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WSDA Control # 3031AQ-024



Client:
Address:

Property Description: (2) story single family home
Property age/ size: Built 2001, 3,580 s.f. per listing
Occupancy Status: Vacant

Inspection Date: 02/16/2013
Inspection Time: 9:30 A.M. – 12:30 P.M. +-
Weather Conditions: Clear, 50 deg F +-

Hergert Inspection LLC

Kevin Hergert, Member

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Summary of Inspection

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

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

- Items in this font are general comments throughout report.

Electrical System

Plumbing System

Heating System

- 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. The furnace is inoperative
- The open ended gas pipe should be capped when not connected to an appliance

Water Heater

- There is evidence of improper drafting of the water heater flue resulting in combustion gas spillage

Site

Building Exterior

- There is substantial moss buildup on the roofing. There are several roof repairs at the West side of the roof which would not be consistent with the age of construction. A visible sag in the roof sheathing above the Master bedroom is visible. This sag is downslope from the main roof repair. Recommend further review by a licensed roofing contractor
- The gutters are full of debris
- The exterior gas pipes should be coated with rust proof paint

Crawlspace

- There is active plumbing leakage at the main bathroom and Kitchen areas
- There are heating ducts in the crawlspace that are disconnected. Most of these ducts are moisture saturated from plumbing leaks. The ducts should be replaced

Garage

- There is evidence of prior leaks from numerous areas within the garage walls and ceiling. Recommend continue to monitor for moisture. There is evidence of microbial growth (mold) at several areas
- The garage door sensors at the North garage door are not properly aligned
- There is evidence of moisture and rusting at the furnace flue and fresh air intake. The rust may be related to moisture intrusion and/or a lack of venting-leakage from the flue

Living Room and Dining Room

- There is evidence of an active leak at the upper South window in the Living room
- A window seal is failed in the Dining room resulting in condensation between the glass (fogging)

Kitchen and Nook

- There is evidence of a substantial prior water leak within the Kitchen. The hardwood flooring and cabinets are moisture damaged. Microbial growth (mold) is visible at the adjacent walls in the Dining Room
- 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 drain is not connected to the sink air-gap
- The cooktop glass is cracked
- The gas line to the (removed) cooktop should be properly capped
- The ventilation system of the Kitchen is inoperative as the electrical connection is incomplete
- Several window seals are failed resulting in condensation between the glass (fogging)

Family Room

- Several window seals are failed resulting in condensation between the glass (fogging)
- Unable to ignite the fireplace flames; the pilot light was active

Floor 1 Bathroom

- There is visible leakage beneath the sink from the sink valves

Bonus Room

- Several window seals are failed resulting in condensation between the glass (fogging)

Hallways

- Recommend the installation of smoke detectors at all levels of the home
- Carbon monoxide detectors are not installed as per Wa. State law
- A window seal is failed at the floor 2 loft resulting in condensation between the glass (fogging)
- The skylight seals are failed (fogging)

Master Bedroom Suite

- The bathroom ventilation fan is very loud which may be an indication of a failing fan motor
- Several window seals are failed resulting in condensation between the glass (fogging)
- The skylight seals are failed (fogging)
- The shower door is missing the base track guide. This condition could result in the door detaching from the track

Bedrooms 2, 3, and 4

- The electrical outlets on the South wall of the center bedroom are inoperative. Electrical outlet spacing in the bedrooms does not appear code compliant with the date of construction
- A window seal is failed in the N.E. bedroom resulting in condensation between the glass (fogging)

Main Bathroom and Utility Room

- The Utility room ventilation fan is inoperative
- There is marginal functional flow in right sink

Attic

- There is substantial evidence of microbial growth (mold) in the attic. The purpose of the foil shield is not known
- The bathroom ventilation ducts are disconnected
- Several areas of insulation are compressed, therefore reducing the insulation value

