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WSDA Control # 11168AQ-017



Client:
Address:

Property Description: (2) story single family home
Estimated property age: Built 1997 per listing
Occupancy Status: Occupied

Inspection Date: 10/09/2019
Inspection Time: 1:00 P.M. - 3:15 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

- *The plumbing pipes within the home are CPVC. This type of pipe is not listed as a known defect; however the pipes can become brittle with age and fail, especially when impacted. <https://www.classaction.org/cpvc-pipe-lawsuits>. A prior repair or modification is visible in the crawlspace*

Heating

- The age of the furnace is 22 years. The remaining anticipated useful life expectancy is 3 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 2015 per the tag on the furnace
- The access to install a furnace filter appears to be obstructed by the water heater expansion tank

Water Heater

- *The age of the water heater is 5 years. The remaining anticipated useful life expectancy is 7 years*
- Recommend installing a drip pan below the water heater with a discharge drain to the garage floor. Leakage from this heater could result in damage to the adjacent living spaces
- 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
- *The water temperature was measured at 128 deg F; this temperature is above the recommended setting of 120 deg F. This adjustment is typically a simple adjustment to the water heater thermostat*

Site

- Ground in contact with the siding (WDO conducive condition). Recommend 4-6” separation between the ground and siding

Building Exterior

- The composition type siding is a known defect as the siding tends to retain moisture and begins to swell, crack and rot. There are varying degrees of failure visible at multiple locations of the siding. Many areas have moderate swelling and cracking at the base of the siding, however are still solid enough such that a metal probe cannot be pushed into the siding. There areas should be acceptable for several years with proper maintenance (keeping the lower edges of the siding painted). Areas that are heavily exposed to the weather and sun show more substantive deterioration. These areas are located primarily at the side walls at the Living room, dining room, and Family room. A probe can be pushed into the lower edge of many siding boards at these locations.
- There is evidence of wood rot at the band board located at the entryway side of the garage and at several foundation vents
- The top of the fascia board tails should be covered with metal flashing or roofing to prevent wood rot at the fascia board tails
- All exposed nails at the roof should be re-sealed to prevent moisture intrusion
- There is minor wind related damage to the roof at the outer area above the Master bathroom
- The plumbing vent boots (flashing) are cracked which could allow moisture intrusion during periods of rain. Recommend having these boots caulked or replaced

- *The exterior electrical outlets were not tested for GFCI protection as a GFCI reset is possibly located in the heavily occupied garage*
- There is substantial wood rot at the decking surface boards and stairs
- Recommend the installation of a graspable handrail from the deck as there are 4 or more risers

Crawlspace

- A large section of insulation has been removed from the area below the Kitchen. This Seller: Explain why this insulation was removed. This area should be properly re-insulated

Garage

- The garage door weather-stripping is damaged and may result in pest intrusion into the garage
- There are metal fatigue cracks at the upper (2) garage door panels. The cracks are located in the vicinity of the arm attachment to the garage door opener
- *The garage door opener was not tested for auto reverse as there is a metal fatigue crack at the upper panel of the door*
- *The outlets were not tested for GFCI protection as a reset outlet was not located in this heavily occupied garage. If tested, several personal items may need to be moved to reset the GFCI outlet; if any*

Living Room, Dining Room, and Den

- Seller: explain why the ceiling was re-painted at the Living room
- *The above may be related to discoloration of the ceiling due to a possible area of missing insulation above (there is no access located for this attic)*
- The door to the Den does not latch

Kitchen and Nook

- The dishwasher drain should be secured to the underside of the countertop to prevent cross contamination of waste water with the dishwasher (high loop)
- The door handle of the refrigerator is loose

Family Room

Powder Room

Laundry Room

Hallways

- Recommend replacement of all smoke detectors within the home as they appear to be past their 10 year anticipated useful life expectancy
- Carbon monoxide detectors are not installed as per Wa.State law. A detector was not located at floor 1

Master Bedroom Suite

- The bedroom door does not latch
- *The closet door is obstructed; not tested*
- There is visible leakage beneath the right sink
- There is a substantive chip at the surface of the left sink

Bedrooms 2 and 3

Main Bathroom

- *Bathroom outlets tested for proper GFCI protection. This GFCI outlet controls all of the bathroom outlets within the house*

Attic

Electrical System

Service

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

Panel

Location: Garage
Manufacturer: General Electric
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: 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



