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WSDA Inspector 79988
WSDA Control # 11168AQ-08



Client:
Address:

Property Description: (1) story single family home with daylight basement
Estimated property age: Built 1973 per listing
Occupancy Status: Vacant

Inspection Date: 10/08/2019
Inspection Time: 1:30 P.M. - 3:30 P.M. +-
Weather Conditions: Rain, 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, if any ?

Heating

- *The age of the furnace and heat pump systems are 15 years. The remaining anticipated useful life expectancy is 10 years*

Water Heater (primary)

- *The age of the water heater is 4 years. The remaining anticipated useful life expectancy is 8 years*

Water Heater (kitchen area)

- *The age of the water heater is 4 years. The remaining anticipated useful life expectancy is 8 years*
- Earthquake restraints in compliance with WAC 51-56-0507.2 are not installed. Water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Seismic straps (min ¾” x 22 gauge metal) shall be located within upper and lower 1/3 of tank height. 4” min above controls

Site

- The underground drainage system at the corner of the garage/ entryway appears to be clogged. Water discharged from this pipe and ran across the driveway to the other side-yard
- Recommend reducing the side yard walkway 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

Building Exterior

- There is minor deterioration to the upper fascia board located in the vicinity of the Kitchen. Recommend re-painting this board to prevent further deterioration
- Recommend increasing the size of the available drainage at the gutters where discharging onto adjacent roofs. The existing small drainage areas are easily clogged by debris
- *All connections to the exterior hose bibs should be disconnected during the winter months to prevent freezing related damage to the hose bibs*

Crawlspace/ Workspace

- There is evidence of active moisture intrusion at the crawlspace at the area near the entryway. Recommend sealing this concrete at the interior with hydraulic water stop concrete. This may or may not resolve the intrusion
- There is evidence of active moisture intrusion at the Workspace area near the gas meter location. Recommend sealing the crack at the foundation wall at this location from the exterior with hydraulic water stop concrete. This may or may not resolve the intrusion
- The electric outlet located at the West wall is improperly wired; reverse polarity
- There are unsecured electrical wires and electrical boxes in the crawlspace. The wires should be properly secured to the framing. Plate covers should be installed where missing
- *The moisture intrusion noted above is a WDO conducive condition*

Garage

- The missing drywall at the upper wall of the garage is a breach in the 1 hour fire separation from the garage to the living spaces
- The electrical outlet located adjacent to the electrical panel is not properly wired; reverse polarity
- Recommend GFCI protection for the garage electrical outlets located adjacent to the electrical panel and laundry area
- The door to the laundry area does not latch

Living Room and Dining Room

- The door to the Kitchen does not latch and drags on the carpeting
- Recommend cleaning the fireplace due to the buildup of creosote
- A proper fireplace damper handle is not installed

Kitchen and Nook

- The icemaker features of the refrigerator should be activated and shown to function as designed
- The door to the entryway area does not fully open as designed

Master Bedroom Suite

- Recommend the installation of a smoke detector within the bedroom

Bedroom 2/3

- The electrical outlet located at the separation wall at the N.W. bedroom is not properly wired; reverse polarity
- Recommend the installation of a smoke detector within the bedroom

Main Bathroom

- A doorstop should be installed at the bathroom door as the door knob can impact the adjacent shower door

Hallways

- The light fixture at the stairwell to the basement is inoperative. The light bulbs should be replaced and the light tested for proper operation
- Recommend the installation of smoke detectors at the hallway area of the basement

Laundry Room

- Recommend GFCI protection for the Laundry room electrical outlets located within 6' of the sink

Family Room

- The pilot light was not active at the fireplace and the sparker was not visible when ignition of the pilot light was attempted. The fireplace glass should be cleaned and Seller should demonstrate that the fireplace functions as designed
- A gas shut off valve is not located within reach of the fireplace as is typically required

Basement Bedroom

- Recommend the installation of a smoke detector within the bedroom
- The door to the bedroom binds on the doorjamb

Attic

Electrical System

Service

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



The meter base has slightly pull away from the home, however there is no evidence of issues related to this condition

