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WSDA Inspector 79988
WSDA Control # 11168AQ-031



Client:
Address:

Property Description: (2) story single family home
Estimated property age: Built 2001 per listing
Occupancy Status: Occupied

Inspection Date: 10/23/2019
Inspection Time: 1:45 P.M. - 3:30 P.M. +-
Weather Conditions: Overcast, 55 deg f +-

Hergert Inspection LLC

Kevin Hergert, Member

Table of Contents

Summary of Inspection	3
Electrical System	5
Plumbing	7
Heating	9
Water Heater	11
Site	13
Building Exterior	15
Crawlspace	19
Garage	21
Living Room and Dining Room	23
Kitchen and Nook	24
Family Room	26
Floor 1 Bathroom	29
Floor 1 Bedroom	30
Hallways	31
Master Bedroom Suite	33
Laundry Room	35
Bedroom 2 and 3 Suite	37
Attic	39
Structural Pest Inspection Diagram	41

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

Heating

- The age of the furnace is 19 years. The remaining anticipated useful life expectancy is 6 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 2013 per the tag on the furnace

Water Heater

- The age of the water heater is 6 years. The remaining anticipated useful life expectancy is 6 years

Site

- Vegetation in contact with structure (WDO conducive condition)
- There is substantial settlement of the side yard walkway. A trip hazard exists due to the raised edges at the walkway

Building Exterior

- There is evidence of wood rot at the base of the garage door wrap boards
- The top of the entryway columns should be re-caulked and painted to prevent deterioration
- The top of the fascia board tails should be covered with metal flashing or roofing to prevent wood rot at the fascia board tails

Crawlspace

Garage

- The pet door cut into the garage to house door is a breach in the 1 hour fire separation from the garage to the living spaces

Living Room and Dining Room

Kitchen and Nook

- The counter-balance spring at the dishwasher door appears to be non-functioning
- 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 display at the oven does not fully illuminate as designed

Family Room

- There is evidence of an active leak at the ceiling area of this room. The source of the leak appears to be related to the Master bathroom tub and/or shower above

Floor 1 Bathroom

- The sink is slow to drain

Floor 1 Bedroom

Hallways

- Carbon monoxide detectors are not installed as per Wa.State law. A detector is required to be installed in the hallway areas at floors 1 and 2

Master Bedroom Suite

- The doorknob appears to be improperly installed as the handle is lifted up to unlatch the door
- There is evidence of leakage at the tub or shower. See the comments in the Family room section
- The tub jets were tested

Laundry Room

Bedroom 2 and 3 Suite

- 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: Square D
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