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: CPVC pipe where visible

- The plumbing pipes within the home are CPVC. This type of pipe is not listed as a known defect; however the pipes can become brittle with age and fail, especially when impacted. <https://www.classaction.org/cpvc-pipe-lawsuits>. A prior repair or modification is visible in the crawlspace

Main Water Shut off: @ garage

Measured water pressure: 70 P.S.I. Water pressure is adequate and not excessive



Domestic water shut off



CPVC domestic water distribution pipes



Water pressure is adequate and not excessive

Sanitary Sewer

Discharge: Public sewer; not included in the inspection

House Piping: ABS where visible

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Heating

Furnace

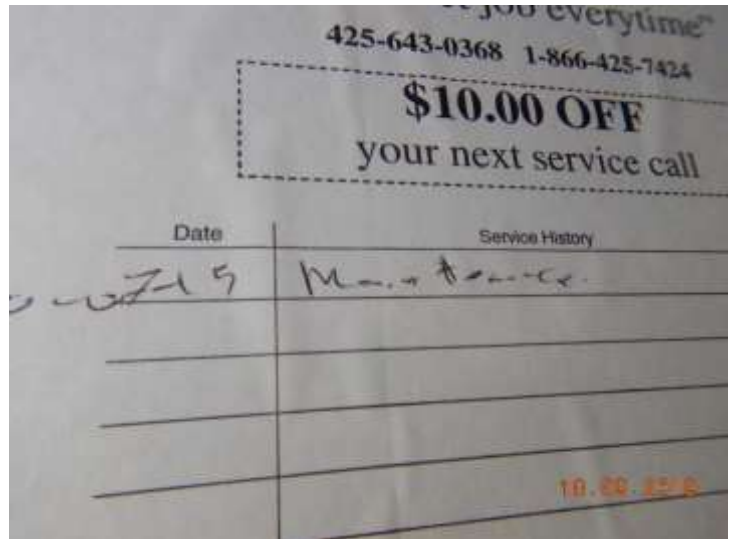
Location: Garage
Make/ Model: Trane
Fuel Type: Natural gas
BTUH Input: 80,000
BTUH Output: Not noted on the furnace
Efficiency Rating: Mid-efficiency

Useful Life

Est. Useful Life new: 25 years
Serial number/year: Le55txc1g ansi 1993
Est. age of furnace: 22 years based on the age of construction of the home
Est remaining life: - The age of the furnace is 22 years. The remaining anticipated useful life expectancy is 3 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 2015 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 (2015)



Data plate

Operation

- Thermostat: Programmable @ floor 1
- Disconnect: Switch on furnace
- Combustion Air: Appears adequate
- Filter: Located above the furnace
 - The access to install a furnace filter appears to be obstructed by the water heater expansion tank



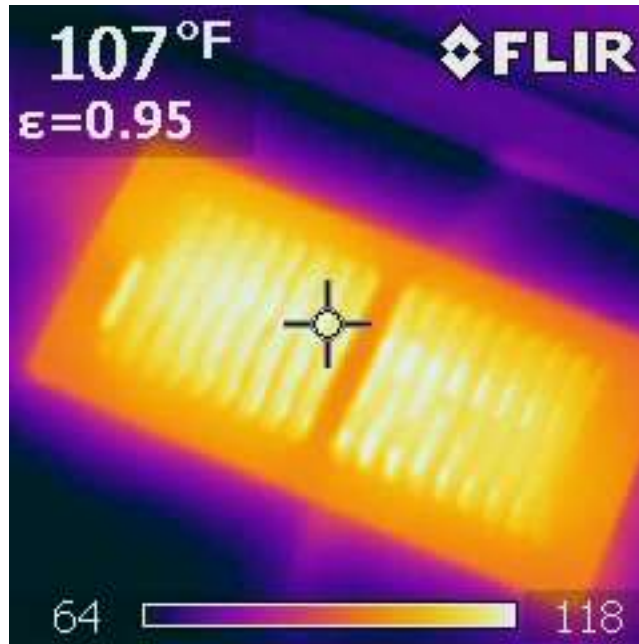
The furnace filter access appears to be partially blocked

Flue/ Gas Piping

- Flue condition: Satisfactory
- Flue clearances: Satisfactory

Heat Gain

Rating: 35-65 deg F
@ return air: 70 deg F
@ nearest register: 107 deg F
Heat Gain: 37 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



