumbing fixture valves within the house are not tested. Some valves may leak once turned on and off or to another position



Leakage from the shower valve when active

Bedrooms 2, 3, and 4

Location: Floor 2

All components of the bedroom and bathroom are tested for proper function and condition as related to the age and overall condition of the home. Personal belongings are not moved during the inspection; therefore all areas and components may not be visible or tested.

General Room Condition

Visibility: Rooms are occupied
Structural Movement: No visible evidence of substantive structural movement
Moisture Intrusion: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory

Electrical

Switches/Lights: All visible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
Smoke detector: - Recommend the installation of smoke detectors within all bedrooms

Heating and Venting

Source: Forced air register
Air Flow/ Heat Gain: Appears to be satisfactory

Windows

Glazing: No visible defects
Operation: The windows operate as intended
Egress: Appears to provide reasonable emergency egress
Screen: No substantive visible defects

Doors/Millwork

Operation/latching: Tested for proper operation and latching
Door condition: Satisfactory
Millwork condition: Satisfactory

Main Bathroom

Location: Floor 2

All components of this bathroom are tested for proper function and condition as related to the age and overall condition of the home. Personal belongings are not moved during the inspection; therefore all areas and components may not be visible or tested.

General Room Condition

Visibility: Room is occupied
Structural Movement: No visible evidence of substantive structural movement
Moisture Intrusion: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory
Cabinets: Satisfactory
Countertops: Satisfactory
Mirrors: Satisfactory

Electrical

Switches/Lights: All visible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
- The bathroom outlet is not GFCI protected. This outlet may be wired to be protected by the defective reset outlet located in the Master Bathroom. Recommend re-testing this outlet once the outlet located in the Master Bathroom is replaced

Heating and Venting

Source: Forced air register
Air Flow/ Heat Gain: Appears to be satisfactory
Mechanical ventilation: Tested the operation of the fan motor

Windows

Glazing: No visible defects
Operation: Fixed

Doors/Millwork

Operation/latching: Tested for proper operation and latching
Door condition: Satisfactory
Millwork condition: Satisfactory
Bath Hardware: Satisfactory

Plumbing

Overall functional flow: Appears adequate

Sink(s): No visible defects or leakage identified

- There is leakage from the cold water valve onto the sink when active

Bathtub-Shower: *No visible defects or leakage identified. The tub was tested to the overflow*

Toilet: No visible defects or leakage identified



Leakage from the cold water valve

Laundry Room

Location: Floor 2

All components of the Utility room are tested for proper function and condition as related to the age and overall condition of the home. Personal belongings are not moved during the inspection; therefore all areas and components may not be visible or tested. The dryer vent is not tested unless a dryer is connected.

General Room Condition

Visibility: Room is occupied
Structural Movement: No visible evidence of substantive structural movement
Moisture Intrusion: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory

Electrical

Switches/Lights: All visible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding

Heating and Venting

Source: Forced air register
Air Flow/ Heat Gain: Appears to be satisfactory
Mechanical ventilation: Tested the operation of the fan motor

Windows

Glazing: No visible defects
Operation: The windows operate as intended
Screen: No substantive visible defects

Doors/Millwork

Operation/latching: Tested for proper operation and latching
Door condition: Satisfactory
Millwork condition: Satisfactory

Plumbing

Overall functional flow: Appears adequate
Sink(s): No visible defects or leakage identified

Laundry Machines

Clothes washer: - *There are clothes in the clothes washer; not tested*

Clothes dryer: - *There are clothes in the dryer; not tested*

Dryer venting: To the exterior where visible

Maintenance tip: Dryer vents should be kept clean of lint build up as they can become a fire hazard

Attic

Location: Over main body of house

General

Visibility: Space is vacant
Access location: Laundry room
How viewed: From the attic access as all accessible areas are visible from the access



Attic (typical)

Moisture

Roof Ventilation: Appears adequate
Moisture Intrusion: No visible evidence
Bathroom Vents: All vent to the outside where visible



Bathroom ventilation duct (typical)



Laundry room vent

Structural

Structure Type: Rafters

Sheathing: 1 x 4 skip sheathing

Structural Movement: No visible evidence



Roof framing



Roof framing

Insulation

Type: Blown in

Condition: Satisfactory

Flues/Vent Stacks

Plumbing Stacks: All vented to exterior

Gas Flues: Satisfactory

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-RF: Wood rot fungus

WDO-MA: Moisture ants

WDO-CA: Carpenter ants

WDO-RF (1): Deck barricade

WDO-RF (2): Deck post ?

Conductive Conditions (CC)

CC-EW: Ground in contact with structure

CC-VC: Vegetation contact with structure

CC-EM: Excessive Moisture

CC (1): n/a

CC (2): n/a