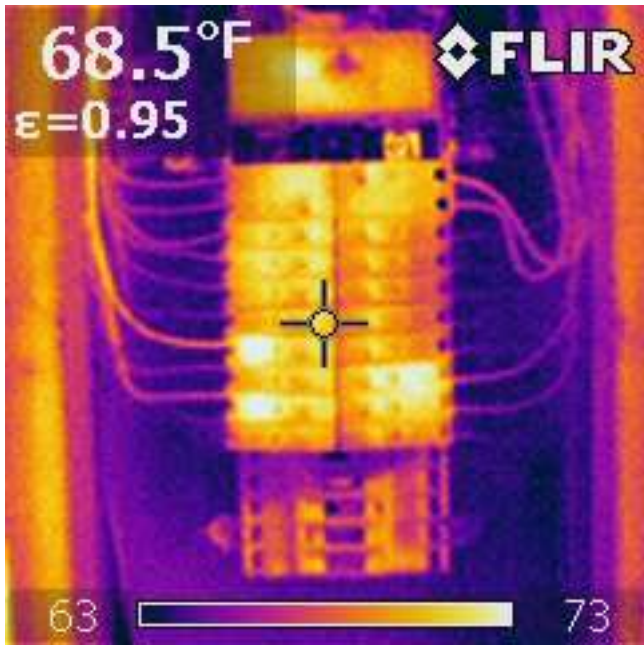
Electrical panel



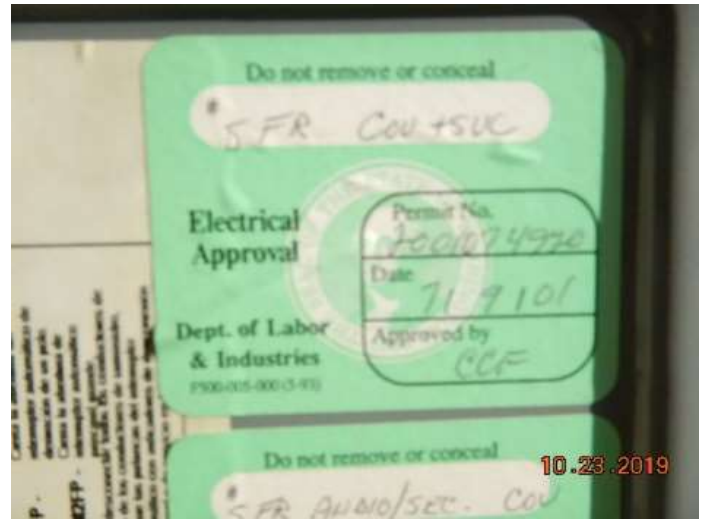
Electrical system grounding

Breakers/ Wiring

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



No evidence of overheating



Electric service permit tag

Plumbing

Domestic Water

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

Supply Pipe: Not visible

House Piping: Copper pipe where visible

Main Water Shut off: @ garage

Measured water pressure: 60 P.S.I. Water pressure is adequate and not excessive



Domestic water shut off



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

Heating

Furnace

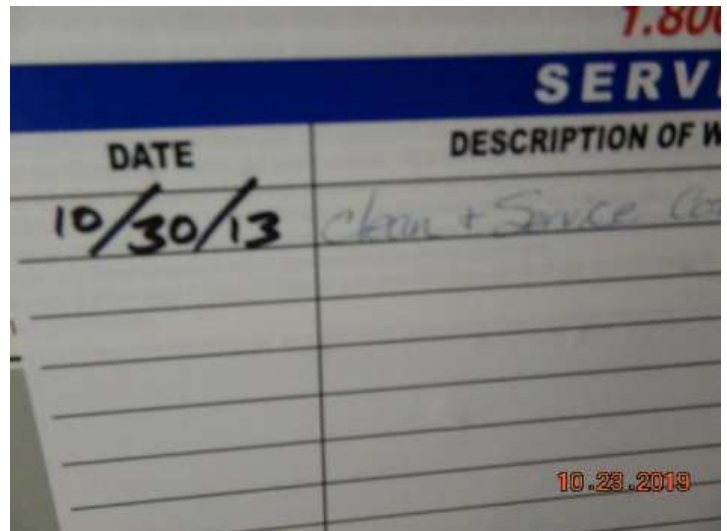
Location: Garage
Make/ Model: Tempstar
Fuel Type: Natural gas
BTUH Input: Not noted
BTUH Output: Not noted
Efficiency Rating: Mid-efficiency

Useful Life

Est. Useful Life new: 25 years
Serial number/year: L0030... Andi 1999
Est. age of furnace: 19 years based on the serial number
Est remaining life: - The age of the furnace is 19 years. The remaining anticipated useful life expectancy is 6 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 2013 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

Operation

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



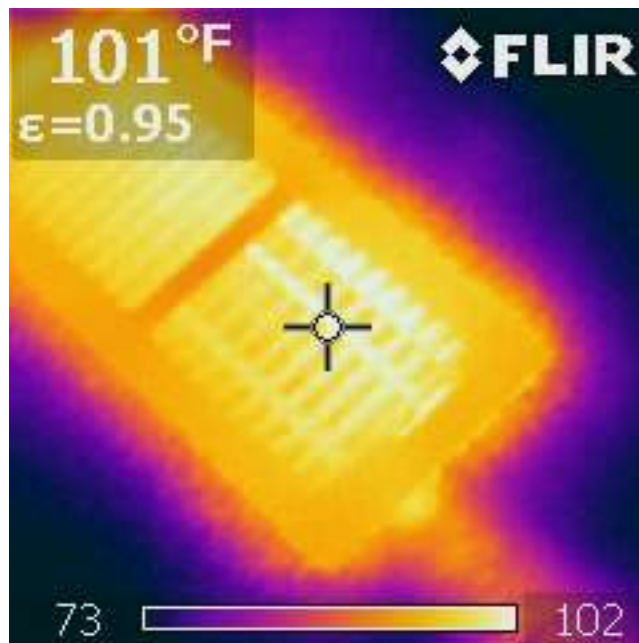
Furnace filter location

Flue/ Gas Piping

Flue condition: Satisfactory

Flue clearances: Satisfactory

Heat Gain



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: KH
Est. age of heater: 6 years based on the installation tag and serial number
Est. remaining life: - The age of the water heater is 6 years. The remaining anticipated useful life expectancy is 6 years

Gas venting and Plumbing

- Flue secure: Inspected
- Clearances: As required where visible
- Draft Hood: Inspected
- Water connection: Inspected
- Expansion Tank: Yes, @water shut off valve

Safety

- TPR valve: As per required
- Earthquake Straps: Installed
- Safe water temperature: 120 deg F per industry standards
- Measured temperature: - *Temperature not measured*