Electrical System



Service

Type: Underground
Meter Location: Side of garage
Voltage: 240

Panel

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



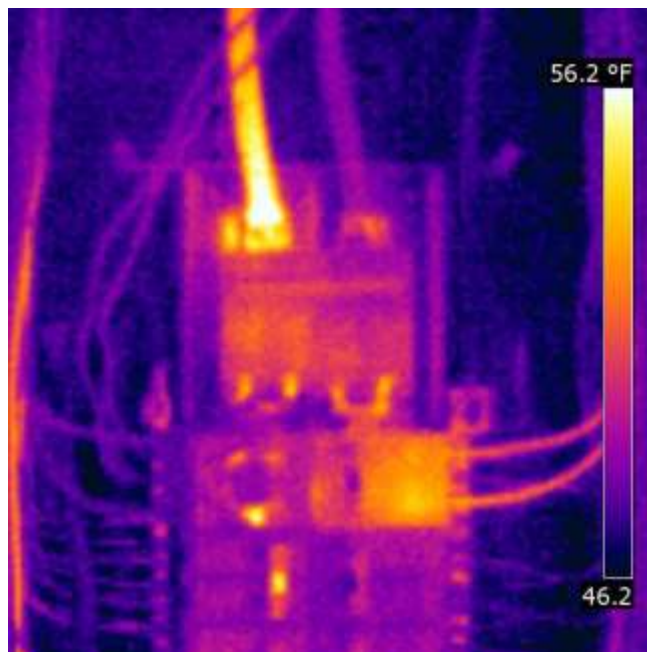
Service approval tag on the panel

Breakers/ Wiring

Type: Copper romex and multi-strand aluminum

Breakers: No visible defects

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



No evidence of overheating

Plumbing System

Domestic Water

Supply: Public water per listing, not included in this inspection
Supply Pipe: CPVC pipe where visible
House Piping: CPVC pipe where visible
Pipe Condition: - *See the comments in the Crawlspace section*
Main Water Shut off: @ the pantry



Domestic Water Shut off



CPVC domestic water pipes

Sanitary Sewer

Discharge: Public sewer per listing, not included in this inspection
House Piping: ABS where visible
Pipe Condition: Satisfactory where visible

Heating System



Furnace

Location: Garage
Make/ Model: Carrier
Fuel Type: Natural gas
BTUH Input: 88,000
BTUH Output: 70,000
Efficiency Rating: Mid-efficiency

Useful Life

Est. Useful Life new: 25 years
Est. age of furnace: 12 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. The furnace is inoperative

Operation

Thermostat: Programmable @ floor 1 hall
Combustion Air: Appears adequate
Filter: Located inside the furnace



Furnace filter location

Flue/ Gas Piping

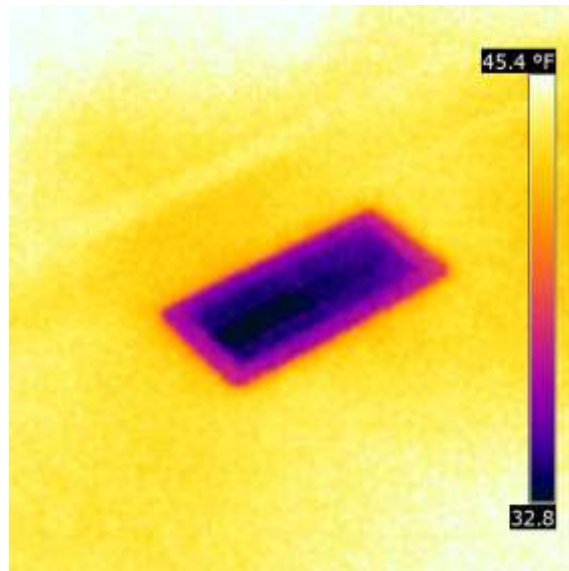
- Flue Secure: Inspected
Flue clearances: Per requirements where visible
- The open ended gas pipe should be capped when not connected to an appliance