Panel

Location: Garage
Manufacturer: Murray
Type: Dual bus bar
Panel Rating: Panel rating not visible
Main Disconnect: Split bus bar; not applicable
Serv. wire Size/ Rating: Estimated 200 AMP
Sub-panel: Yes
Grounding: To an exterior ground rod; limited 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
-



Electric service permit tag



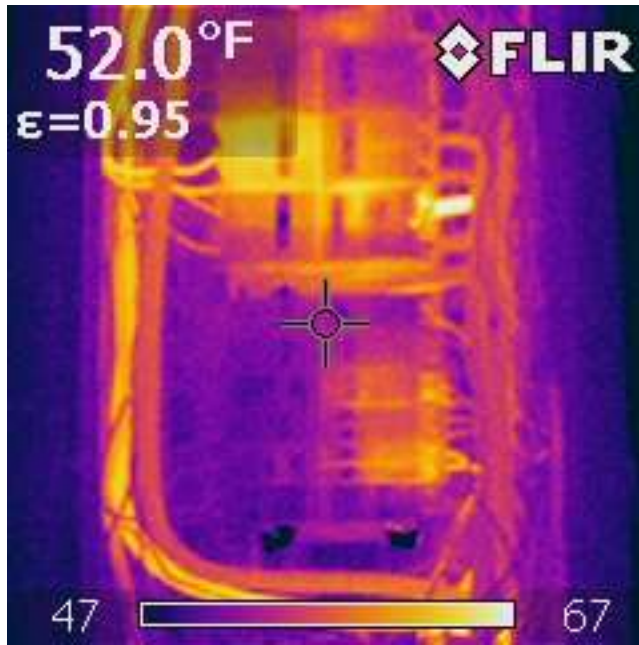
Electric service permit tag



Electrical panel



Electrical system grounding



No evidence of overheating

Plumbing

Domestic Water

- Supply: Public water per listing; not included in this inspection
- Supply Pipe: Not 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, if any ?
- Measured water pressure: 50 P.S.I. Water pressure is adequate and not excessive



Domestic water pressure reducing valve



Domestic water distribution pipes



Water pressure is adequate and not excessive

Sanitary Sewer

Discharge: Public sewer per listing; not included in this inspection. A substantial amount of domestic water was run into the plumbing system of the house which then discharges into the side sewer. Even with a large volume of domestic water discharged into the waste system, this "clear water" (no solids or paper) cannot fully replicate issues that may occur with an occupied home

House Piping: ABS where visible

Heating

Furnace

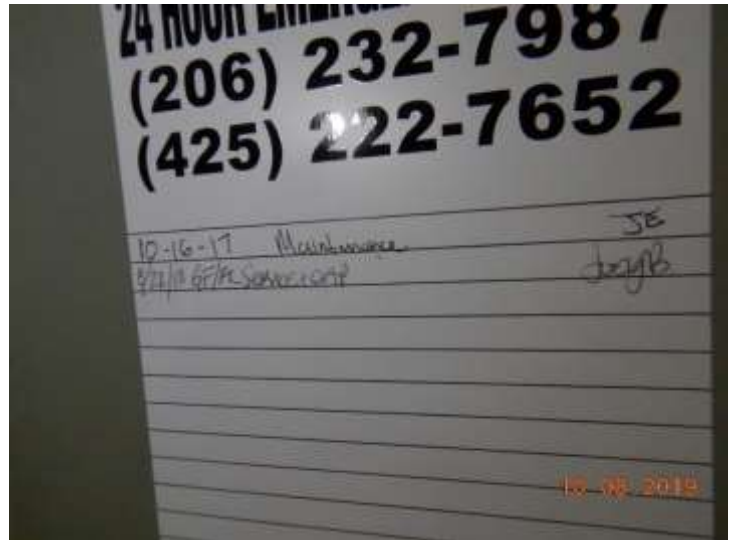
Location: Crawlspace
Make/ Model: Trane
Fuel Type: Natural gas with electric heat pump
BTUH Input: 100,000
BTUH Output: Not noted on the furnace
Efficiency Rating: Mid-efficiency (furnace)