Temperature setting

Site

Site

Grade at structure: Adequate grade away
Earth to wood contact: Clearance as required
Vegetation contact: - Vegetation in contact with structure (WDO conducive condition)
Roof drain discharge: Underground discharge



Vegetation in contact with the structure
(WDO conducive condition)

Driveway

Type: Concrete
Condition: Satisfactory
Trip Hazard: None

Front walks/ steps

Type: Concrete
Condition: Satisfactory
Trip Hazard: - There is substantial settlement of the side yard walkway. A trip hazard exists due to the raised edges at the walkway



Trip hazard

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 evidence of wood rot at the base of the garage door wrap boards
Window/Door Flashing: Satisfactory
Paint and caulking: Satisfactory
- The top of the entryway columns should be re-caulked and painted to prevent deterioration
Exterior vents: Satisfactory



Failed caulking



Wood rot at the garage wrap

Roof

Estimated Pitch: 4:12
Material: Composition
Layers: 1+
How Inspected: From eave at (2) locations, the street, rear yard, and a pole mounted camera
Condition: Overall satisfactory
- The top of the fascia board tails should be covered with metal flashing or roofing to prevent wood rot at the fascia board tails
Overall satisfactory; the condition of the roof is consistent with its age. Roofs will typically last 25-30 years
Ventilation: Eave and roof hat vents

Plumbing Vents: Satisfactory
Flues: Satisfactory
Flashing: Satisfactory



Roof (typical)



Rear roof



Furnace flue and skylight



Exposed fascia board tail (typical)



Age related wear to the lower edge of the shingles

Gutters/ Downspouts

Type: Continuous metal

Condition: Satisfactory



Minor debris in the gutters

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

Gas Piping: Satisfactory

Crawlspace

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

General

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

Moisture Intrusion

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

Structural

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

Insulation

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

Plumbing

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

Electrical

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

Heating/ Ventilation

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

Structural Pests

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

Nuisance Pests

Visible Evidence: No visible evidence

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

Garage

Location: Attached

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

General Room Condition

Visibility: Space is 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: Located in front of the mechanical equipment as required
Fire separation: - The pet door cut into the garage to house door is a breach in the 1 hour fire separation from the garage to the living spaces



Pet door cut into the garage-house door

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
Garage electrical outlets tested for proper GFCI protection

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

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Heating and Venting

Heat ducts: Satisfactory

Windows

Glazing: No visible defects

Operation: The windows operate 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

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

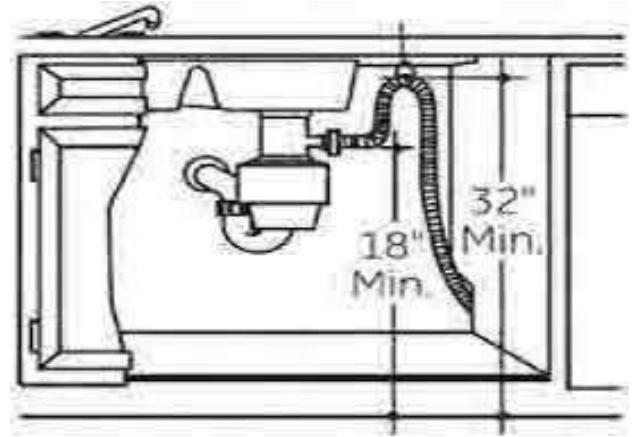
Switches/Lights: All visible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
Kitchen outlets tested for proper GFCI protection

Appliances

Dishwasher: Tested a full cycle. Not all functions and settings are tested
- The counter-balance spring at the dishwasher door appears to be non-functioning
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
- The display at the oven does not fully illuminate as designed
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



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: - There is evidence of an active leak at the ceiling area of this room. The source of the leak appears to be related to the Master bathroom tub and/or shower above
- Walls: Satisfactory
- Ceiling: Satisfactory
- Flooring: Satisfactory



High moisture reading



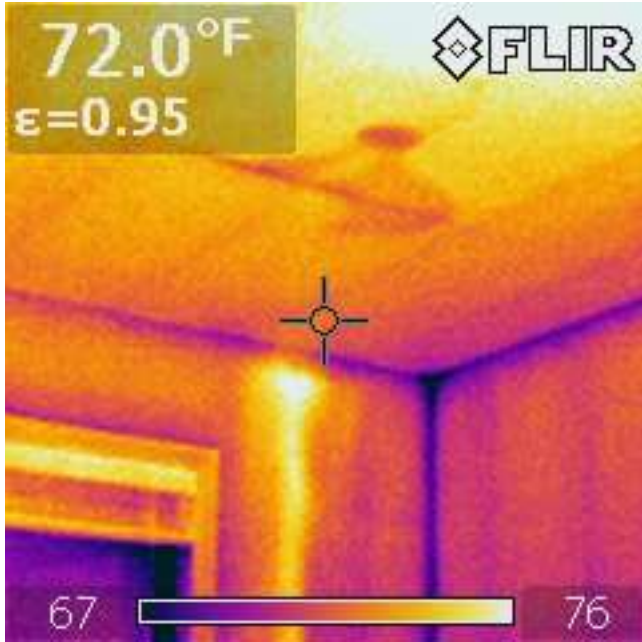
The leak appears to originate at the tub/shower valve area



