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WSDA Inspector 79988
WSDA Control # 11150AQ-029



Client:
Address:

Property Description: (1) story "split entry" single family home with daylight basement
Estimated property age: Built 1979 per listing
Occupancy Status: Occupied

Inspection Date: 10/04/2019
Inspection Time: 11:00 A.M. - 1:00 P.M. +-
Weather Conditions: Overcast, 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. “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

Plumbing

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

Heating

- The furnace is fully functional, however is past the end of its anticipated useful life expectancy by 16 years
- Recommend furnace to be cleaned, serviced, and shown to be in good working order by a qualified furnace technician. There is no tag on the furnace which indicates any prior servicing of the furnace

Water Heater

- The water heater is fully functional with no visible evidence of rusting, however is past the end of its anticipated useful life expectancy by 1 year
- Recommend installing a drip pan below the water heater with a moisture alarm in the drip pan, or a moisture activated shut off valve in the drip pan
- The TPR drain line should extend to the exterior

Site

- Ground in contact with the siding (WDO conducive condition). Recommend 4-6” separation between the ground and siding
- Some of the underground drainage connections are not properly aligned for the downspout discharge. Splash-blocks should be added below those downspouts that do not have an underground drainage connection

Building Exterior

- There is evidence of substantive deterioration of the siding at the South façade of the home
- The lower area of the garage door center divider is rotted
- The gaps surrounding the plywood cover at the rear soffit should be sealed to prevent pest and moisture intrusion
- The dryer vent should be properly aligned so that the flap will function as designed. The flap is to prevent moisture, cold air, and pest intrusion. Do not screen the vent as a screen will result in blockage from the lint
- The roof to wall metal at the lower front roof should be secured to lay flat
- There is substantive rusting of the gutters
- The electrical outlet located at the side wall of the garage APPEARS to be inoperative
- 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 graspable handrail/stairwell barricade is leaning and is very unstable
- 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

Crawlspace

Garage

- There are substantial deterioration of the garage door panels
- Recommend GFCI protection for all of the garage electrical outlets. The GFCI outlet located near the electrical panel does not trip when tested
- There is an improper wire splice located adjacent to the garage door. The wires should be connected inside the junction box and properly secured in place. Plate covers should be installed where missing

Living Room and Dining Room

- The baseboards located adjacent to the sliding glass door are moisture damaged. This appears to be related to the use of the adjacent pet door

Kitchen

- The wall switch for the track lights is very difficult to operate
- The Kitchen electrical outlets are not GFCI protected. Recommend GFCI protection for these outlets, however do not GFCI protect the refrigerator (if up-line on this circuit) as the refrigerator motor may trip the GFCI outlet
- Tip over restraints are not installed at the range. A bracket is typically installed to secure a rear leg of the range to prevent rotation if excessive downward pressure is applied to the door
- The display for the oven timer does not fully illuminate as designed
- *The Kitchen ventilation fan appears to be a re-circulating type*
- There is marginal cold water flow at the sink. This may be related to a valve not set to the full open position or debris in the plumbing pipes or fixture

Master Bedroom Suite

- The bedroom flooring installation is incomplete
- Recommend GFCI protection for the bathroom electrical outlets
- Recommend the installation of a smoke detector within the bedroom
- The bedroom door does not properly close. This is likely related to loose hinges

Bedrooms 2 and 3

- Recommend the installation of smoke detectors within all bedrooms

Main Bathroom

- Recommend GFCI protection for the bathroom electrical outlets
- There is a hole at the surface of the linen closet door
- There is substantial leakage at the shower head connection to the plumbing pipe at the wall
- There is leakage from the toilet. The leak appears to be related to the water connection to the toilet

Hallways

- The ceiling texture throughout the home is "acoustic popcorn". Asbestos was banned in 1978, however existing inventories of construction material were exempt, therefore can be found in some buildings constructed in the early 1980's. Recommend testing of the texture prior to disturbance or removal
- Per agent, the flooring throughout most of the home is to be replaced by Seller. Recommend using a thicker hardwood material (most engineered hardwoods are 1/2" thick, and then install a 1/4 round transition strip where adjacent to the newer tile floors
- Recommend replacement of the floor 1 smoke detector as it appears to be past its 10 year anticipated useful life expectancy. The detector does not sound when tested
- Recommend the installation of smoke detectors at the hallway area of the basement
- Carbon monoxide detectors are not installed as per Wa.State law. A detector is required to be installed in the hallway areas at floor 1 and the basement
- There is substantial damage to the weather-stripping at the door to the garage