Data plate

Useful Life

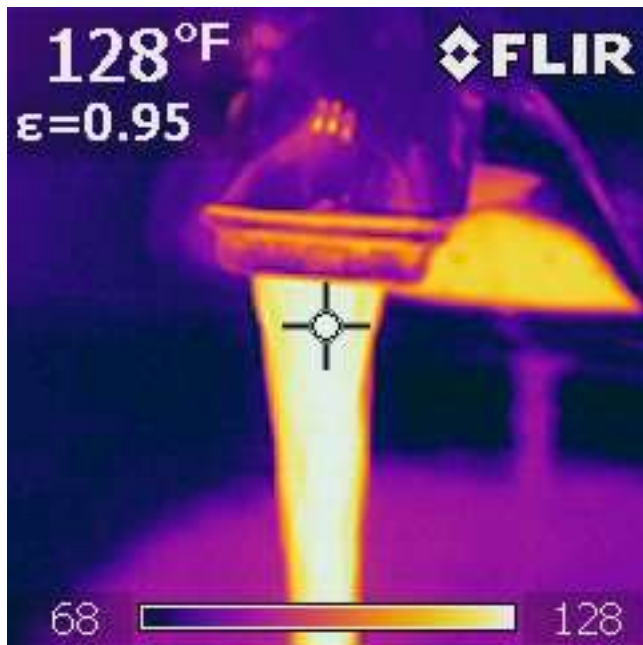
Est. Useful Life new: 12 years
Serial number/year: Ansi 2009, serial 1c (2014)
Est. age of heater: 5 years based on the serial number
Est. remaining life: - *The age of the water heater is 5 years. The remaining anticipated useful life expectancy is 7 years*

Gas venting and Plumbing

Flue secure: Inspected
Clearances: As required where visible
Draft Hood: Inspected
Water connection: Inspected
Expansion Tank: Yes
Drip pan: - **Recommend installing a drip pan below the water heater with a discharge drain to the garage floor. Leakage from this heater could result in damage to the adjacent living spaces**

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: - *The water temperature was measured at 128 deg F; this temperature is above the recommended setting of 120 deg F. This adjustment is typically a simple adjustment to the water heater thermostat*



Hot water temperature



Temperature setting

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 discharge



Ground in contact with the siding
(WDO conducive condition)

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: None visible

Building Exterior

General Condition

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

Siding and Vents

Type: Composite

Condition: - The composition type siding is a known defect as the siding tends to retain moisture and begins to swell, crack and rot. There are varying degrees of failure visible at multiple locations of the siding. Many areas have moderate swelling and cracking at the base of the siding, however are still solid enough such that a metal probe cannot be pushed into the siding. There areas should be acceptable for several years with proper maintenance (keeping the lower edges of the siding painted). Areas that are heavily exposed to the weather and sun show more substantive deterioration. These areas are located primarily at the side walls at the Living room, dining room, and Family room. A probe can be pushed into the lower edge of many siding boards at these locations.
- There is evidence of wood rot at the band board located at the entryway side of the garage and at several foundation vents

Window/Door Flashing: Satisfactory

Paint and caulking: Satisfactory

Exterior vents: Satisfactory



COMPOSITE SIDING

This video is not from the subject property

- Composition board siding is also known as "pressboard siding", "hardboard siding", "waferwood siding" and "inner-seal siding". All these names refer to the composite wood product made from wafers of wood, coated in resin and formed into a mat. An overlay is placed over the mat and pressed into the panels by heat and pressure and the panels are then cut into boards to make lap or panel siding. The major manufacturers of this product include Louisiana-Pacific (L-P), Georgia-Pacific and Masonite, usually identified by the manufacturer's seal on the underside of the siding board.

Wood, by its very nature, has a tendency to expand and contract. Compressing the wood during the manufacturing process has placed the wood in an unnatural state. Wood will expand if it is exposed to moisture -- the compressed cells in the wood will expand and swell. Proper installation and maintenance are critical for this product to perform. Exposed edges must be sealed with a good coat of paint, and the wood must remain sealed throughout its life. If the composition board siding is improperly installed or maintained, the siding retains moisture and begins to swell, crack and rot.



