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WSDA Control # 10760AQ-090

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Client:  
Address:

Property Description: (2) story single family home  
Estimated property age: Built 2017 per listing  
Occupancy Status: Staged

Inspection Date: 11/29/2017  
Inspection Time: 9:00 A.M. - 11:30 A.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 throughout report.*

### Electrical System

#### Plumbing

- The domestic water pressure substantially exceeds the maximum pressure of 80 PSI. The excess pressure may result in premature pipe or plumbing fixture failure. Recommend installation of a pressure reducing valve (this type of valve was not located)
- The fire suppression system is not active

#### Heating System

- All debris should be removed from the drip pan located below the furnace as the debris could clog the drain line
- There is a substantial imbalance in the heating supply from floor 1 to 2. The heating system ducts need to be balance to provide an equal distribution of the airflow

### Water Heater

#### Site

- The open drain pipe located at the North side yard should be cut to grade and capped
- House identification numbers are not installed
- A certificate of occupancy should be provided from the local building jurisdiction

### Building Exterior

- A flashing (boot) at a plumbing vent located above the S.W. side of the home is bent upwards which could result in moisture intrusion. This vent may be positioned the wrong direction
- The weather-proof cover is not installed at a roof fall protection anchor located at the East facing roof area
- The gutters do not appear to be properly sloped as there is substantive standing water in the gutters
- The material used for the stair nosing is not consistent. Both cedar and white wood have been used

### Crawlspace

- The vapor barrier is not installed at several small areas of the crawlspace
- There is evidence of active moisture intrusion at the crawlspace
- The moisture intrusion and missing vapor barrier noted above are WDO conducive conditions

### Garage

- The walls and ceiling are textured, however not painted
- Recommend the installation of a safety (vehicle impact) bollard in front of the mechanical equipment. This item would typically be required for a building final

- The garage doors do not auto reverse with reasonable force. Recommend adjustment to the auto reverse sensitivity setting
- All domestic water pipes within the garage should be insulated

#### Dining Room

- The dining room light fixture is not plumb and level

#### Living Room

- The South window is very difficult to operate
- Recommend sealing the gas pipe penetration with metal foil tape to reduce air infiltration

#### Kitchen and Nook

- There is evidence of an active leak from the ceiling area of the Nook. This moisture is **LIKELY** related to the shower door issue as noted in the Master Bedroom section
- Scribe molding should be installed at the side of the cabinets and cabinet panels where adjacent to the walls
- The second drawer down at the island needs adjustment as it rubs on the adjacent drawer
- The light located above the sink appears to be inoperative
- The wall switch for the disposal should be replaced with a GFCI protected outlet as an air switch is installed for the disposal. This wall switch is redundant
- The dishwasher is inoperative; Miele error F14

#### Powder Room

- Unable to test the electrical outlet as the mirror obstructs access to the outlet
- The toilet paper holder is not properly secured

#### Floor 1 Bedroom Suite

- The window needs adjustment as it is very difficult to operate
- The bedroom door needs adjustment as the lower area of the door rubs on the jamb. Minor settlement or changing humidity will result in the door binding on the jamb
- The base shoe in the bedroom is not caulked or painted
- The towel ring is not installed
- The toilet paper holder is not properly secured
- The sink drain should be adjusted to center so that the black seal is not visible
- The shower door/seals need adjustment as the seals do not close the gaps from pan to top of door as designed

#### Hallways

- The fire suppression system heads are not installed throughout the home
- The doorbell transform installation at the coat closet is incomplete. The doorbell system is inoperative
- The construction sock should be removed from the floor 2 detector
- Window screens should be throughout the home as is typical with new construction
- There is no base weather-stripping at the entryway door
- A doorstop is not installed at the entryway door
- The millwork installation throughout the home is not within industry standards (especially for this price of home)
- Several of the balusters are not properly secured

#### Master Bedroom Suite

- There is a substantial roll in the floor in the vicinity of the bedroom door. This appears to be related to poor workmanship
- Pulls should be installed at the closet drawers
- The bathtub is not adequately secured (rotates)
- The diverters for the tub does not appear to function as designed. There is minimal water flow to the hand held sprayer when selected

- There is substantial flow of water from the shower as the shower curb is tipped the wrong direction

#### Bonus Room

#### Laundry Room

- The countertop appears to be over cut as there is a large horizontal surface of the sink exposed. There are large gaps at the caulking

#### Bedroom Suite 2 (West)

- There are large gaps at the backslash/mirror
- There are substantial gaps at the baseboards
- There is marginal water flow from the tub spout