Useful Life

Est. Useful Life new: 25 years
Serial number/year: 2004
Est. age of furnace: years based on the serial number
Est remaining life: *- The age of the furnace and heat pump systems are 15 years. The remaining anticipated useful life expectancy is 10 years*
Servicing: The furnace has been serviced within the past (2) years as recommended as 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



The heat pump is dated 2004

Operation

- Thermostat: Programmable @ floor 1
- Disconnect: Switch on furnace
- Combustion Air: Appears adequate
- Filter: Located inside the furnace



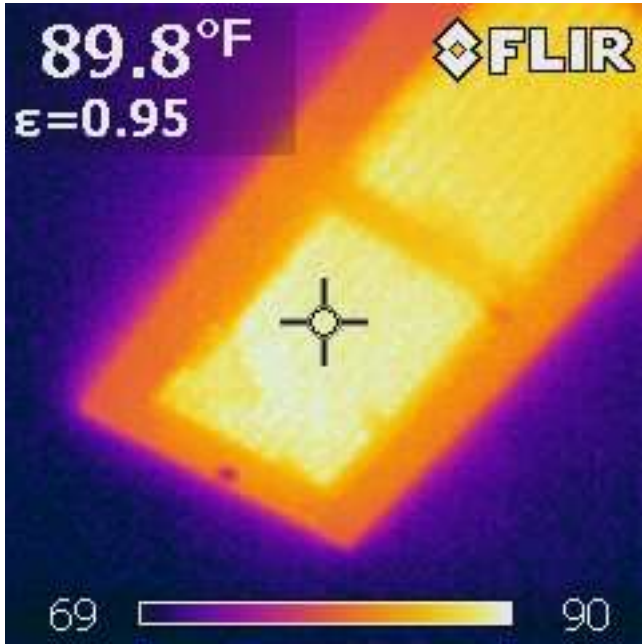
Furnace filter location

Flue/ Gas Piping

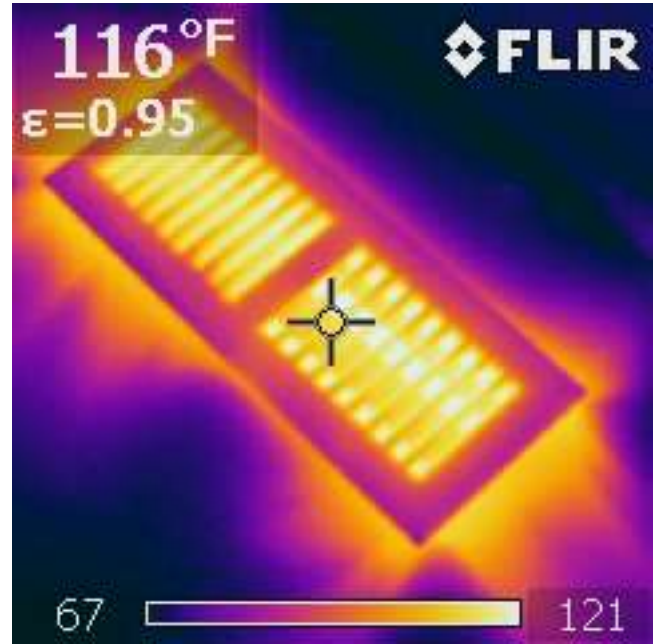
- Flue condition: Satisfactory
- Flue clearances: Satisfactory

Heat Gain

Rating: 35-65 deg F (gas furnace “emergency mode”)
@ return air: 70 deg F
@ nearest register: 116 deg F
Heat Gain: 46 deg F. Heat gain is within specifications of the furnace



Heating mode (heat pump)



Heating mode (emergency furnace)

