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WSDA Control # 11137AQ-017

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Client:  
Address:

Property Description: (2) story single family home  
Estimated property age: Built 2019 per listing  
Occupancy Status: Under construction

Inspection Date: 09/10/2019  
Inspection Time: 10:45 A.M. - 1:30 P.M. +-  
Weather Conditions: Overcast, 65 deg f +-

Hergert Inspection LLC

Kevin Hergert, Member

## Table of Contents

Summary of Inspection .....	3
Electrical System .....	5
Plumbing .....	7
Water Heater .....	11
Site .....	13
Building Exterior .....	15
Crawlspace .....	19
Garage .....	22
Living Room and Dining Room .....	24
Den .....	25
Kitchen and Nook .....	26
Powder Room.....	28
Floor 1 Bedroom Suite.....	29
Hallways .....	31
Master Bedroom Suite .....	32
Bedroom 2 Suite .....	34
Bedrooms 3, 4 and 5 (bonus room).....	36
Main Bathroom .....	38
Laundry Room .....	40
Attic.....	42
Structural Pest Inspection Diagram .....	44

## 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

### Water Heater

### Site

- The grade at the South side of the garage should be adjusted so the water flows into the storm drain pipe (near the electric meter)
- There is a possible location at the South side yard just East of the rear of the home that is not properly graded for proper drainage. Recommend continue to monitor and correct as needed
- The metal fence posts should be removed from the East area of the rear yard

### Building Exterior

- The door threshold covers should be removed where installed and the threshold surfaces touched up where needed
- All nails protruding from the siding should be removed and the siding/paint touched up as needed
- The lower roofs and gutters should be cleaned of construction debris
- A temporary metal anchoring part is attached to the roof. This item should be removed and the roof caulked as needed

### Crawlspace

- A cap is missing at the main plumbing waste line
- Recommend installing a screen at the foundation drainage pipe to prevent rodent entry at this location into the crawlspace

### Garage

### Living Room and Dining Room

### Den

- The window is difficult to open (adjust block at top frame ?)
- A hinge is missing at the stationary section of the door. The hinge locations do not line up

### Kitchen and Nook

- There is evidence of an active leak from the ceiling area of the Kitchen. The leak appears to be related to the drain lines of the tub in the Master bathroom
- The face plate of the lower left drawer to the left of the range is damaged as it was mis-drilled
- A cabinet pull is missing at the butler’s pantry
- The cabinet trims should be filled where applicable
- The dishwasher is not secured in place and the lower trim panel is not installed
- The heat register grills are not properly installed
- A window pane at the Nook appears to be scratched
- The latch for the sliding glass door is not installed. The door is difficult to operate
- The lower shelf is not installed at the pantry
- The pot holder is out of level and/or bent

### Powder Room

### Floor 1 Bedroom Suite

- The bathroom light fixture is not level and (1) bulb is missing or inoperative
- The construction sock should be removed from the smoke detector and the detector secured to the ceiling
- The toe kick heat register is not installed at the bathroom
- The exterior door strikes the jamb when closing. The deadbolt strike plate is missing

### Hallways

- The return air grill is not installed at floor 1
- The entryway light (rotation) should be square to the home
- The doorbell appears to be inoperative
- The deadbolt at the front door does not operate smoothly as typically designed
- The weather-stripping is not installed at the front door

### Master Bedroom Suite

- The attic access panel should be re-installed
- A floor tile is chipped at the entryway to the bathroom
- There is a depression in the flooring/pad in the vicinity of the bedroom door
- The construction sock should be removed from the smoke detector
- Heat floor registers are not installed
- The South facing window is difficult to open (adjust block at the top frame ?)
- The stationary section of the bedroom door does not latch
- Base shoe should be added at the toe kick at the cabinets
- The water flow at the left sink appears to be low
- The drain stop is not connected at the right sink
- There is leakage at the connection of the hand held shower sprayer

### Bedroom 2 Suite

- The heat register grill at the bathroom should be set flush to the floor. The bedroom register is not installed
- The closet doors are not installed