The lower edge of the siding at the rake wall is very brittle



Wood rot at the band board near the entryway



Deteriorated crawlspace vent



Failed lower edge of a siding board



A probe can be easily pushed into the lower edge of the siding



Probe pushed into the siding

Roof

Estimated Pitch:	4:12
Material:	Composition
Layers:	1+
How Inspected:	Traversed the roof
Roof access condition:	Reasonable and safe access
Condition:	Overall satisfactory
	<i>- The roof is in overall satisfactory condition. The condition is consistent with the age of the roof. The roof appears to have a 30 year anticipated useful life expectancy, therefore the remaining useful life expectancy is 7-8 years +-</i>
	<i>- The top of the fascia board tails should be covered with metal flashing or roofing to prevent wood rot at the fascia board tails</i>
	<i>- All exposed nails at the roof should be re-sealed to prevent moisture intrusion</i>
	<i>- There is minor wind related damage to the roof at the outer area above the Master bathroom</i>
Ventilation:	Eave and ridge vent
Plumbing Vents:	<i>- The plumbing vent boots (flashing) are cracked which could allow moisture intrusion during periods of rain. Recommend having these boots caulked or replaced</i>
Flues:	Satisfactory
Flashing:	Satisfactory



Minor moss on the roof



Wind related damage



Furnmace flue



Cracked plumbing vent



Exposed nail head

Gutters/ Downspouts

Type: Continuous metal
Condition: 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 exterior electrical outlets were not tested for GFCI protection as a GFCI reset is possibly located in the heavily occupied garage

Plumbing

Hose Bibs: Satisfactory
Gas Piping: Satisfactory

Decks

Structure: Pressure treated joists, beams, and posts
Decking: Cedar
Condition: - **There is substantial wood rot at the decking surface boards and stairs**
Connection to structure: The deck appears to be adequately secured to the home with lag bolts
Trip Hazard: None identified
Handrails: - **Recommend the installation of a graspable handrail from the deck as there are 4 or more risers**



Failed steps



Wood rot at the decking



Wood rot at the decking



A graspable handrail should be installed where there are 4 or more risers

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: Pantry
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: - A large section of insulation has been removed from the area below the Kitchen. This Seller: Explain why this insulation was removed. This area should be properly re-insulated
Domestic Water Pipes: Satisfactory
Heating Supply: Satisfactory



Missing under-floor insulation

Plumbing

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



Evidence of a prior repair or modification to the plumbing pipes. See the comment in the Plumbing section regarding CPVC piping

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
Dryer vent: No visible defects

Structural Pests

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

Nuisance Pests

Visible Evidence: No visible evidence

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



The garage is substantially occupied

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: Metal roll up
Door condition: - The garage door weather-stripping is damaged and may result in pest intrusion into the garage
- There are metal fatigue cracks at the upper (2) garage door panels. The cracks are located in the vicinity of the arm attachment to the garage door opener
Springs and tracks: The springs and tracks appear to be in satisfactory condition
Garage door openers: Yes
Auto reverse of impact: - The garage door opener was not tested for auto reverse as there is a metal fatigue crack at the upper panel of the door
Photo cell reverse sensors: Tested for proper operation



Metal fatigue cracks



The gap at the weather-stripping may allow pest intrusion

Electrical

Switches/Lights: All visible tested

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

- The outlets were not tested for GFCI protection as a reset outlet was not located in this heavily occupied garage. If tested, several personal items may need to be moved to reset the GFCI outlet; if any

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



The doorbell transformer is located in the garage

Heating and Venting

Heat ducts: Satisfactory

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

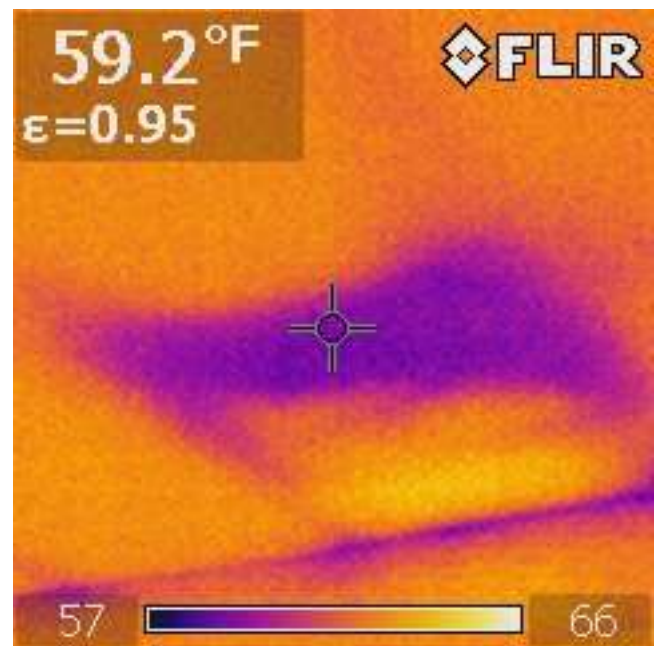
All components of this area are tested for proper function and condition as related to the age and overall condition of the home. Personal belongings are not moved during the inspection; therefore all areas and components may not be visible or tested.