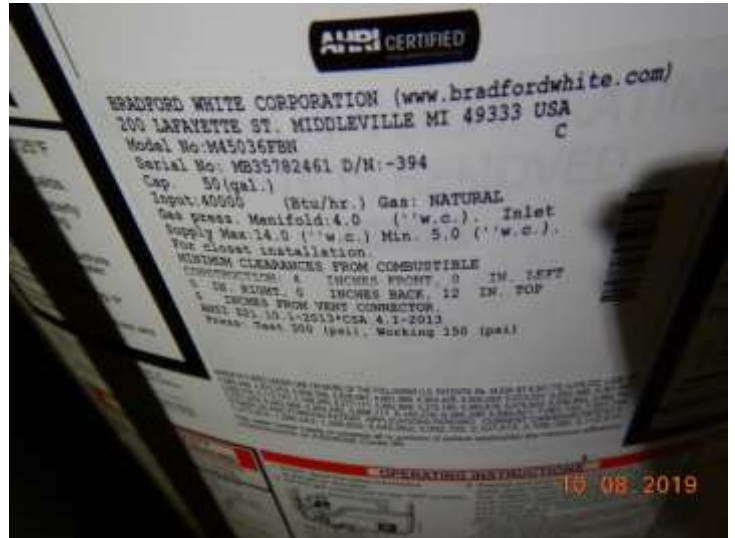
Water Heater (primary)

Water Heater

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



Water Heater



Data plate

Useful Life

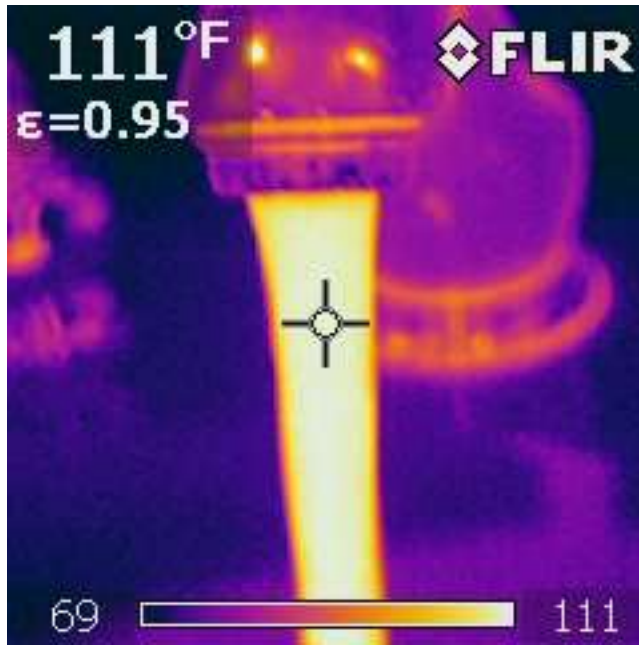
Est. Useful Life new: 12 years
Serial number/year: MB. Ansi 2013 (2015)
Est. age of heater: 4 years based on the serial number
Est. remaining life: - *The age of the water heater is 4 years. The remaining anticipated useful life expectancy is 8 years*

Gas venting and 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: 111 deg F



Hot water temperature

Water Heater (kitchen area)

Water Heater

Location: Crawlspace
Manufacturer: Rheem
Fuel Type: Electric
Capacity: 50 gallon



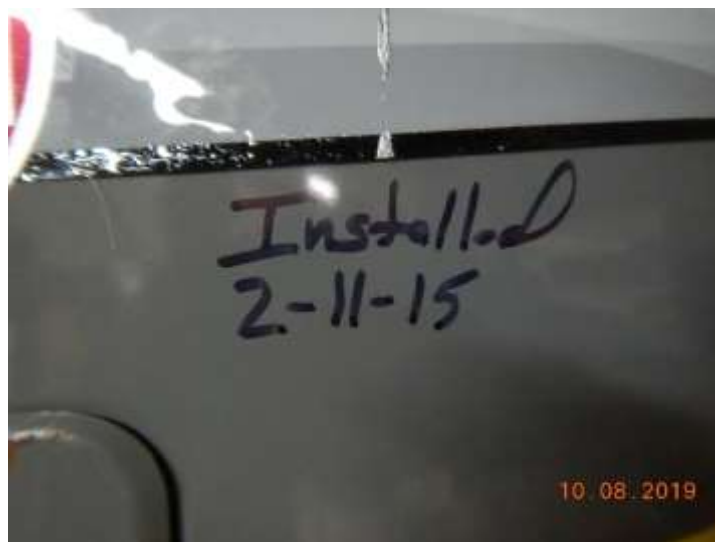
Water Heater



Data plate

Useful Life

Est. Useful Life new: 12 years
Serial number/year: 2015
Est. age of heater: 4 years based on the serial number
Est. remaining life: - *The age of the water heater is 4 years. The remaining anticipated useful life expectancy is 8 years*