Open ended gas pipe

Heat Gain

- Rating: 30-60 deg F
@ return air: - *The furnace is inoperative; not tested*
@ nearest register: - *The furnace is inoperative; not tested*
Heat Gain: - *The furnace is inoperative; not tested*



Temperature measured at heat register
The air conditioning is active even though the
thermostat is set on heating

Water Heater



Water Heater

Location: Garage
Manufacturer: American Water Heater
Fuel Type: Natural gas
Capacity: 50 gallon



Data plate

Useful Life

Est. Useful Life new: 12 years
Est. age of heater: 9 years based on the serial number
Est. remaining life: 3 years

Safety

TPR valve: As per required
Earthquake Straps: Installed
Flame Rollout: No visible evidence
Safe water temperature: 120 deg F per industry standards
Measured temperature: The water heater was activated at the start of the inspection. An accurate reading is not possible

Gas venting and Plumbing

Flue secure: Inspected
Clearances: As required where visible
Draft Hood: - There is evidence of improper drafting of the water heater flue resulting in combustion gas spillage
Water connection: Inspected
Expansion Tank: Installed



Evidence of combustion gas spillage

Site

Site

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

Driveway

Type: Concrete
Condition: Satisfactory
Trip Hazard: None

Front walks/ steps

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

Rear walks/ steps

Type: Concrete
Condition: Satisfactory
Trip Hazard: None

Miscellaneous

Overhead Power Lines: N/A
Retaining Walls: None that affect structure
Underground Oil Tank: No visible evidence
Irrigation System: None visible

Building Exterior

General Condition

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

Siding

Type: Fiber cement board
Condition: Satisfactory
Window/Door Flashing: Satisfactory
Caulking: Satisfactory

Roof

Estimated Pitch: 5:12
Material: Composition
Layers: 1+
How Inspected: From a pole mounted camera
Roof access condition: Roof was not traversed as traversing the roof is deemed unsafe by the inspector
Condition: - There is substantial moss buildup on the roofing. There are several roof repairs at the West side of the roof which would not be consistent with the age of construction. A visible sag in the roof sheathing above the Master bedroom is visible. This sag is downslope from the main roof repair. Recommend further review by a licensed roofing contractor
Ventilation: Eave and roof hat vents
Plumbing Vents: Satisfactory
Flues: Satisfactory
Flashing: Satisfactory



Visible sag in the roof sheathing above the Master bedroom



Rear roof repair at the Master bedroom area



Roof repairs above the Master bathroom area



Ridge repairs

Gutters/ Downspouts

Type: Continuous metal
Condition: - The gutters are full of debris

Electrical

Switches/Lights: All visible tested
Comment: Exterior lights activated by motion and/or darkness are not tested
Outlets: All visible and accesible outlets were tested for proper polarity and grounding
Exterior electrical outlets tested for proper GFCI protection

Plumbing

Hose Bibs: Satisfactory
Gas Piping: - The exterior gas pipes should be coated with rust proof paint



Rusting gas pipes

Decks

Structure: Not visible due to the minimal height of the deck above grade
Decking: Cedar
Condition: Satisfactory
Connection to Structure: Not visible due to the minimal height of the deck above grade
Trip Hazard: None

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: 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

Ventilation: Appears adequate
Vapor Barrier: As required
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

Insulation

Under-floor: Satisfactory
Domestic Water Pipes: Satisfactory
Heating Supply: - *See comment below*

Plumbing

Waste lines: Satisfactory
Domestic water lines: Satisfactory
- **There is active plumbing leakage at the main bathroom and Kitchen areas**
Valves/ Other: None visible



CPVC pipe repair remnants



Leakage at the Kitchen sink area



Moisture stains below the main bathroom



Active leakage below the floor 1 main bathroom

Electrical

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

Heating/ Ventilation

Duct Work: - There are heating ducts in the crawlspace that are disconnected. Most of these ducts are moisture saturated from plumbing leaks. The ducts should be replaced
Ventilation Ducts: No visible defects
Gas Piping: No visible defects
Dryer vent: No visible defects