### Bedrooms 3, 4 and 5 (bonus room)

- (1) heat register does not fit the opening at the Bonus room
- The window in the East facing bedroom is difficult to open (adjust the block at top frame ?)
- A hinge is missing at the stationary section of the Bonus room door. The hinge locations do not line up

### Main Bathroom

- Verify that the countertop markings for the center lines of the sinks can be removed
- An electrical outlet is not located adjacent to the right sink as would typically be required. Recommend verification of local code requirements

### Laundry Room

- The floor register should be set flush to the tile floor

### Attic

# Electrical System

## Service

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

## 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  
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.*

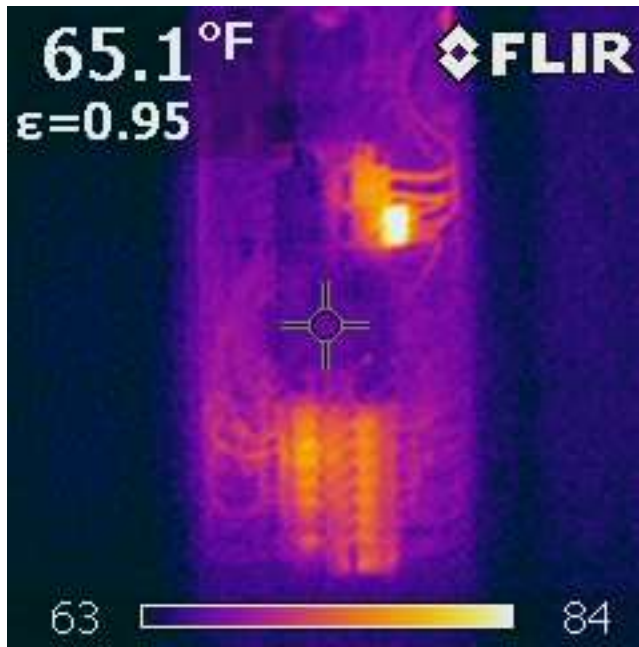
Circuit breaker legend: Appears proper and complete. Individual circuit breakers are not tested



Electrical panel



Electric service permit tag



No evidence of overheating

# Plumbing

## Domestic Water

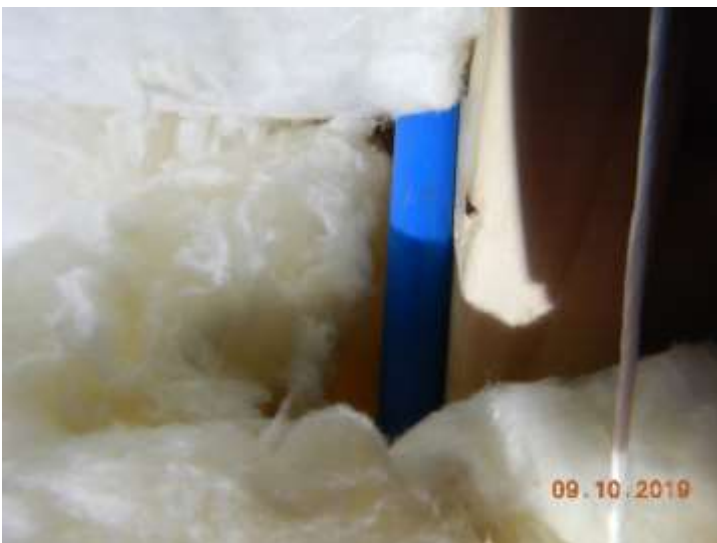
- Supply: Public water per listing; not included in this inspection
- Supply Pipe: Plastic pipe where visible
- House Piping: CPVC pipe where visible
- Main Water Shut off: @ entry closet
- Measured water pressure: 81 P.S.I. Water pressure is adequate and not excessive



Domestic water shut off



Fire suppression system



Domestic water supply pipe



Water pressure is adequate and not excessive

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**Sanitary Sewer**

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

House Piping: ABS where visible



# Heating System

## Furnace

Location: Garage  
Make/ Model: Trane  
Fuel Type: Natural gas  
BTUH Input: 120,000  
BTUH Output: 115,000  
Efficiency Rating: High-efficiency