Family Room and Den

- The exposed bulb light fixture in the closet is a potential fire hazard as combustibles could come into contact with the light bulb

- The door to the Den is difficult to close and latch
- The fireplace damper appears to have been removed and a pipe for a now removed woodstove installed

Basement Bathroom

- Recommend GFCI protection for the bathroom electrical outlets
- There is moisture related damage to the millwork where adjacent to the shower

Laundry Room

- There is evidence of black mold adjacent to the water heater. Active water leakage was not identified
- The closet doors do not properly open and close

Attic

Electrical System

Service

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

Panel

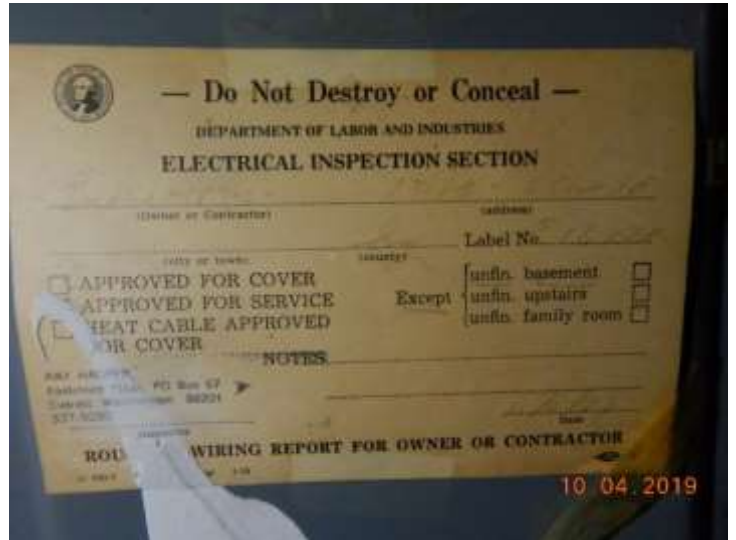
Location: Garage
Manufacturer: Square D
Type: Split bus bar
Panel Rating: 200 AMP
Main Disconnect: 200 AMP
Serv. wire Size/ Rating: Estimated 200 AMP
Sub-panel: No
Grounding: No visibility
Panel Clearance: 30" wide, 3' in front as required
Panel Cover: Satisfactory

Breakers/ Wiring

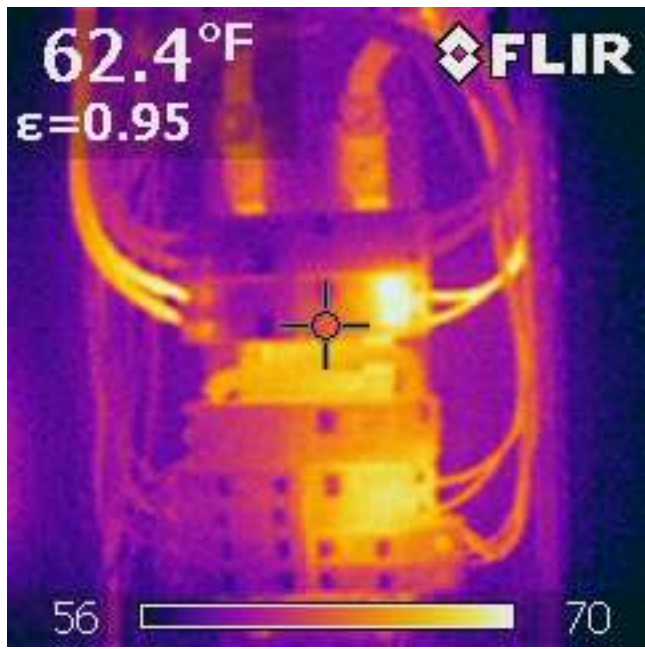
Type: Copper romex and multi-strand aluminum
Breakers: No visible defects
Circuit breaker legend: Appears proper and complete. Individual circuit breakers are not tested
-



Electrical panel



Electric service permit tag



No evidence of overheating

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: 85 P.S.I. Water pressure is adequate and slightly excessive (>80 PSI)



A domestic water shut off valve MAY be located on the other side of the crawlspace in the occupied garage