#### Bedroom Suite 3 (S.E.)

- There are ceiling-wall cracks at the closet and entryway to the bedroom
- The lower section of the bathroom window is not obscured
- A baseboard splice is not completed in a workmanlike manner (blunt cut/open gaps)
- There is no flow of cold water from the sink faucet

#### Bedroom Suite 4 (S.W.)

- There are cracks at the ceiling adjacent to the bathroom door
- There is no ventilation system in the toilet room
- The roller catches at the closet doors are not installed or non functional
- The edge of the shower tiles are not finished in a workmanlike manner

#### Attic

- There are numerous areas of missing or compressed insulation
  - The fire suppression system pipes are not insulated in the vicinity of the S.E. bedroom.
- This lack of insulation could result in freezing/broken pipes

# Electrical System

## Service

Type: Underground  
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

## Breakers/ Wiring

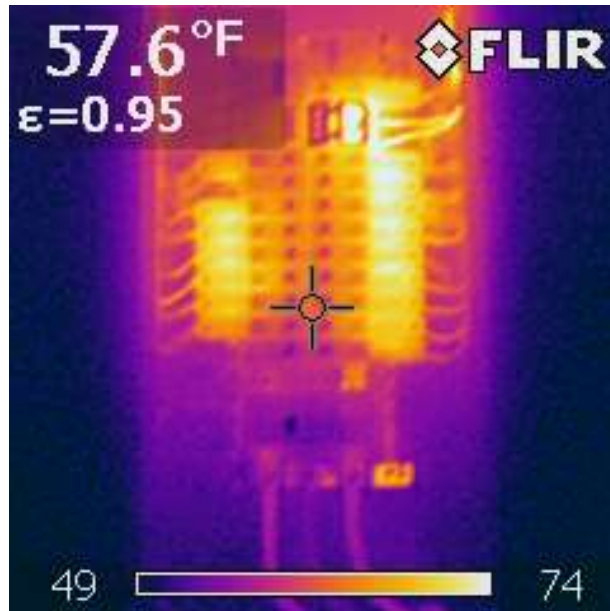
Type: Copper romex and multi-strand aluminum  
Breakers: No visible defects  
Arc fault breakers: Tested  
*An Arc Fault Circuit Interrupter (AFCI) is a circuit breaker designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire. An AFCI must distinguish between a harmless arc that occurs incidental to normal operation of switches, plugs and brushed motors and an undesirable arc that can occur, for example, in a lamp cord that has a broken conductor in the cord.*  
Circuit breaker legend: Appears proper and complete. Individual circuit breakers are not tested



Electrical panel



The electrical system has not received final approval



No evidence of overheating

# Plumbing

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## Domestic Water

- Supply: Public water per listing, not included in this inspection  
Supply Pipe: Poly pipe where visible  
House Piping: Copper pipe where visible  
Main Water Shut off: @ entry closet  
Measured water pressure: - The domestic water pressure substantially exceeds the maximum pressure of 80 PSI. The excess pressure may result in premature pipe or plumbing fixture failure. Recommend installation of a pressure reducing valve (this type of valve was not located)



Domestic Water Shut off



Water pressure is excessive (> 80 PSI)

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## Sanitary Sewer

- Discharge: Public sewer per listing; not included in this inspection  
House Piping: ABS where visible

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## Fire Suppression

- The fire suppression system is not active



The fire suppression valves are in the off position



# Heating System

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## Furnace

Location: Attic  
Make/ Model: Rheem  
Fuel Type: Natural gas  
BTUH Input: Not noted  
BTUH Output: Not noted  
Efficiency Rating: High-efficiency



Furnace

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## Useful Life

Est. Useful Life new: 25 years  
Est. age of furnace: 1 year + based on the serial number  
Servicing: The furnace is under (2) years old, therefore servicing is not typically needed  
- *The inspection of the heat exchanger involves dismantling of the components of the furnace and is beyond the scope of a Home Inspection*  
- *All debris should be removed from the drip pan located below the furnace as the debris could clog the drain line*



Debris in the drip pan

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## Operation

Thermostat: Programmable @ floor 1  
Disconnect: Switch on truss adjacent to the furnace  
Combustion Air: Appears adequate  
Filter: Located at the return air intake