## Useful Life

Est. Useful Life new: 25 years  
Est. age of furnace: < 1 year based on the age of construction of the home  
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*



Furnace



A/c compressor tag

## Operation

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



Furnace filter location

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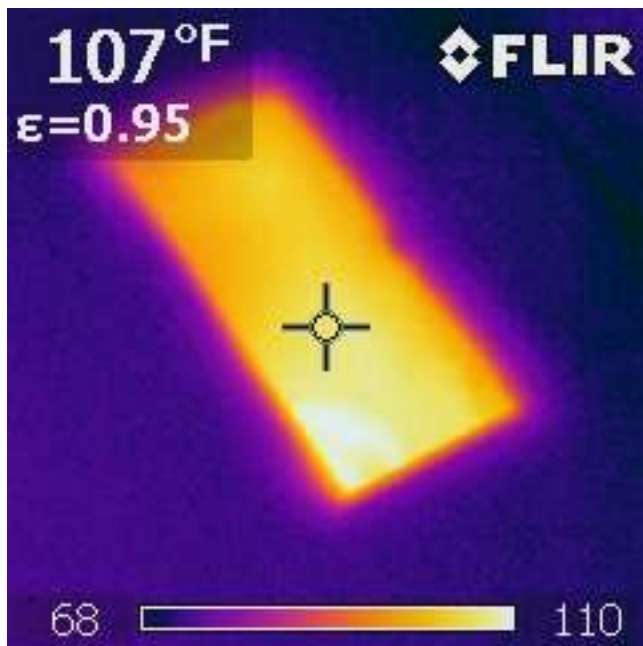
### Flue/ Gas Piping

Flue condition: Satisfactory  
Flue clearances: Satisfactory

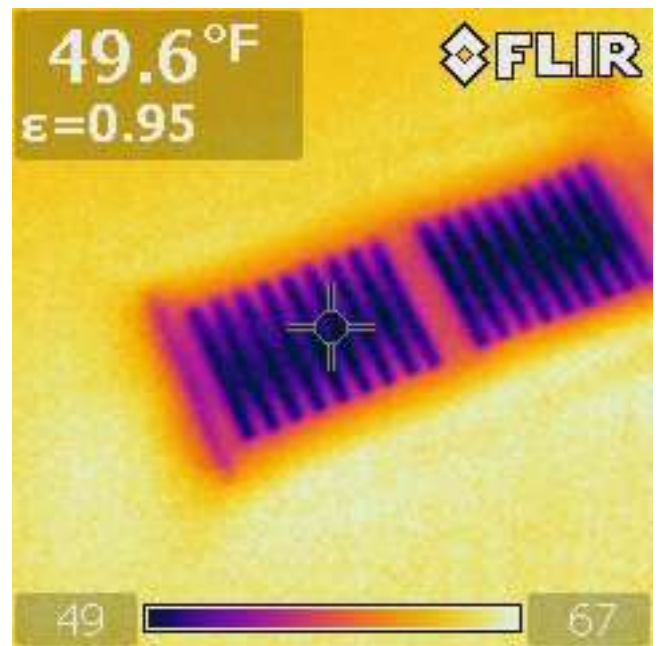
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### Heat Gain

Rating: 35-65 deg F  
@ return air: 70 deg F  
@ nearest register: 110 deg F  
Heat Gain: 40 deg F. Heat gain is within specifications of the furnace



Heating mode



Cooling mode

# Water Heater

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## Water Heater

Location: Garage  
Manufacturer: Rinnai  
Fuel Type: Natural gas  
Capacity: Tankless



Water Heater

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## Useful Life

Est. Useful Life new: 20 years  
Est. age of heater: < 1 year based on the age of construction of the home