Water pressure is adequate and not excessive

Sanitary Sewer

- Discharge: Septic system; not included in the inspection
House Piping: ABS where visible

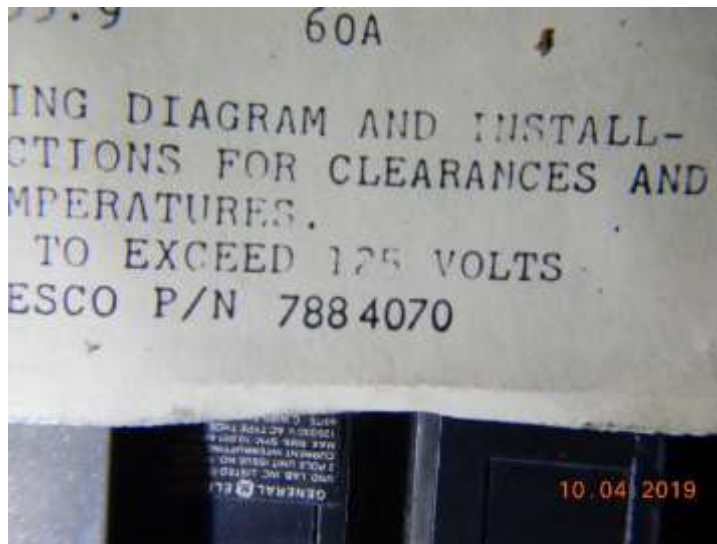
Heating

Furnace

Location: Basement
Make/ Model: Wesco
Fuel Type: Electric

Useful Life

Est. Useful Life new: 25 years
Serial number/year: 7884070
Est. age of furnace: 41 years based on the serial number
Est remaining life: - The furnace is fully functional, however is past the end of its anticipated useful life expectancy by 16 years
Servicing: - Recommend furnace to be cleaned, serviced, and shown to be in good working order by a qualified furnace technician. There is no tag on the furnace which indicates any prior servicing of the furnace



Furnace data plate

Operation

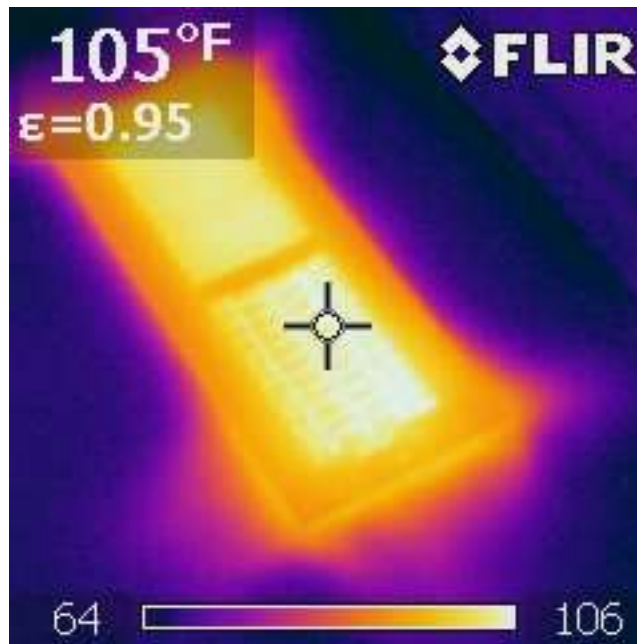
Thermostat: Programmable @ floor 1
Disconnect: Switch on furnace
Filter: Located inside the furnace



Furnace filter location

Heat Gain

Rating: Not specified
@ return air: 70 deg F
@ nearest register: 105 deg F
Heat Gain: 35 deg F. Heat gain is within specifications of the furnace



Temperature measured at a heat register

Water Heater

Water Heater

Location: Laundry room
Manufacturer: US.Craftmaster
Fuel Type: Electric
Capacity: 50 gallon



Water Heater



Data plate

Useful Life

Est. Useful Life new: 12 years
Serial number/year: 0622..... (2006)
Est. age of heater: 13 years based on the serial number
Est. remaining life: - The water heater is fully functional with no visible evidence of rusting, however is past the end of its anticipated useful life expectancy by 1 year

Plumbing

Water connection: Inspected
Expansion Tank: - *The plumbing system for the home does not appear to be a "closed system"; therefore an expansion tank would typically not be required*
Drip pan: - Recommend installing a drip pan below the water heater with a moisture alarm in the drip pan, or a moisture activated shut off valve in the drip pan