Installation tag

Plumbing

Water connection: Inspected
Expansion Tank: @ other water heater

Safety

TPR valve: As per required
Earthquake Straps: - Earthquake restraints in compliance with WAC 51-56-0507.2 are not installed. Water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Seismic straps (min 3/4" x 22 gauge metal) shall be located within upper and lower 1/3 of tank height. 4" min above controls
Safe water temperature: 120 deg F per industry standards
Measured temperature: - *Temperature not measured*

Site

Site

- Grade at structure: Adequate grade away
Earth to wood contact: Clearance as required
Vegetation contact: Negligible
Roof drain discharge: Underground and surface discharge
- The underground drainage system at the corner of the garage/ entryway appears to be clogged. Water discharged from this pipe and ran across the driveway to the other side-yard



Standing water in the pipe after the recent rainfall

Driveway

- Type: Concrete
Condition: Satisfactory
Trip Hazard: None

Front walks/ steps

- Type: Concrete
Condition: Satisfactory
Trip Hazard: None
Barricades: - Recommend reducing the side yard walkway 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



Baluster spacing exceeds 4"

Rear 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

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: Overall satisfactory
- There is minor deterioration to the upper fascia board located in the vicinity of the Kitchen. Recommend re-painting this board to prevent further deterioration
Window/Door Flashing: Satisfactory
Paint and caulking: Satisfactory
Exterior vents: Satisfactory



See image to right



Deterioration of a fascia board

Roof

Estimated Pitch: 4:12
Material: Composition
Layers: 1+
How Inspected: Traversed the roof
Roof access condition: Reasonable and safe access
Condition: Overall satisfactory
Ventilation: Eave and roof hat vents
Plumbing Vents: Satisfactory
Flues: Satisfactory
Flashing: Satisfactory



Proper diverter flashing is installed



Chimney flashing



Chimney cap

Gutters/ Downspouts

Type: Continuous metal
Condition: Overall satisfactory

- Recommend increasing the size of the available drainage at the gutters where discharging onto adjacent roofs. The existing small drainage areas are easily clogged by debris



Gutter clogged with debris



The hole at the end of the gutter is very small (the debris was pulled back by inspector)

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
Exterior electrical outlets tested for proper GFCI protection

Plumbing

Hose Bibs: Satisfactory

- All connections to the exterior hose bibs should be disconnected during the winter months to prevent freezing related damage to the hose bibs

Gas Piping: Satisfactory



Connection to a hose bib

Decks

- Structure: Pressure treated joists, beams, and posts
- Decking: Composite
- Condition: Overall satisfactory
- Connection to structure: The deck appears to be adequately secured to the home with lag bolts
- Trip Hazard: None identified
- Handrails: A reasonable graspable handrail is installed
- Barricades: A reasonable barricade is installed



The deck is properly lag bolted to the home

Crawlspace/ Workspace

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: Basement
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: - There is evidence of active moisture intrusion at the crawlspace at the area near the entryway. Recommend sealing this concrete at the interior with hydraulic water stop concrete. This may or may not resolve the intrusion
- There is evidence of active moisture intrusion at the Workspace area near the gas meter location. Recommend sealing the crack at the foundation wall at this location from the exterior with hydraulic water stop concrete. This may or may not resolve the intrusion
Sump Pump: None visible