Furnace filter location

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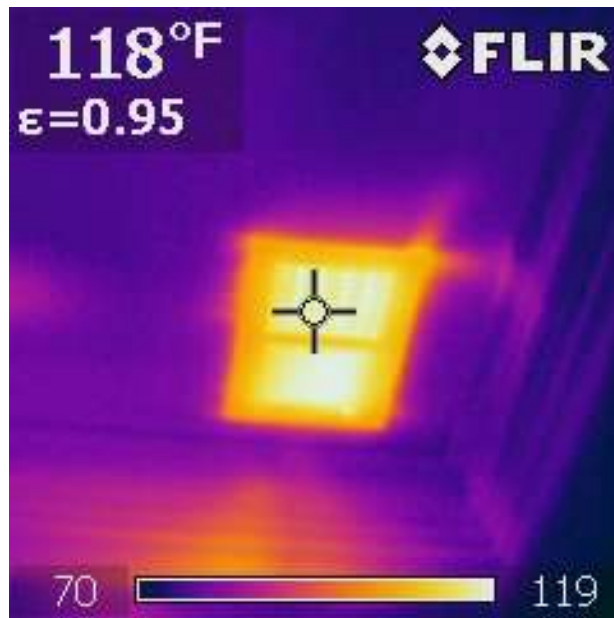
## Flue/ Gas Piping

Flue Secure: Inspected  
Flue clearances: Per requirements where visible

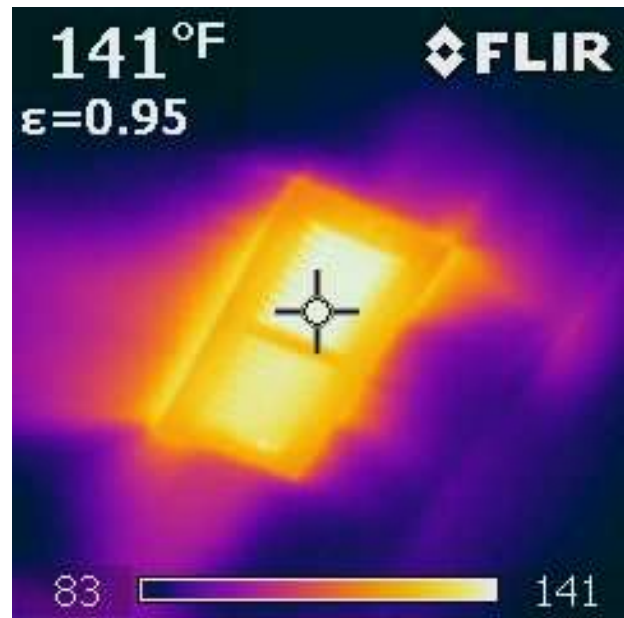
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## Heat Gain

Rating: Not specified  
- There is a substantial imbalance in the heating supply from floor 1 to 2. The heating system ducts need to be balance to provide an equal distribution of the airflow



Heat produced at floor 1



Heat produced at floor 2

# Water Heater

## Water Heater

Location: Garage  
Manufacturer: Ruud  
Fuel Type: Electric  
Capacity: - *Not identified*



Water Heater



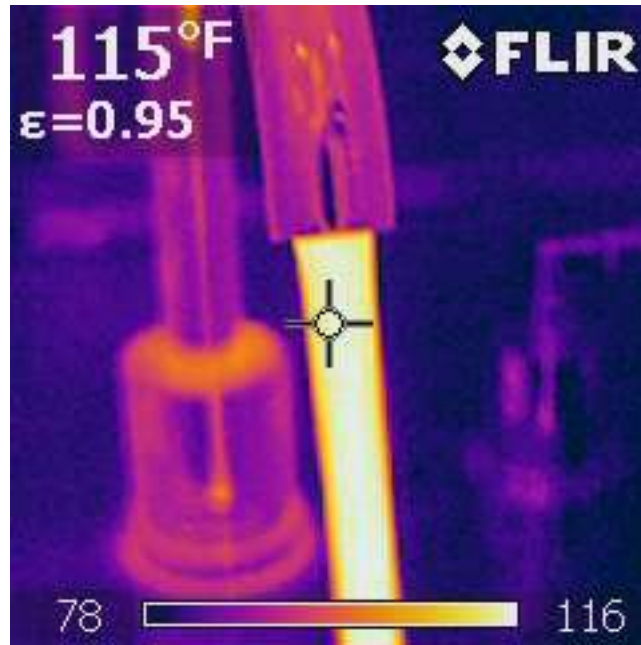
Data plate

## Useful Life

Est. Useful Life new: 12 years  
Est. age of heater: < 1 year based on the serial number  
Est. remaining life: 12 years

## Safety

TPR valve: As per required  
Earthquake Straps: Installed  
Safe water temperature: 120 deg F per industry standards  
Measured temperature: 115 deg F