Safety

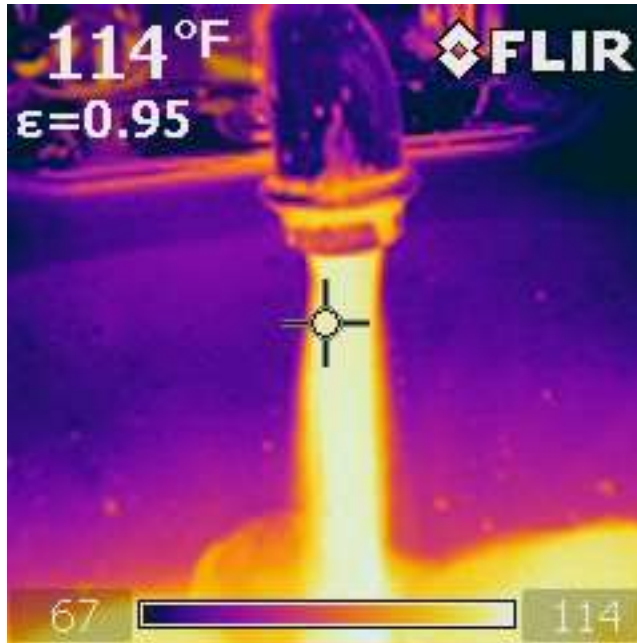
TPR valve: - The TPR drain line should extend to the exterior
Earthquake Straps: Installed
Safe water temperature: 120 deg F per industry standards
Measured temperature: 114 deg F



There is no extension on the TPR valve



Connection for the TPV valve (not used)



Hot water temperature

Site

Site

- Grade at structure: Adequate grade away
- Earth to wood contact: - Ground in contact with the siding (WDO conducive condition). Recommend 4-6" separation between the ground and siding
- Vegetation contact: Negligible
- Roof drain discharge: Underground and surface discharge
- Some of the underground drainage connections are not properly aligned for the downspout discharge. Splash-blocks should be added below those downspouts that do not have an underground drainage connection



Ground in contact with the siding
(WDO conducive condition)



Downspout connection not aligned
(WDO conducive condition)

Driveway

- Type: Concrete
- Condition: Satisfactory
- Trip Hazard: None

Front walks/ steps

- Type: Concrete
- Condition: Satisfactory
- Trip Hazard: None
- Handrails: A reasonable graspable handrail is installed
- Barricades: A reasonable barricade is installed

Miscellaneous

- House Identification #: Visible
- Overhead Power Lines: No
- Retaining Walls: None that affect structure
- Underground Oil Tank: No visible evidence

Building Exterior

General Condition

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

Siding and Vents

Type: Cedar
Condition: - There is evidence of substantive deterioration of the siding at the South façade of the home
- The lower area of the garage door center divider is rotted
- The gaps surrounding the plywood cover at the rear soffit should be sealed to prevent pest and moisture intrusion
Window/Door Flashing: Satisfactory
Paint and caulking: Satisfactory
Exterior vents: - The dryer vent should be properly aligned so that the flap will function as designed. The flap is to prevent moisture, cold air, and pest intrusion. Do not screen the vent as a screen will result in blockage from the lint



Deterioration of the garage door center divider



Deteriorated siding at the South facade



Deteriorated siding at the South facade



Gaps at the soffit



Improperly positioned dryer vent

Roof

- Estimated Pitch: 4:12
- Material: Composition
- Layers: 1+
- How Inspected: Traversed the roof and a drone
- Roof access condition: Reasonable and safe access
- Condition: Overall satisfactory
- Ventilation: Eave and roof hat vents
- Plumbing Vents: Satisfactory
- Flues: Satisfactory
- Flashing: - The roof to wall metal at the lower front roof should be secured to lay flat



Chimney



Flue



Roof (typical)



Front roof. The roof to wall metal should be secured to lay flat

Gutters/ Downspouts

Type: Continuous metal

Condition: - There is substantive rusting of the gutters



Hole in a gutter. Tape is placed over the hole to attempt to stop leakage



Rust drips areas at the front upper gutter

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 side wall of the garage APPEARS to be inoperative
- Recommend GFCI protection for the exterior electrical outlets