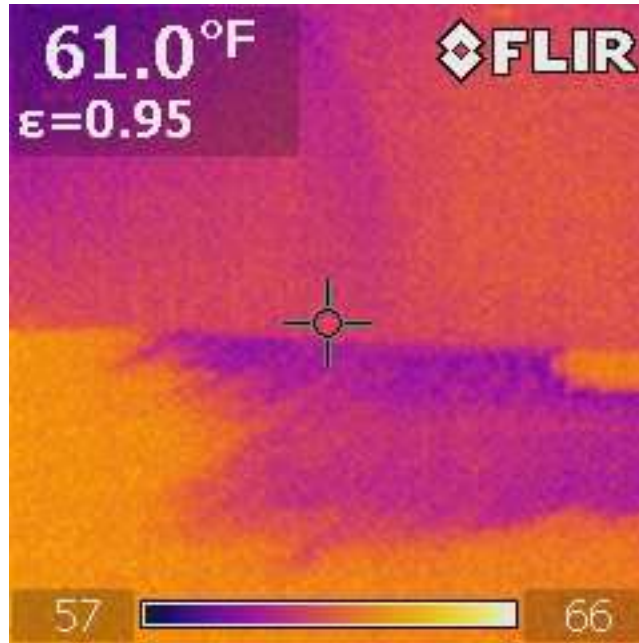
Moisture at the crawlspace



Moisture at the workspace



Aproximate location of the moisture intrusion



Moisture on the adjacent wood platform

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 (crawl space areas)
Domestic Water Pipes: - *The domestic water pipes are not insulated*
Heating Supply: Satisfactory

Plumbing

Waste lines: Satisfactory
Domestic water lines: Satisfactory

Electrical

Outlets: - *The electric outlet located at the West wall is improperly wired; reverse polarity*
- *Reversed polarity can be dangerous because many appliances will operate properly even though the supply wires are not connected in the proper order. Traditional reversed polarity occurs when the black (ungrounded) and white (grounded) conductors are reversed. A shock hazard may not exist, but other mechanical hazards can occur. If an internal fault should occur in the wiring, the equipment would not turn off when the switch is released or would start as soon as the supply cord is plugged into the improperly wired outlet. This could result in very serious injury.*

Wiring/ junction boxes: - *There are unsecured electrical wires and electrical boxes in the crawlspace. The wires should be properly secured to the framing. Plate covers should be installed where missing*



Unsecured wiring



Open junction box

Heating/ Ventilation

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

Structural Pests

Conducive conditions: - *The moisture intrusion noted above is a WDO conducive condition*

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 occupied
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: Not applicable as the furnace and water heater are not located in the garage
Fire separation: - The missing drywall at the upper wall of the garage is a breach in the 1 hour fire separation from the garage to the living spaces



Hole in the drywall

Garage Door

Type: Metal 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
Auto reverse of impact: Reversed when reasonable force was applied
Photo cell reverse sensors: Tested for proper operation

Electrical

Switches/Lights: All visible tested

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

- The electrical outlet located adjacent to the electrical panel is not properly wired; reverse polarity

- Recommend GFCI protection for the garage electrical outlets located adjacent to the electrical panel and laundry area

- *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*

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

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Heating and Venting

Heat ducts: Satisfactory

Windows

Glazing: No visible defects

Operation: There is no window in the garage; not applicable

Doors

Operation/latching: - The door to the laundry area does not latch

Door condition: The door operates as intended

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: - The door to the Kitchen does not latch and drags on the carpeting
Door condition: Satisfactory
Millwork condition: Satisfactory

Fireplace

Type: Masonry wood burning
Tested: Damper
Condition: - Recommend cleaning the fireplace due to the buildup of creosote
- A proper fireplace damper handle is not installed



The damper is held in place by a c clip

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
Kitchen outlets tested for proper GFCI protection

Appliances

Dishwasher: Tested a full cycle. Not all functions and settings are tested
Dishwasher drainage: High loop
Free Standing Range: Tip over restraints are installed at the range
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
- The icemaker features of the refrigerator should be activated and shown to function as designed



The water supply to the refrigerator appears to be located in the workspace below

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

Operation/latching: Tested for proper operation and latching
- The door to the entryway area does not fully open as designed
- See the comment in the Living room and Dining room section
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

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: Satisfactory
Cabinets: Satisfactory
Countertops: Satisfactory
Mirrors: Satisfactory



There is no evidence of moisture at the area above the exterior door. A moisture stain is located at this area

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
Bathroom outlets tested for proper GFCI protection
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 (door)
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
Shower: No visible defects or leakage identified
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