Moisture saturated heating duct



Disconnected heating ducts

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 vacant
- Structural Movement: No visible evidence of substantive structural movement
- Moisture Intrusion: - There is evidence of prior leaks from numerous areas within the garage walls and ceiling. Recommend continue to monitor for moisture. There is evidence of microbial growth (mold) at several areas
- Walls: Satisfactory
- Ceiling: Satisfactory
- Slab: Satisfactory. Minor horizontal shrinkage cracks are typical and not a concern



Moisture stains at the South wall and beam



Moisture stains and mold at the South wall



Mold at the East garage area

Safety

- Sources of ignition : All 18" or more above the slab where required
Safety bollard: Located in front of the mechanical equipment as required
Fire separation: There appears to be proper fire separation between the garage to the living spaces
-

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, the North door only
Auto reverse of impact: Unable to test as the photocell reverse in inoperative
Photo cell reverse sensors: - The garage door sensors at the North garage door are not properly aligned



Loose photocell sensor

Electrical

Switches/Lights: All visible tested

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

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

Heating and Venting

- There is evidence of moisture and rusting at the furnace flue and fresh air intake. The rust may be related to moisture intrusion and/or a lack of venting-leakage from the flue



Rusting at the fresh air intake



Rusting at the fresh air intake

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

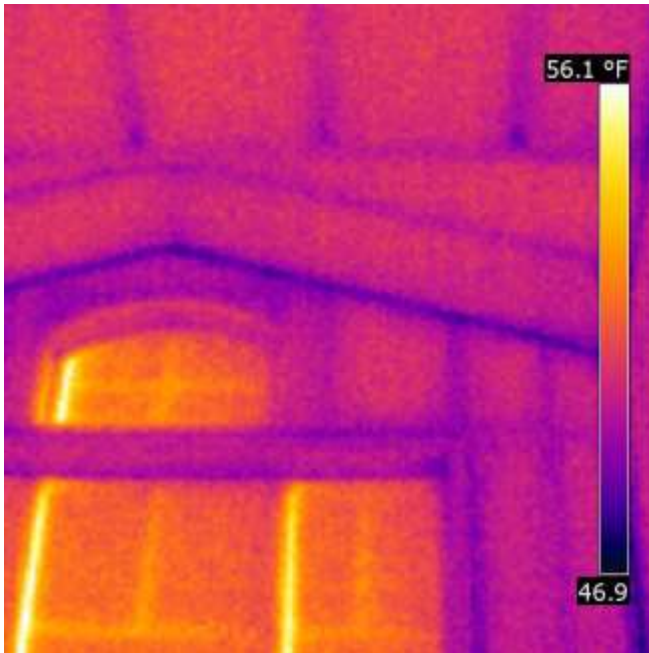
Living Room and Dining Room

Location: Floor 1

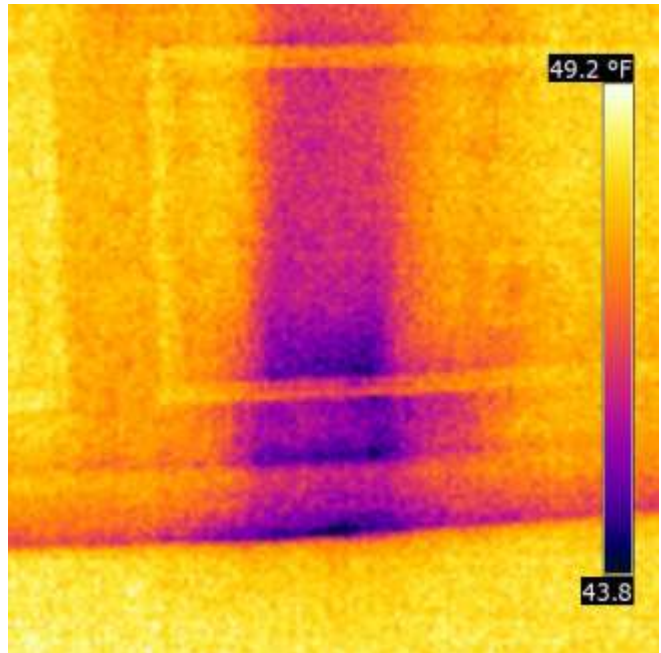
All components of this area are tested for proper function and condition as related to the age and overall condition of the home. Personal belongings are not moved during the inspection; therefore all areas and components may not be visible or tested.