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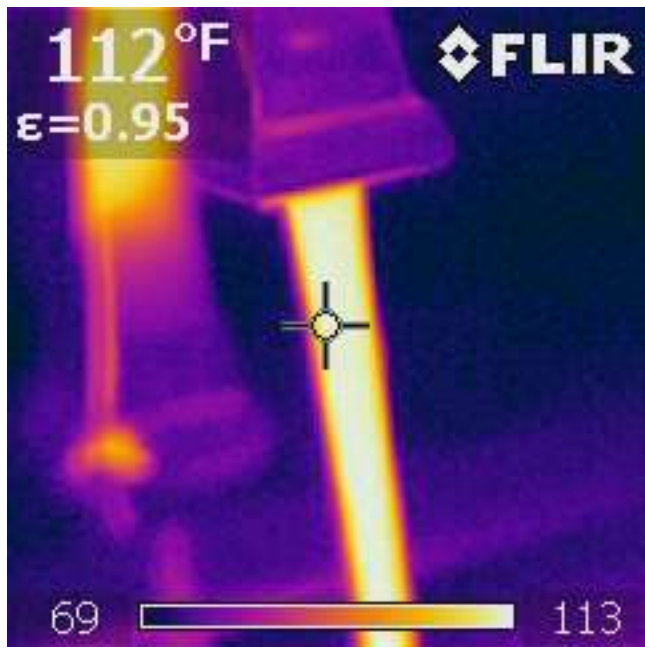
## Gas venting and Plumbing

Flue secure: Inspected  
Clearances: As required where visible  
Water connection: Inspected

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## Safety

TPR valve: As per required  
Safe water temperature: 120 deg F per industry standards  
Measured temperature: 113 deg F



Hot water temperature

# Site

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## Site

Grade at structure: - The grade at the South side of the garage should be adjusted so the water flows into the storm drain pipe (near the electric meter)  
- There is a possible location at the South side yard just East of the rear of the home that is not properly graded for proper drainage. Recommend continue to monitor and correct as needed

Earth to wood contact: Clearance as required

Vegetation contact: Negligible

Roof drain discharge: Underground discharge



Reverse grade (ground slopes towards the house)  
(WDO conducive condition)



Possible area of standing water

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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

---

## 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

Irrigation System: None visible

Other: - The metal fence posts should be removed from the East area of the rear yard



Metal posts at the rear yard

## Building Exterior

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### General Condition

- Structural Movement: No visible evidence of substantive movement
- Exterior doors: Satisfactory  
- The door threshold covers should be removed where installed and the threshold surfaces touched up where needed
- Windows (ext. cladding): Satisfactory



Threshold cover



Threshold needing touch up

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### Siding and Vents

- Type: Fiber cement board
- Condition: Overall satisfactory  
- All nails protruding from the siding should be removed and the siding/paint touched up as needed
- Window/Door Flashing: Satisfactory
- Paint and caulking: Satisfactory
- Exterior vents: Satisfactory



Nail protruding (typical)

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## Roof

Estimated Pitch: 4:12

Material: Composition

Layers: 1+

How Inspected: From floor 2, the street, rear yard, and a drone

Roof access condition: Roof was not traversed as traversing the roof is deemed unsafe by the inspector

Condition: Overall satisfactory

- The lower roofs and gutters should be cleaned of construction debris

- A temporary metal anchoring part is attached to the roof. This item should be removed and the roof caulked as needed

Ventilation: Eave and ridge vent

Plumbing Vents: Satisfactory

Flues: Satisfactory

Flashing: Satisfactory





Debris on the lower roof



Debris on the lower roof and gutters



Metal anchor left on the roof



Rear roof



Roof (typical)



Roof (typical)

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**Gutters/ Downspouts**

Type: Continuous metal  
Condition: Satisfactory

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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

# 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 Intrusion

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

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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 of substantive movement

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## Insulation

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

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## Plumbing

Waste lines: - A cap is missing at the main plumbing waste line  
Domestic water lines: Satisfactory  
Valves/ Other: None located



Missing cap



Waste line with missing cap

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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

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

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### Nuisance Pests

Visible Evidence: No visible evidence  
- Recommend installing a screen at the foundation drainage pipe to prevent rodent entry at this location into the crawlspace  
*Tip: Rodents are a common problem in crawlspaces. Recommend a proactive approach by setting rodent traps*



The crawlspace drain pipe should be tightly screened to prevent rodent intrusion

# 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: Satisfactory  
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: Located in front of the mechanical equipment as required  
Fire separation: There appears to be reasonable 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: 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

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## Exterior Doors

Operation/latching: Tested for proper operation and latching  
Door condition: The door operates as intended