Plumbing

Hose Bibs: 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: - The graspable handrail/stairwell barricade is leaning and is very unstable

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



The deck is not lag bolted to the home



The barricade is unstable and is leaning

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 occupied
Access location: Basement
How viewed: Traversed entire crawlspace where accessible as per the Washington State standards of practice

Moisture Intrusion

Ventilation: Appears adequate
Vapor Barrier: Appears adequate (concrete)
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

Plumbing

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

Electrical

Outlets: None visible
Wiring/ junction boxes: 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: Composite roll up
Door condition: - There are substantial deterioration of the garage door panels
Springs and tracks: The springs and tracks appear to be in satisfactory condition
Garage door openers: Yes (1)
Auto reverse of impact: Reversed when reasonable force was applied
Photo cell reverse sensors: Tested for proper operation



Deteriorated garage door panel



Prior repairs to the failing upper panel

Electrical

Switches/Lights: All visible tested

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

- Recommend GFCI protection for all of the garage electrical outlets. The GFCI outlet located near the electrical panel does not trip when tested

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

- There is an improper wire splice located adjacent to the garage door. The wires should be connected inside the junction box and properly secured in place. Plate covers should be installed where missing



Improper wire splice

Heating and Venting

Heat ducts: Satisfactory

Windows

Glazing: No visible defects

Operation: Fixed

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 and Dining 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: 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: - The baseboards located adjacent to the sliding glass door are moisture damaged. This appears to be related to the use of the adjacent pet door
Millwork condition: Satisfactory



Moisture damaged baseboards

Fireplace

Type: Wood stove insert
Tested: Door
Condition: Satisfactory where visible

Kitchen

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: 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

Electrical

Switches/Lights: All visible tested
- The wall switch for the track lights is very difficult to operate
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
- The Kitchen electrical outlets are not GFCI protected. Recommend GFCI protection for these outlets, however do not GFCI protect the refrigerator (if up-line on this circuit) as the refrigerator motor may trip the GFCI outlet
- *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
Free Standing Range: - Tip over restraints are not installed at the range. A bracket is typically installed to secure a rear leg of the range to prevent rotation if excessive downward pressure is applied to the door
Cooktop: Tested all burners
Oven: Tested. Not all functions and settings are tested
- The display for the oven timer does not fully illuminate as designed
Ventilation: - *The Kitchen ventilation fan appears to be a re-circulating type*
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
Screen: No substantive visible defects

Doors/Millwork

Millwork condition: Satisfactory

Plumbing

Overall functional flow: - There is marginal cold water flow at the sink. This may be related to a valve not set to the full open position or debris in the plumbing pipes or fixture
Sink: No visible defects or leakage identified
Garbage disposal: Not noted

Master Bedroom Suite

Location: Floor 1

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: - The bedroom flooring installation is incomplete
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
- Recommend GFCI protection for the bathroom electrical outlets
Smoke detector: - Recommend the installation of a smoke detector within the bedroom

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: - The bedroom door does not properly close. This is likely related to loose hinges
Door condition: Satisfactory
Millwork condition: Satisfactory
Bath Hardware: Satisfactory

Plumbing

Overall functional flow: Appears adequate

Sink(s): No visible defects or leakage identified

Shower: No visible defects or leakage identified

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

Bedrooms 2 and 3

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

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 1

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
- Recommend GFCI protection for the bathroom electrical outlets

Heating and Venting

Source: Forced air register
Air Flow/ Heat Gain: Appears to be satisfactory
Mechanical ventilation: - *There is no mechanical ventilation for the bathroom. Ventilation is provided by opening the window*

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: - *There is a hole at the surface of the linen closet door*
Millwork condition: Satisfactory
Bath Hardware: Satisfactory