General Room Condition

- Visibility: Rooms are vacant
- Structural Movement: No visible evidence of substantive structural movement
- Moisture Intrusion: - There is evidence of an active leak at the upper South window in the Living room
- Walls: Satisfactory
- Ceiling: Satisfactory
- Flooring: Satisfactory



Living room framing



Cold spot on the Dining room wall which is either the result of moisture intrusion or missing insulation

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: - *The furnace is inoperative; not tested*

Windows

- Glazing: - A window seal is failed in the Dining room resulting in condensation between the glass (fogging)
- 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

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 vacant
- Structural Movement: No visible evidence of substantive structural movement
- Moisture Intrusion: - There is evidence of a substantial prior water leak within the Kitchen. The hardwood flooring and cabinets are moisture damaged. Microbial growth (mold) is visible at the adjacent walls in the Dining Room
- Walls: Satisfactory
- Ceiling: Satisfactory
- Flooring: - *See the comment above*
- Cabinets: Satisfactory
- Countertops: Satisfactory



Moisture damaged hardwood floors



Evidence of microbial growth (mold)

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
- 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). The drain is not connected to the sink air-gap

Free Standing Range: Tip over restraints are installed at the range
Cooktop: Tested all burners
- The cooktop glass is cracked
- The gas line to the (removed) cooktop should be properly capped
Oven: Tested
Microwave (door): The door of the microwave was tested for operation
Ventilation: - The ventilation system of the Kitchen is inoperative as the electrical connection is incomplete
Refrigerator: The refrigerator appears to be operative



Uncapped gas line. The gas line extension is not proper

Heating

Source: Forced air register
Air Flow/ Heat Gain: - *The furnace is inoperative; not tested*

Windows

Glazing: - Several window seals are failed resulting in condensation between the glass (fogging)
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: - *No disposal; not applicable*

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 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
Tip: some electrical outlets may be controlled by a wall switch

Heating and Venting

Source: Forced air register
Air Flow/ Heat Gain: - *The furnace is inoperative; not tested*

Windows

Glazing: - *Several window seals are failed resulting in condensation between the glass (fogging)*
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: - *Unable to ignite the fireplace flames; the pilot light was active*

Floor 1 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 vacant
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: - *The furnace is inoperative; not tested*
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): - *There is visible leakage beneath the sink from the sink valves*
Bathtub-Shower: No visible defects or leakage identified
Toilet: No visible defects or leakage identified

Bonus 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 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
Tip: some electrical outlets may be controlled by a wall switch

Heating and Venting

Source: Forced air register
Air Flow/ Heat Gain: - *The furnace is inoperative; not tested*

Windows

Glazing: - *Several window seals are failed resulting in condensation between the glass (fogging)*
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
- There is a moisture "bubble" at the South window sill that is likely the result of the window left open during a period of rain

Hallways

Location: Floors 1, 2, 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 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
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
Smoke detector: - Recommend the installation of smoke detectors at all levels of the home
CO Detectors: - Carbon monoxide detectors are not installed as per Wa. State law
- 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: - A window seal is failed at the floor 2 loft resulting in condensation between the glass (fogging)
Operation: The windows operate as intended
Screen: No substantive visible defects
Skylight: - The skylight seals are failed (fogging)