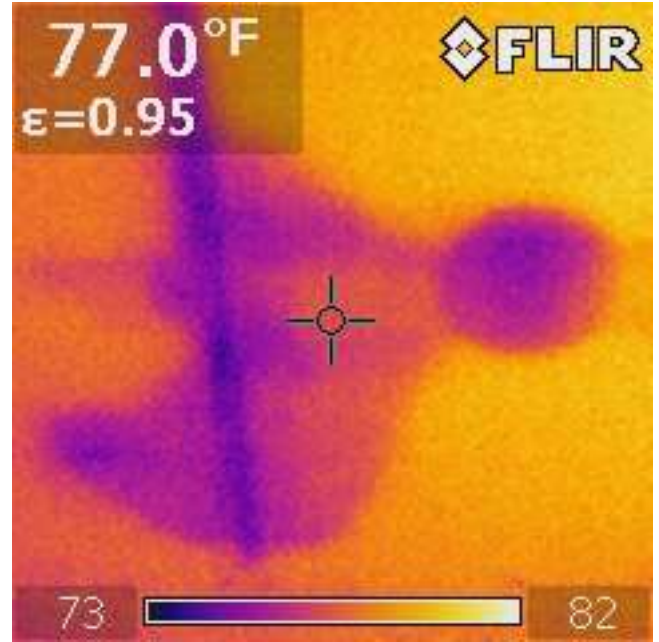
Approximate location of the leak (above)
in relation to the fireplace



Approximate location of the leak (above)
in relation to the window



Evidence of leakage



Evidence of leakage

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

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 and blower fan

Condition: Satisfactory where visible

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 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

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
- The sink is slow to drain
Shower: No visible defects or leakage identified
Shower Door: The shower door is in satisfactory condition
Toilet: No visible defects or leakage identified

Floor 1 Bedroom

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

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

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: Yes
CO Detectors: - Carbon monoxide detectors are not installed as per Wa.State law. A detector is required to be installed in the hallway areas at floors 1 and 2
- RCW 19.27.530 Carbon monoxide ... for any owner-occupied single-family residence that is sold on or after July 26, 2009, the seller must equip the residence with carbon monoxide alarms in accordance with the requirements of the state building code before the buyer or any other person may legally occupy the residence following such sale. An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units and on each level of the dwelling and in accordance with the manufacturer's recommendations.
-

Windows

- Glazing: No visible defects
Operation: Fixed
-

Doors/Millwork

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

Stairwell

Graspable handrails: A reasonable graspable handrail is installed

Barricades: A reasonable safety barricade is installed

Trip hazard: Satisfactory

Master Bedroom Suite

Location: Floor 2

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

General Room Condition

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

Electrical

Switches/Lights: All visible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
Tip: some bedroom electrical outlets may be controlled by a wall switch
Bathroom outlets tested for proper GFCI protection
Smoke detector: Yes



The tub motor is protected by the GFCI outlet located in the bedroom closet

Heating and Venting

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

Windows

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

Doors/Millwork

- Operation/latching: Tested for proper operation and latching
- The doorknob appears to be improperly installed as the handle is lifted up to unlatch the door
- 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: - There is evidence of leakage at the tub or shower. See the comments in the Family room section
- The tub jets were tested
- 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

Laundry Room

Location: Floor 2

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

General Room Condition

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

Windows

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

Doors/Millwork

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

Plumbing

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

Laundry Machines

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

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

Dryer venting: To the exterior where visible

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

Bedroom 2 and 3 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: 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
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. This GFCI outlet controls all of the bathroom outlets within the house
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
Skylight: Satisfactory

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

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

Attic

Location: Over main body of house

General

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



Attic (typical)



Attic (typical)

Moisture

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



Bathroom ventilation duct

Structural

Structure Type: Manufactured trusses

Sheathing: 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

WDO-RF (1) Garage wrap
WDO-RF (2)

Conductive Conditions (CC)

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

CC (1) Tub/shower leakage
CC (2) Exposed fascia board tail (typ)
CC (3) Failed caulking at the post cap