Bedroom 2/3

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: 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: All visible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
- The electrical outlet located at the separation wall at the N.W. bedroom is not properly wired; reverse polarity
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

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
Bathroom outlets tested for proper GFCI protection

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: - A doorstop should be installed at the bathroom door as the door knob can impact the adjacent shower door
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
Shower Door: The shower door is in satisfactory condition
Toilet: No visible defects or leakage identified

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: 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
- The light fixture at the stairwell to the basement is inoperative. The light bulbs should be replaced and the light tested for proper operation
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 the installation of smoke detectors at the hallway area of the basement
CO Detectors: Yes, as per RCW 19.27.530
- 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

Laundry Room

Location: Basement

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
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 Laundry room electrical outlets located within 6' of the sink

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
- The sauna was tested

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
Bath Hardware: Satisfactory

Plumbing

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

Laundry Machines

Clothes washer: - *A clothes washer is not installed; plumbing not tested*
Clothes dryer: - *A clothes dryer is not installed*

Family Room

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

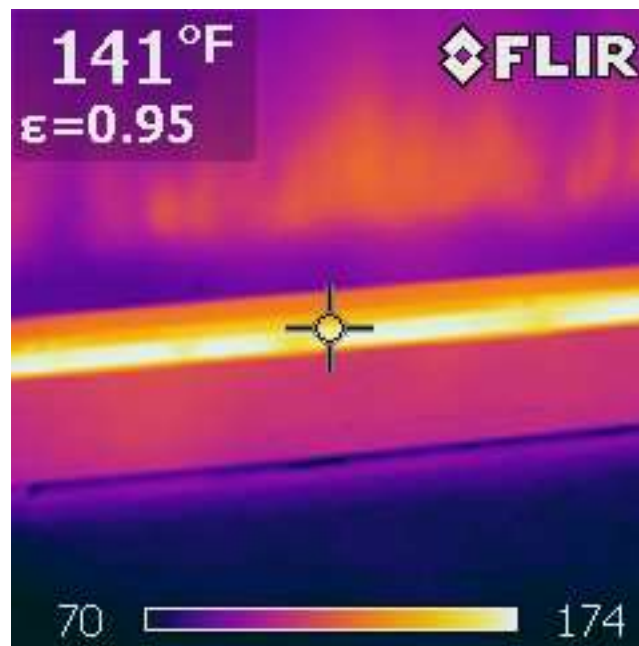
Visibility: Room is occupied
Structural Movement: No visible evidence of substantive structural movement
Moisture Intrusion: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory

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 and electric baseboard
Air Flow/ Heat Gain: Appears to be satisfactory



Maintain proper clearances to combustibles

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 with gas log insert
Tip: the inside of the glass cover of sealed direct vent gas fireplaces tends to become dirty over time. The glass can be removed for cleaning purposes. All gas valves should be in the Off position during removal of the glass and cleaning
Tested: Ignition of the fireplace
Condition: - The pilot light was not active at the fireplace and the sparker was not visible when ignition of the pilot light was attempted. The fireplace glass should be cleaned and Seller should demonstrate that the fireplace functions as designed
- A gas shut off valve is not located within reach of the fireplace as is typically required

Basement Bedroom

Location: Basement

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 a smoke detector within the bedroom

Heating and Venting

Source: Forced air register and electric baseboard
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: - The door to the bedroom binds on the doorjamb
Door condition: Satisfactory
Millwork condition: Satisfactory

Attic

Location: Over main body of house

General

Visibility: Space is vacant
Access location: Master Bedroom closet
How viewed: Traversed entire attic space where safe and accessible

Moisture

Roof Ventilation: Appears adequate
Moisture Intrusion: No visible evidence
Bathroom Vents: The bathroom ventilation ducts are not visible

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

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

Conductive Conditions (CC)

CC-EW	Ground in contact with ground
CC-VC	Vegetation contact with structure
CC-EM	Excessive Moisture
CC (1)	Moisture seepage at the crawlspace
CC (2)	Moisture intrusion at the workspace
CC (3)	Minor deterioration of a fascia board
CC (4)	Restricted gutter discharge to adjacent roof

Outline from King co