Hot water temperature

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### Plumbing

Water connection: Inspected  
Expansion Tank: Inspected

## Site

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### Site

Grade at structure: Adequate grade away  
Earth to wood contact: Clearance as required  
Vegetation contact: Negligible  
Roof drain discharge: Underground discharge  
- The open drain pipe located at the North side yard should be cut to grade and capped



Open drain pipe

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### Driveway

Type: Concrete  
Condition: Satisfactory  
Trip Hazard: None

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### Front walks/ steps

Type: Concrete  
Condition: Satisfactory  
Trip Hazard: None

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### Miscellaneous

House Identification #: - House identification numbers are not installed  
Overhead Power Lines: N/A  
Retaining Walls: None that affect structure  
Underground Oil Tank: No visible evidence  
Other: - A certificate of occupancy should be provided from the local building jurisdiction

# Building Exterior

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## General Condition

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

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## Siding and Vents

Type: Fiber cement board  
Condition: Satisfactory  
Window/Door Flashing: Satisfactory  
Paint and caulking: Satisfactory  
Exterior vents: Satisfactory

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## Roof

Estimated Pitch: 5:12  
Material: Composition  
Layers: 1+  
How Inspected: From floor 2, the street, rear yard, and a pole mounted camera  
Roof access condition: Roof was not traversed as traversing the roof is deemed unsafe by the inspector  
Condition: Satisfactory  
Ventilation: Eave and ridge vent  
Plumbing Vents: - A flashing (boot) at a plumbing vent located above the S.W. side of the home is bent upwards which could result in moisture intrusion. This vent may be positioned the wrong direction  
Flues: Satisfactory  
Flashing: Satisfactory  
- The weather-proof cover is not installed at a roof fall protection anchor located at the East facing roof area



Raised side of a plumbing vent



Roof





Main upper roof

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**Gutters/ Downspouts**

Type: Continuous metal

Condition: - The gutters do not appear to be properly sloped as there is substantive standing water in the gutters



Standing water in the gutters



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## 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

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## Plumbing

Hose Bibs: Satisfactory

Gas Piping: Satisfactory

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## Decks

Structure: Not visible due to the minimal height of the deck above grade

Decking: Cedar

Condition: - The material used for the stair nosing is not consistent. Both cedar and white wood have been used

Connection to Structure: Not visible due to the minimal height of the deck above grade

Trip Hazard: None



Inconsistent use of materials

# 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.

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## 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*

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## Moisture

Ventilation: Appears adequate  
Vapor Barrier: - The vapor barrier is not installed at several small areas of the crawlspace  
Moisture Intrusion: - There is evidence of active moisture intrusion at the crawlspace  
Sump Pump: None visible



Active moisture intrusion



Puddles of water on top of the vapor barrier



Missing vapor barrier

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**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

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**Insulation**

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

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**Plumbing**

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

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**Electrical**

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

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**Heating/ Ventilation**

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

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**Structural Pests**

Conductive conditions: - The moisture intrusion and missing vapor barrier noted above are WDO conducive conditions  
Visible Evidence: No visible evidence

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**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.

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### General Room Condition

Visibility: Space is vacant  
Structural Movement: No visible evidence of substantive structural movement  
Moisture Intrusion: No visible evidence  
Walls: - The walls and ceiling are textured, however not painted  
Ceiling: Satisfactory  
Slab: Satisfactory. Minor horizontal shrinkage cracks are typical and not a concern

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### Safety

Sources of ignition: All 18" or more above the slab where required  
Safety bollard: - Recommend the installation of a safety (vehicle impact) bollard in front of the mechanical equipment. This item would typically be required for a building final  
Fire separation: There appears to be proper fire separation between the garage to the living spaces

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### 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: - The garage doors do not auto reverse with reasonable force. Recommend adjustment to the auto reverse sensitivity setting  
Photo cell reverse sensors: Tested for proper operation

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### 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

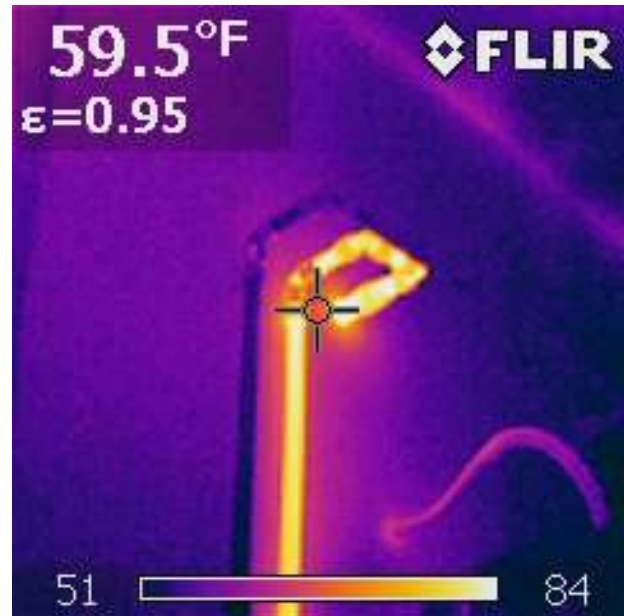
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### Plumbing