General Room Condition

- Visibility: Rooms are occupied
Structural Movement: No visible evidence of substantive structural movement
Moisture Intrusion: No visible evidence
Walls: Satisfactory
Ceiling: - Seller: explain why the ceiling was re-painted at the Living room
- The above may be related to discoloration of the ceiling due to a possible area of missing insulation above (there is no access located for this attic)
Flooring: Satisfactory



There was no moisture indicated at the cold spot



Cold area at the ceiling of the Living room. This ceiling was recently repainted

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 Den does not latch
Door condition: Satisfactory
Millwork condition: Satisfactory

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: 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

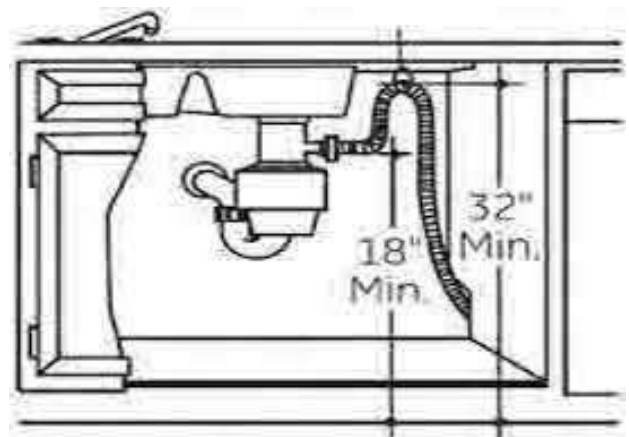
Switches/Lights: All visible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
Kitchen outlets tested for proper GFCI protection

Appliances

Dishwasher: Tested a full cycle. Not all functions and settings are tested
Dishwasher drainage: - The dishwasher drain should be secured to the underside of the countertop to prevent cross contamination of waste water with the dishwasher (high loop)
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 door handle of the refrigerator is loose



Dishwasher drain



Proper dishwasher high loop

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
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

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: Direct vent gas fireplace
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: Satisfactory where visible

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
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: 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

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: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory
Cabinets: Satisfactory

Electrical

Switches/Lights: All visible tested
Outlets: None accessible

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

Doors/Millwork

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

Laundry Machines

Clothes washer: - *There are clothes in the clothes washer; not tested*
Clothes dryer: Tested a full cycle. Not all functions and settings are tested

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 all smoke detectors within the home as they appear to be past their 10 year anticipated useful life expectancy
CO Detectors: - Carbon monoxide detectors are not installed as per Wa.State law. A detector was not located at floor 1
- 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
Bathroom outlets tested for proper GFCI protection
Smoke detector: Yes

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 latch
- The closet door is obstructed; not tested
Door condition: Satisfactory
Millwork condition: Satisfactory
Bath Hardware: Satisfactory

Plumbing

Overall functional flow: Appears adequate

- Sink(s):
- There is visible leakage beneath the right sink
 - There is a substantive chip at the surface of the left sink

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

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

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: 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: Yes

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
- Bathroom outlets tested for proper GFCI protection. This GFCI outlet controls all of the bathroom outlets within the house

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
Bathtub-Shower: *No visible defects or leakage identified. The tub was tested to the overflow*
Shower Door: The shower door is in satisfactory condition
Toilet: No visible defects or leakage identified

Attic

Location: Over main body of house

General

Visibility: Space is vacant
Access location: Bedroom and garage
How viewed: *From the bedroom attic access as all accessible areas are visible from the access. There was no reasonable access to the garage area attic*