Plumbing

Overall functional flow: Appears adequate

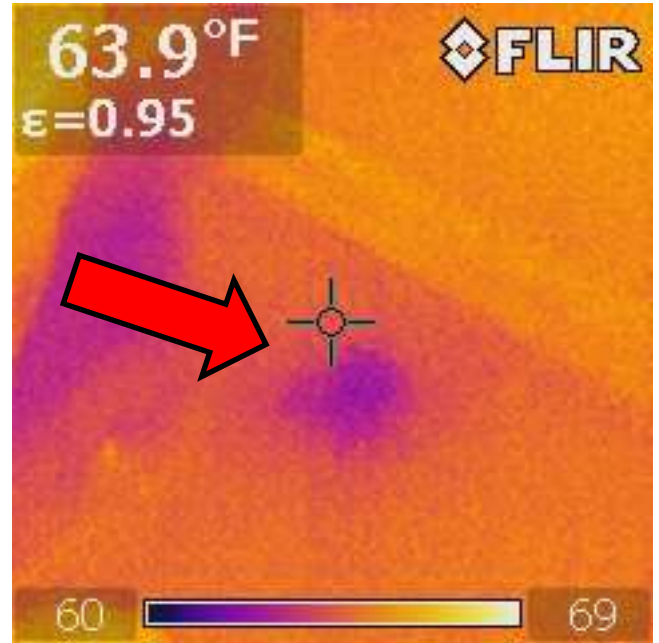
Sink(s): No visible defects or leakage identified

Bathtub-Shower: - There is substantial leakage at the shower head connection to the plumbing pipe at the wall

Toilet: - There is leakage from the toilet. The leak appears to be related to the water connection to the toilet



Leakage from the shower head connection



Leakage from the toilet water connection

Hallways

Location: Floor 1 and basement

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: - The ceiling texture throughout the home is “acoustic popcorn”. Asbestos was banned in 1978, however existing inventories of construction material were exempt, therefore can be found in some buildings constructed in the early 1980’s. Recommend testing of the texture prior to disturbance or removal
- Flooring: - Per agent, the flooring throughout most of the home is to be replaced by Seller. Recommend using a thicker hardwood material (most engineered hardwoods are ½” thick, and then install a ¼ round transition strip where adjacent to the newer tile floors
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



Large vertical height difference @ kitchen



Large vertical height difference @ main bathroom

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 1 smoke detector as it appears to be past its 10 year anticipated useful life expectancy. The detector does not sound when tested
- Recommend the installation of smoke detectors at the hallway area of the basement
- 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 floor 1 and the basement

- 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: - There is substantial damage to the weather-stripping at the door to the garage
Millwork condition: Satisfactory



Damaged weather-stripping

Stairwell

Graspable handrails: A reasonable graspable handrail is installed
Barricades: A reasonable safety barricade is installed
Trip hazard: Satisfactory

Family Room and Den

Location: Basement

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 vacant
Structural Movement: No visible evidence of substantive structural movement
Moisture Intrusion: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory

Electrical

Switches/Lights: - The exposed bulb light fixture in the closet is a potential fire hazard as combustibles could come into contact with the light bulb
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: - The door to the Den is difficult to close and latch
Door condition: Satisfactory
Millwork condition: Satisfactory

Fireplace

Type: Masonry wood burning
Tested: n/a
Condition: - The fireplace damper appears to have been removed and a pipe for a now removed woodstove installed



Woodstove type pipe

Basement Bathroom

Location: Basement

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
- Recommend GFCI protection for the bathroom electrical outlets

Heating and Venting

Source: Forced air register
Air Flow/ Heat Gain: Appears to be satisfactory
Mechanical ventilation: - *There is no mechanical ventilation for the bathroom. Ventilation is provided by opening the window*

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: - *There is moisture related damage to the millwork where adjacent to the shower*
Bath Hardware: Satisfactory



Moisture related damage to the baseboards and trim

Plumbing

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

Laundry Room

Location: Floor 1

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: - There is evidence of black mold adjacent to the water heater. Active water leakage was not identified
Ceiling: Satisfactory
Flooring: Satisfactory



Evidence of black mold

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
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

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
- The closet doors do not properly open and close

Door condition: Satisfactory

Millwork condition: Satisfactory

Bath Hardware: Satisfactory

Laundry Machines

Clothes washer: Tested a full cycle. Not all functions and settings are tested

Clothes dryer: Tested a full cycle. Not all functions and settings are tested

Attic

Location: Over main body of house

General

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



Moisture

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



Bathroom ventilation duct

Structural

Structure Type: Manufactured trusses
Sheathing: 1 x with OSB
Structural Movement: No visible evidence

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

Conducive 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) Garage door panels

Conductive Conditions (CC)

CC-EW Ground in contact with structure
 CC-VC Vegetation contact with structure
 CC-EM Excessive Moisture

 CC (1) Substantially deteriorate siding; possible rot
 CC (2) Downspout connection not aligned
 CC (3) No splashblock