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  
- All domestic water pipes within the garage should be insulated



Missing pipe insulation



Domestic water pipes

## 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.

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### 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

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### Electrical

Switches/Lights: All visible tested  
- The dining room light fixture is not plumb and level  
Outlets: All visible and accessible outlets were tested for proper polarity and grounding  
*Tip: some electrical outlets may be controlled by a wall switch*

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### Heating and Venting

Source: Forced air register  
Air Flow/ Heat Gain: Appears to be satisfactory

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### Windows

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

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### Doors/Millwork

Millwork condition: Satisfactory

# Living 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.

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## 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

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## 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*

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## Heating and Venting

Source: Forced air register  
Air Flow/ Heat Gain: Appears to be satisfactory

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## Windows

Glazing: No visible defects  
Operation: - The South window is very difficult to operate  
Screen: No

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## Doors/Millwork

Millwork condition: Satisfactory

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## 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: - Recommend sealing the gas pipe penetration with metal foil tape to reduce air infiltration



The gap surrounding the gas piping should be sealed to prevent air intrusion



## Kitchen and Nook

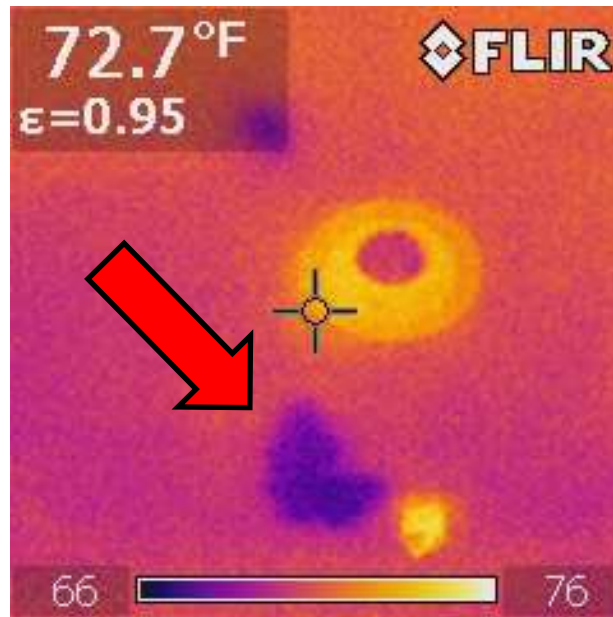
**Location:** Floor 1

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.

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### General Room Condition

- Visibility: Rooms are occupied
- Structural Movement: No visible evidence of substantive structural movement
- Moisture Intrusion: - There is evidence of an active leak from the ceiling area of the Nook. This moisture is **LIKELY** related to the shower door issue as noted in the Master Bedroom section
- Walls: Satisfactory
- Ceiling: Satisfactory
- Flooring: Satisfactory
- Cabinets: Satisfactory
- Scribe molding should be installed at the side of the cabinets and cabinet panels where adjacent to the walls
- The second drawer down at the island needs adjustment as it rubs on the adjacent drawer
- Countertops: Satisfactory



Evidence of moisture

---

### Electrical

- Switches/Lights: All visible tested
- The light located above the sink appears to be inoperative
- Outlets: All visible and accessible outlets were tested for proper polarity and grounding
- Kitchen outlets tested for proper GFCI protection
- The wall switch for the disposal should be replaced with a GFCI protected outlet as an air switch is installed for the disposal. This wall switch is redundant

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## Appliances

Dishwasher: - The dishwasher is inoperative; Miele error F14  
Dishwasher drainage: High loop  
Cooktop: Tested all burners  
Oven: Tested  
Microwave (door): The door of the microwave was tested for operation  
Ventilation: Tested  
Refrigerator: The refrigerator appears to be operative

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## 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

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## Doors/Millwork

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

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## Plumbing

Overall functional flow: Appears adequate  
Sink: No visible defects or leakage identified  
Garbage disposal: Tested for proper operation

## 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.

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### 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

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### Electrical

Switches/Lights: All visible tested  
Outlets: - Unable to test the electrical outlet as the mirror obstructs access to the outlet  
*Bathroom outlets not tested for proper GFCI protection*