No access to the garage area attic

Moisture

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



Bathroom ventilation duct



Roof vent

Structural

Structure Type: Manufactured trusses
Sheathing: 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

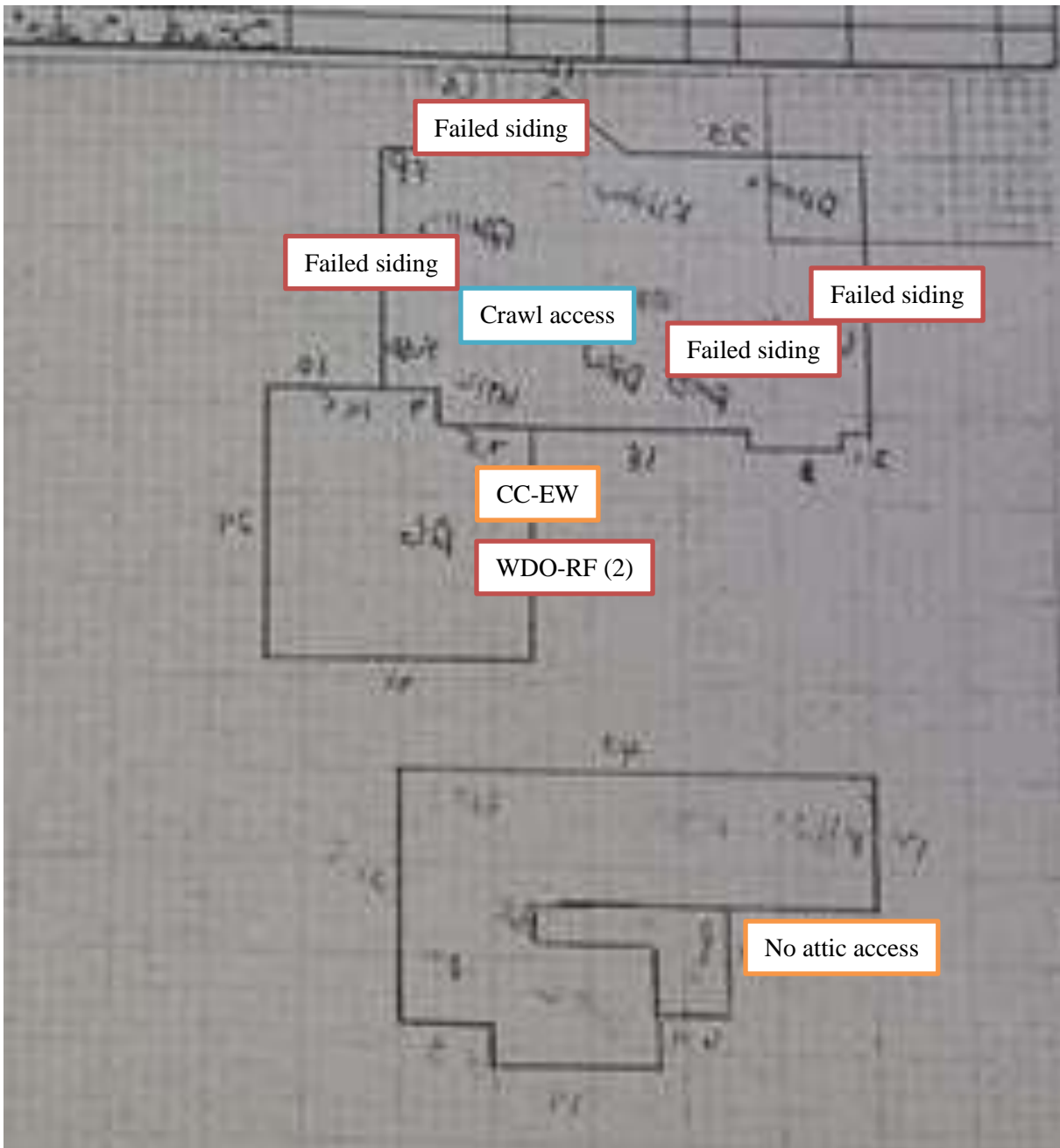
Wood Destroying Organisms (WDO)

WDO-RF Wood rot fungus
WDO-MA Moisture ants
WDO-CA Carpenter ants

WDO-RF (1) Deck surfaces
Failed siding) Indicates areas with substantive failure; other areas of failure exist

Conductive Conditions (CC)

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



Outline from King co