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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

# 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.

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## 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 dining room outlets are GFCI protected by the Kitchen circuit*  
*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 substantive visible defects

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## Doors/Millwork

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

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# Den

## Location: Floor 1

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

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### 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: Appears to be satisfactory

---

### Windows

Glazing: No visible defects  
Operation: - *The window is difficult to open (adjust block at top frame ?)*  
Screen: No substantive visible defects

---

### Doors/Millwork

Operation/latching: Tested for proper operation and latching  
Door condition: - *A hinge is missing at the stationary section of the door. The hinge locations do not line up*  
- *See the comment in the Bonus room section*  
Millwork condition: Satisfactory

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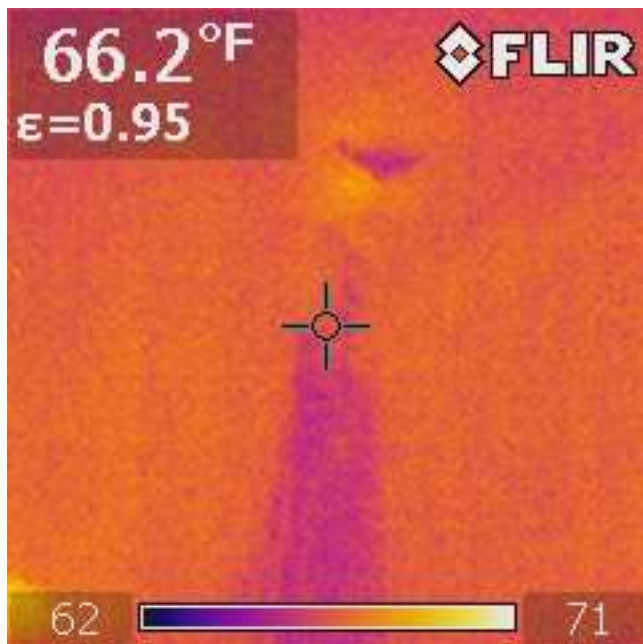
# Kitchen and Nook

**Location:** Floor 1

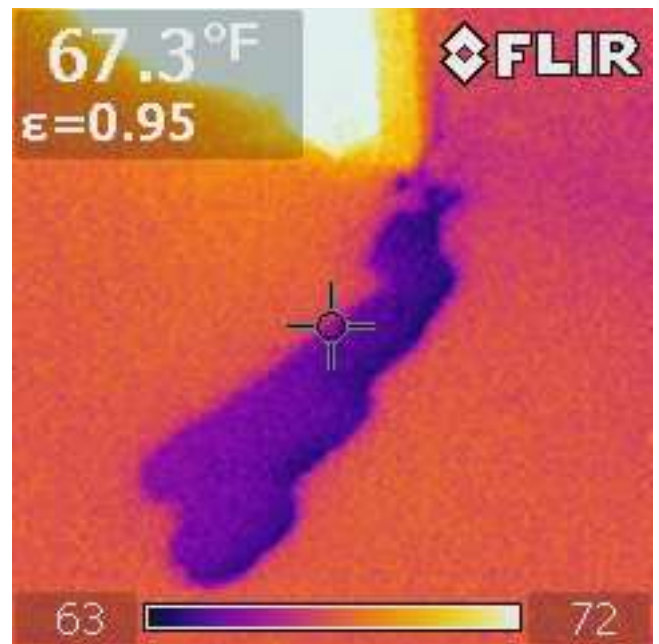
All components of the Kitchen are tested for proper function and condition as related to the age and overall condition of the home. Personal belongings are not moved during the inspection; therefore all areas and components may not be visible or tested.