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### Heating and Venting

Source: Adjacent spaces  
Air Flow/ Heat Gain: Appears to be satisfactory  
Mechanical ventilation: Tested the operation of the fan motor

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### Doors/Millwork

Operation/latching: Tested for proper operation and latching  
Door condition: Satisfactory  
Millwork condition: Satisfactory  
Bath Hardware: - The toilet paper holder is not properly secured

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### Plumbing

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

## Floor 1 Bedroom Suite

### Location: Floor 1

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

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#### 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

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#### Electrical

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

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#### Heating and Venting

Source:	Forced air register
Air Flow/ Heat Gain:	Appears to be satisfactory
Mechanical ventilation:	Tested the operation of the fan motor <i>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</i>

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#### Windows

Glazing:	No visible defects
Operation:	- The window needs adjustment as it is very difficult to operate
Egress:	Appears to provide reasonable emergency egress
Screen:	No

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#### Doors/Millwork

Operation/latching:	- The bedroom door needs adjustment as the lower area of the door rubs on the jamb. Minor settlement or changing humidity will result in the door binding on the jamb
Door condition:	Satisfactory
Millwork condition:	- The base shoe in the bedroom is not caulked or painted
Bath Hardware:	- The towel ring is not installed - The toilet paper holder is not properly secured

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## Plumbing

Overall functional flow: Appears adequate

Sink(s): - The sink drain should be adjusted to center so that the black seal is not visible

Shower: No visible defects or leakage identified

Shower Door: - The shower door/seals need adjustment as the seals to not close the gaps from pan to top of door as designed

*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*

## 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.

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### 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  
- The fire suppression system heads are not installed throughout the home  
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*

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### 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*  
- The doorbell transform installation at the coat closet is incomplete. The doorbell system is inoperative  
Smoke detector: Yes  
- The construction sock should be removed from the floor 2 detector  
CO Detectors: Yes, as per RCW 19.27.530  
*- RCW 19.27.530 Carbon monoxide ... for any owner-occupied single-family residence that is sold on or after July 26, 2009, the seller must equip the residence with carbon monoxide alarms in accordance with the requirements of the state building code before the buyer or any other person may legally occupy the residence following such sale. An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units and on each level of the dwelling and in accordance with the manufacturer's recommendations.*

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### Windows

Glazing: No visible defects  
Operation: Fixed  
Screen: - Window screen should be throughout the home as is typical with new construction

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### Doors/Millwork

Operation/latching: Tested for proper operation and latching  
Door condition: - There is no base weather-stripping at the entryway door  
- A doorstop is not installed at the entryway door  
Millwork condition: - The millwork installation throughout the home is not within industry standards (especially for this price of home)



The material used for base shoe is not a ¼ round as used throughout the industry. Corners are blunt cut and not caulked



Large gaps adjacent to the stairwell barricade post



Screws visible at the stairwell barricade post. It may be possible that the builder was planning to add base shoe to this area

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## Stairwell

Graspable handrails: Satisfactory

Barricades: - Several of the balusters are not properly secured

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: - There is a substantial roll in the floor in the vicinity of the bedroom door. This appears to be related to poor workmanship  
Moisture Intrusion: No visible evidence  
Walls: Satisfactory  
Ceiling: Satisfactory  
Flooring: Satisfactory  
Cabinets: - Pulls should be installed at the closet drawers  
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

---

### 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: - The bathtub is not adequately secured (rotates)  
- The diverters for the tub does not appear to function as designed. There is minimal water flow to the hand held sprayer when selected

Shower Door: The shower door is in satisfactory condition  
- There is substantial flow of water from the shower as the shower curb is tipped the wrong direction

*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

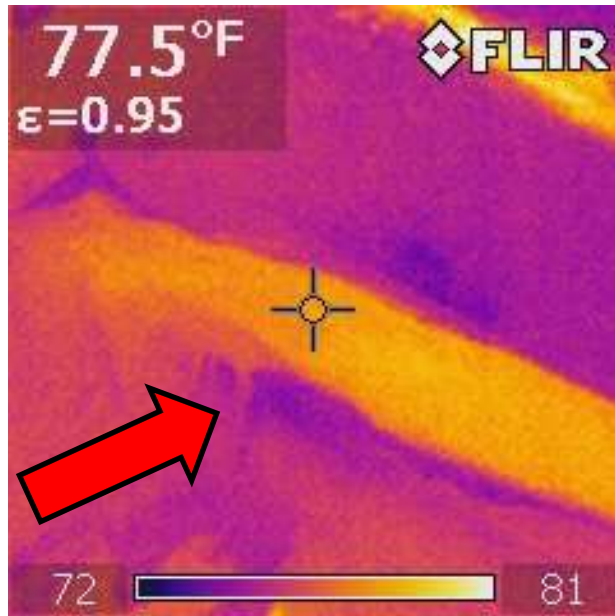
*Comment: plumbing fixture valves within the house are not tested. Some valves may leak once turned on and off or to another position*