Doors/Millwork

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

Stairwell

Graspable handrails: Satisfactory
Barricades: Satisfactory
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 vacant
Structural Movement: No visible evidence of substantive structural movement
Moisture Intrusion: *- There is evidence of a prior leak from the ceiling area of this bedroom as there are numerous drywall repairs to the ceiling. See the images in the Building Exterior section*
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: *- The furnace is inoperative; not tested*
Mechanical ventilation: *- The bathroom ventilation fan is very loud which may be an indication of a failing 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: *- Several window seals are failed resulting in condensation between the glass (fogging)*
Operation: The windows operate as intended
Egress: Appears to provide reasonable emergency egress
Screen: No substantive visible defects
Skylight: *- The skylight seals are failed (fogging)*

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
Shower Door: - The shower door is missing the base track guide. This condition could result in the door detaching from the track
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



Missing shower door guides

Bedrooms 2, 3, and 4

Location: Floor 2

All components of the bedroom(s) 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

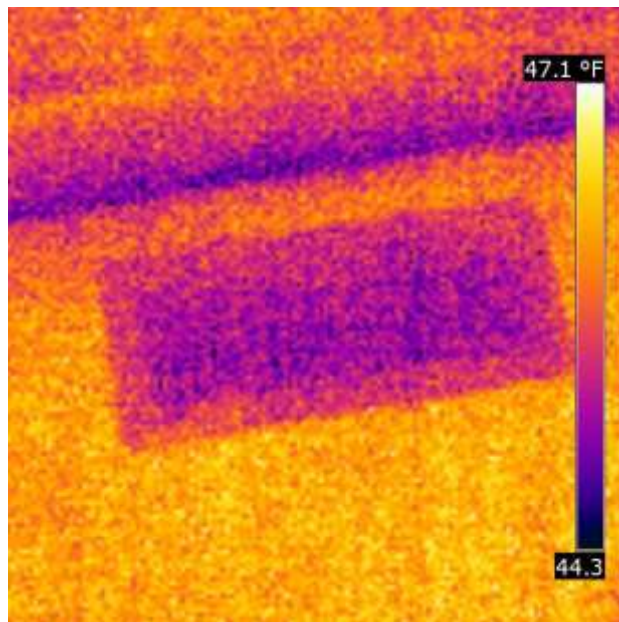
Visibility: Rooms are vacant
Structural Movement: No visible evidence of substantive structural movement
Moisture Intrusion: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory

Electrical

Switches/Lights: All visible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
- The electrical outlets on the South wall of the center bedroom are inoperative.
Electrical outlet spacing in the bedrooms does not appear code compliant with the date of construction
Smoke detector: Yes

Heating and Venting

Source: Forced air register
Air Flow/ Heat Gain: - *There is no airflow to the bedrooms. See the comment in the crawlspace section*



No airflow to the bedrooms

Windows

- Glazing: - A window seal is failed in the N.E. bedroom resulting in condensation between the glass (fogging)
- 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 and Utility Room

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: Rooms are vacant
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: - *The furnace is inoperative; not tested*
Mechanical ventilation: Tested the operation of the fan motor
- *The Utility room ventilation fan is inoperative*

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: - There is marginal functional flow in right sink

Sink(s): No visible defects or leakage identified

Bathtub-Shower: No visible defects or leakage identified

Toilet: No visible defects or leakage identified

Attic

Location: Over main body of house

General

Visibility: Space is vacant
Access location: Utility room
How viewed: Traversed entire attic space



Moisture

Roof Ventilation: - There is substantial evidence of microbial growth (mold) in the attic. The purpose of the foil shield is not known
Moisture Intrusion: Not determined
Bath/Kitchen fans : - The bathroom ventilation ducts are disconnected



Evidence of microbial growth



Evidence of microbial growth



Disconnected bathroom ventilation duct



Evidence of microbial growth

Structural

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

Insulation

Type: Blown in
Condition: - Several areas of insulation are compressed, therefore reducing the insulation value

Flues/Vent Stacks

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

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

Conductive Conditions (CC)

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

Inspection Conditions (IC)

IC-CSA	Crawl Space Access
IC-IA	Inadequate Clearance