## General Room Condition

- Visibility: Rooms are vacant
- Structural Movement: No visible evidence of substantive structural movement
- Moisture Intrusion: - There is evidence of an active leak from the ceiling area of the Kitchen. The leak appears to be related to the drain lines of the tub in the Master bathroom
- Walls: Satisfactory
- Ceiling: Satisfactory
- Flooring: Satisfactory
- Cabinets: - The face plate of the lower left drawer to the left of the range is damaged as it was mis-drilled  
- A cabinet pull is missing at the butler's pantry  
- The cabinet trims should be filled where applicable
- Countertops: Satisfactory



Moisture intrusion at the ceiling



Water on the floor from the ceiling leakage

## 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 dishwasher is not secured in place and the lower trim panel is not installed
- Dishwasher drainage: Sink area air gap
- Cooktop: Tested all burners
- Oven: Tested. Not all functions and settings are tested
- Microwave (door): The door of the microwave was tested for operation
- Ventilation: Tested
- Refrigerator: The refrigerator appears to be operative. Not all functions and settings are tested

---

## Heating

- Source: Forced air register  
- The heat register grills are not properly installed
- Air Flow/ Heat Gain: Appears to be satisfactory

---

## Windows

- Glazing: - A window pane at the Nook appears to be scratched
- Operation: The windows operate as intended
- Screen: No substantive visible defects

---

## Doors/Millwork

- Operation/latching: - The latch for the sliding glass door is not installed. The door is difficult to operate
- Door condition: Satisfactory
- Millwork condition: - The lower shelf is not installed at the pantry

---

## Plumbing

- Overall functional flow: Appears adequate
- Sink: No visible defects or leakage identified
- Garbage disposal: Tested for proper operation  
- The pot holder is out of level and/or bent

# Powder Room

**Location:** Floor 1

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

---

## General Room Condition

Visibility: Room is 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: 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

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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.

---

### 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  
- The bathroom light fixture is not level and (1) bulb is missing or inoperative  
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: - The construction sock should be removed from the smoke detector and the detector secured to the ceiling

---

### Heating and Venting

Source: Forced air register  
- The toe kick heat register is not installed at the bathroom  
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*

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### Windows

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

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### Doors/Millwork

Operation/latching: - The exterior door strikes the jamb when closing. The deadbolt strike plate is missing  
Door condition: Satisfactory  
Millwork condition: Satisfactory  
Bath Hardware: Satisfactory

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**Plumbing**

Overall functional flow: Appears adequate

Sink(s): No visible defects or leakage identified

Shower: No visible defects or leakage identified

Shower Door: The shower door is in satisfactory condition

*Comment: shower pans and shower doors within the house are not tested with a person inside, therefore actual conditions for usage are not tested*

Toilet: No visible defects or leakage identified

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

## 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 vacant  
Structural Movement: No visible evidence of substantive structural movement  
Moisture Intrusion: No visible evidence  
Walls: Satisfactory  
- The return air grill is not installed at floor 1  
Ceiling: Satisfactory  
Flooring: Satisfactory

---

#### Electrical

Switches/Lights: All visible tested  
- The entryway light (rotation) should be square to the home  
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: - The doorbell appears to be inoperative  
Smoke detector: Yes, tested at floor 2  
CO Detectors: Yes, as per RCW 19.27.530  
*- RCW 19.27.530 Carbon monoxide ... for any owner-occupied single-family residence that is sold on or after July 26, 2009, the seller must equip the residence with carbon monoxide alarms in accordance with the requirements of the state building code before the buyer or any other person may legally occupy the residence following such sale. An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units and on each level of the dwelling and in accordance with the manufacturer's recommendations.*

---

#### Windows

Glazing: No visible defects  
Operation: Fixed

---

#### Doors/Millwork

Operation/latching: Tested for proper operation and latching  
- The deadbolt at the front door does not operate smoothly as typically designed  
Door condition: - The weather-stripping is not installed at the front door  
Millwork condition: Satisfactory

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#### 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 vacant
- Structural Movement: No visible evidence of substantive structural movement
- Moisture Intrusion: No visible evidence
  - Walls: Satisfactory
  - Ceiling: Satisfactory
    - The attic access panel should be re-installed
- Flooring:
  - A floor tile is chipped at the entryway to the bathroom
  - There is a depression in the flooring/pad in the vicinity of the bedroom door
- Cabinets: Satisfactory
- Countertops: Satisfactory
- Mirrors: Satisfactory



Chipped floor tile



Depression at the flooring/pad

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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 bedroom electrical outlets may be controlled by a wall switch*
  - Bathroom outlets tested for proper GFCI protection
- Smoke detector: - The construction sock should be removed from the smoke detector