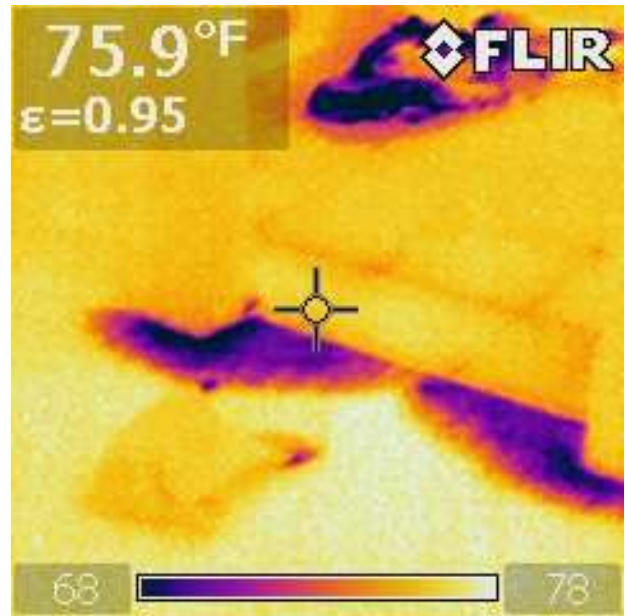
See image to right



The curb slopes towards the room



Water flow from out the shower



Water on the adjacent carpeting

## Bonus Room

**Location:** Floor 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: 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

---

### Doors/Millwork

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

# 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 vacant
- Structural Movement: No visible evidence of substantive structural movement
- Moisture Intrusion: No visible evidence
  - Walls: Satisfactory
  - Ceiling: Satisfactory
  - Flooring: Satisfactory
  - Cabinets: Satisfactory
- Countertops: - The countertop appears to be over cut as there is a large horizontal surface of the sink exposed. There are large gaps at the caulking



Large gaps at the corners of the sink

---

## Electrical

- Switches/Lights: All visible tested
- Outlets: All visible and accessible outlets were tested for proper polarity and grounding
  - Utility room 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
- Dryer venting: To the exterior where visible
  - Maintenance tip: Dryer vents should be kept clean of lint build up as they can become a fire hazard*

---

**Windows**

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

---

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

## Bedroom Suite 2 (West)

**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: No visible evidence  
Walls: Satisfactory  
Ceiling: Satisfactory  
Flooring: Satisfactory  
Cabinets: Satisfactory  
Countertops: - There are large gaps at the backslash/mirror  
Mirrors: Satisfactory



Large gaps at the backslash/mirror

---

### 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

---

## Doors/Millwork

Operation/latching: Tested for proper operation and latching  
Door condition: Satisfactory  
Millwork condition: - There are substantial gaps at the baseboards  
Bath Hardware: Satisfactory

---

## Plumbing

Overall functional flow: Appears adequate  
Sink(s): No visible defects or leakage identified  
Bathtub-Shower: - There is marginal water flow from the tub spout  
Shower Door: The shower door is in satisfactory condition  
*Comment: shower pans and shower doors within the house are not tested with a person inside, therefore actual conditions for usage are not tested*  
Toilet: No visible defects or leakage identified  
*Comment: plumbing fixture valves within the house are not tested. Some valves may leak once turned on and off or to another position*

## Bedroom Suite 3 (S.E.)

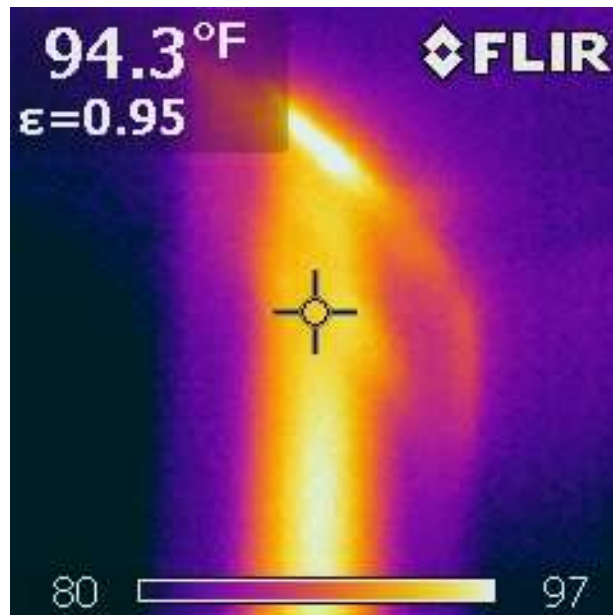
**Location:** Floor 2

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: - There are ceiling-wall cracks at the closet and entryway to the bedroom  
Moisture Intrusion: No visible evidence  
Walls: Satisfactory  
Ceiling: Satisfactory  
Flooring: Satisfactory  
Cabinets: Satisfactory  
Countertops: Satisfactory  
Mirrors: Satisfactory



The ceiling cracks appear to be related to the heat stacks located within the walls

---

### 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: - The lower section of the bathroom window is not obscured  
Operation: The windows operate as intended  
Egress: Appears to provide reasonable emergency egress  
Screen: No

---

## Doors/Millwork

Operation/latching: Tested for proper operation and latching  
Door condition: Satisfactory  
Millwork condition: - A baseboard splice is not completed in a workmanlike manner (blunt cut/open gaps)  
Bath Hardware: Satisfactory

---

## Plumbing

Overall functional flow: Appears adequate  
Sink(s): - There is no flow of cold water from the sink faucet  
Shower: No visible defects or leakage identified  
Shower Door: The shower door is in satisfactory condition  
*Comment: shower pans and shower doors within the house are not tested with a person inside, therefore actual conditions for usage are not tested*  
Toilet: No visible defects or leakage identified  
*Comment: plumbing fixture valves within the house are not tested. Some valves may leak once turned on and off or to another position*

## Bedroom Suite 4 (S.W.)

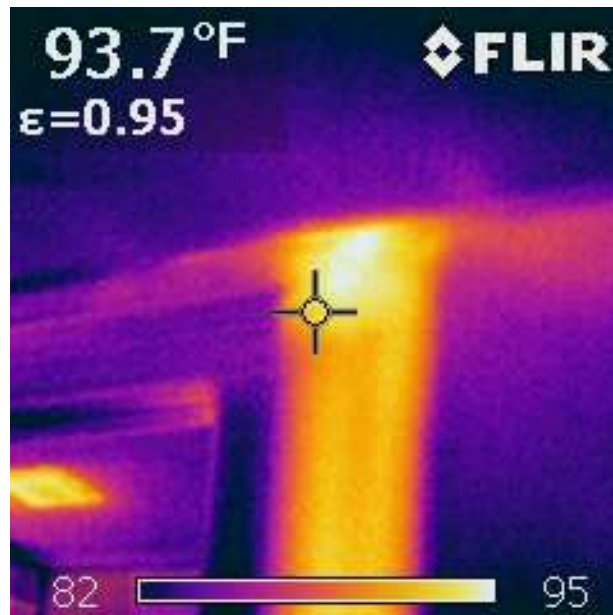
**Location:** Floor 2

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: - There are cracks at the ceiling adjacent to the bathroom door  
Moisture Intrusion: No visible evidence  
Walls: Satisfactory  
Ceiling: Satisfactory  
Flooring: Satisfactory  
Cabinets: Satisfactory  
Countertops: Satisfactory  
Mirrors: Satisfactory



The ceiling cracks appear to be related to the heat stacks located within the walls

---

### 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*  
**- There is no ventilation system in the toilet room**

---

## Windows

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

---

## Doors/Millwork

Operation/latching: **- The roller catches at the closet doors are not installed or non functional**  
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 edge of the shower tiles are not finished in a workmanlike manner**  
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*



Gaps at the shower wall tiles

## Attic

**Location:** Over main body of house

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### General

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



Attic

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### Moisture

Roof Ventilation: Appears adequate  
Moisture Intrusion: No visible evidence  
Bath fans : All vent to outside where visible

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### Structural

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

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### Insulation

Type: Blown in  
Condition: - There are numerous areas of missing or compressed insulation  
- The fire suppression system pipes are not insulated in the vicinity of the S.E. bedroom. This lack of insulation could result in freezing/broken pipes



Missing insulation



Exposed fire suppression system pipes



Missing insulation

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### Flues/Vent Stacks

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

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### Electrical

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

---

### Structural Pests

Conductive Material: No visible evidence  
Visible Evidence: No visible evidence

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**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

### Inspection Conditions (IC)

IC-CSA	Crawl Space Access
IC-IA	Inadequate Clearance

### 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

There are no structural pests identified. Conductive conditions are as noted in the report