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## Heating and Venting

- Source: Forced air register  
- Heat floor registers are not installed
- 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 South facing window is difficult to open (adjust block at the top frame ?)
- Egress: Appears to provide reasonable emergency egress
- Screen: No substantive visible defects

---

## Doors/Millwork

- Operation/latching: - The stationary section of the bedroom door does not latch
- Door condition: Satisfactory
- Millwork condition: - Base shoe should be added at the toe kick at the cabinets
- Bath Hardware: Satisfactory

---

## Plumbing

- Overall functional flow: Appears adequate
- Sink(s): - The water flow at the left sink appears to be low  
- The drain stop is not connected at the right sink
- Bathtub-Shower: - There is leakage at the connection of the hand held shower sprayer  
- *See the comment in the Kitchen section*
- Shower Door: The shower door is in satisfactory condition  
*Comment: shower pans and shower doors within the house are not tested with a person inside, therefore actual conditions for usage are not tested*
- Toilet: No visible defects or leakage identified  
*Comment: plumbing fixture valves within the house are not tested. Some valves may leak once turned on and off or to another position*

## Bedroom 2 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: No visible evidence  
Walls: Satisfactory  
Ceiling: Satisfactory  
Flooring: Satisfactory  
Cabinets: Satisfactory  
Countertops: Satisfactory  
Mirrors: Satisfactory

---

### Electrical

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

---

### Heating and Venting

Source: Forced air register  
- The heat register grill at the bathroom should be set flush to the floor. The bedroom register is not installed  
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  
Door condition: - The closet doors are not installed  
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*

## Bedrooms 3, 4 and 5 (bonus room)

**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 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  
Smoke detector: Yes

---

### Heating and Venting

Source: Forced air register  
- (1) heat register does not fit the opening at the Bonus room  
Air Flow/ Heat Gain: Appears to be satisfactory

---

### Windows

Glazing: No visible defects  
Operation: - The window in the East facing bedroom is difficult to open (adjust the block at top frame ?)  
Egress: Appears to provide reasonable emergency egress  
Screen: No substantive visible defects

---

### Doors/Millwork

Operation/latching: Tested for proper operation and latching  
Door condition: - A hinge is missing at the stationary section of the Bonus room door. The hinge locations do not line up  
Millwork condition: Satisfactory



Hinge locations do not line up

## Main Bathroom

**Location:** Floor 2

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

---

### General Room Condition

Visibility: Room is vacant  
Structural Movement: No visible evidence of substantive structural movement  
Moisture Intrusion: No visible evidence  
Walls: Satisfactory  
Ceiling: Satisfactory  
Flooring: Satisfactory  
Cabinets: Satisfactory  
Countertops: - Verify that the countertop markings for the center lines of the sinks can be removed  
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  
- An electrical outlet is not located adjacent to the right sink as would typically be required.  
Recommend verification of local code requirements

---

### Heating and Venting

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

---

### Windows

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

---

### Doors/Millwork

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

---

**Plumbing**

Overall functional flow: Appears adequate

Sink(s): No visible defects or leakage identified

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

Toilet: No visible defects or leakage identified

# 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: Satisfactory

---

## Electrical

Switches/Lights: All visible tested  
Outlets: All visible and accessible outlets were tested for proper polarity and grounding  
Laundry room outlets tested for proper GFCI protection where recommended

---

## Heating and Venting

Source: Forced air register  
- The floor register should be set flush to the tile floor  
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 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



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**Laundry Machines**

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

Clothes dryer: - *A clothes dryer is not installed*

## Attic

**Location:** Over main body of house

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### 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

---

### Structural

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

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### Insulation

Type: Blown in  
Condition: Satisfactory

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### Flues/Vent Stacks

Plumbing Stacks: All vented to exterior  
Gas Flues: Satisfactory

---

**Electrical**

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

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**Structural Pests**

Conducive 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

## Conducive Conditions (CC)

CC-BG	Bare Ground
CC-CD	Conducive 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

The plumbing leak in into the Kitchen is a wdo conducive conditon