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Kevin @ Hergert.com
Wa. Home Inspector 619
WSDA Inspector 79988
WSDA Control # 11168Q-014

Client:
Address:

Property Description:	Upper level condominium
Estimated property age:	Built 1995 per info on web
Occupancy Status:	Vacant
Inspection Date:	10/12/2019
Inspection Time:	2:00 P.M. - 3:30 P.M. +-
Weather Conditions:	Overcast, 60 deg f +-

Hergert Inspection LLC

Kevin Hergert, Member

Table of Contents

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*

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Electrical System

Plumbing

- The water distribution pipes within the home are polybutylene. The system is a manifold system with individual supply shut off valves at the manifold. This type of piping is a known defect
- https://www.polybutylene.com/poly.html
- https://www.washingtonpost.com/archive/realestate/2001/07/28 /pipe-paradox-is-polybutylene-worth-risk/1fd8f8fe-de80-49ed-af6a-3d988f8c2a8e/
- Source Wa post; "There is yet another, very different, type of polybutylene installation, found in houses built from 1989 to 1996. It's called a manifold system. In such a system, there's a central station for all the beginning points of every plumbing endpoint. In other words, wherever water is used in the house, its plumbing lines start at the central distribution center. Rather than the rigid pipe used in other installations, the manifold system uses flexible piping. The central station is usually found near the water heater and mounted on a wall. From there, a flexible line runs all the way through the house to the supply point, such as a bathroom vanity. These systems often used polybutylene, though that ended with the suspension of all polybutylene use. Manifold systems can be used with other types of plastic piping. Because manifold systems use flexible pipes, there are almost no joints along the way -- and the joints are where polybutylene commonly leaks. The junctions of the piping also are visible at either the supply end or the manifold and can be monitored for problems. This is a major improvement over the old system, but beware: Joints have been found in this system where lines cannot bend "
- Leak detection systems: https://www.statefarm.com/simple-insights/residence/water-leak-detection

Water Heater

- *The age of the water heater is 5 years. The remaining anticipated useful life expectancy is 7 years*

Site (@ unit)

Building Exterior (@ unit)

- The gutters should be cleaned of debris. The HOA should be advised of this condition

Garage

- The emergency access key should be provided for the garage door opener so that the door can be opened in the event of a power failure or failure of the garage door opener. The key is needed to pull the mechanism that releases the garage door from the opener

Living Room, Dining Room, and Den

- (2) window seals are failed at the Den resulting in condensation between the glass (fogging)
- At least (4) window seals are failed at the Living room and Dining room resulting in condensation between the glass (fogging)

Kitchen

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

- Tip over restraints are not installed at the range. A bracket is typically installed to secure a rear leg of the range to prevent rotation if excessive downward pressure is applied to the door

Hallways

Laundry Closet

Master Bedroom Suite

- Seller: Explain why PEX pipe was spliced onto the ends of the polybutylene supply pipes for the sink. This also pertains to the Main bathroom

Bedroom 2

- A window seal is failed resulting in condensation between the glass (fogging)

Main Bathroom

Attic

Electrical System

Service

Type:	Underground
Condition:	Satisfactory
Meter Location:	Front of building

Panel

Location:	Bedroom
Manufacturer:	Square D
Type:	Dual bus bar
Panel Rating:	125 AMP
Main Disconnect:	125 AMP
Serv. wire Size/ Rating:	Estimated 125 AMP
Sub-panel:	Yes
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
Circuit breaker legend:	Appears proper and complete. Individual circuit breakers are not tested
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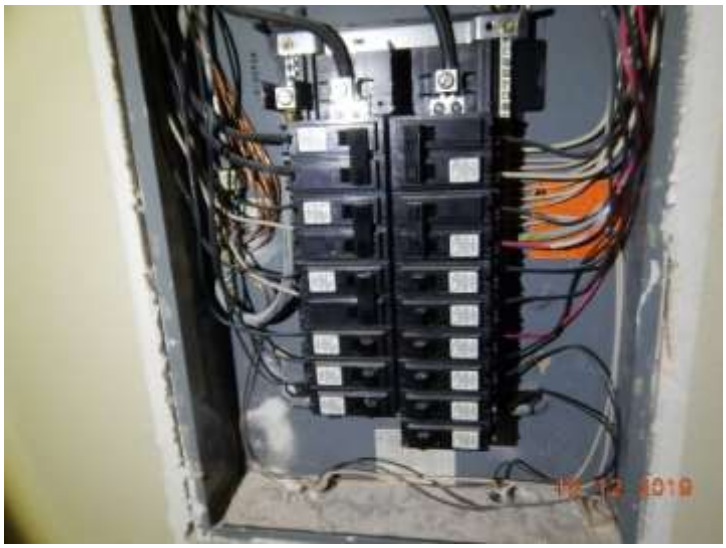
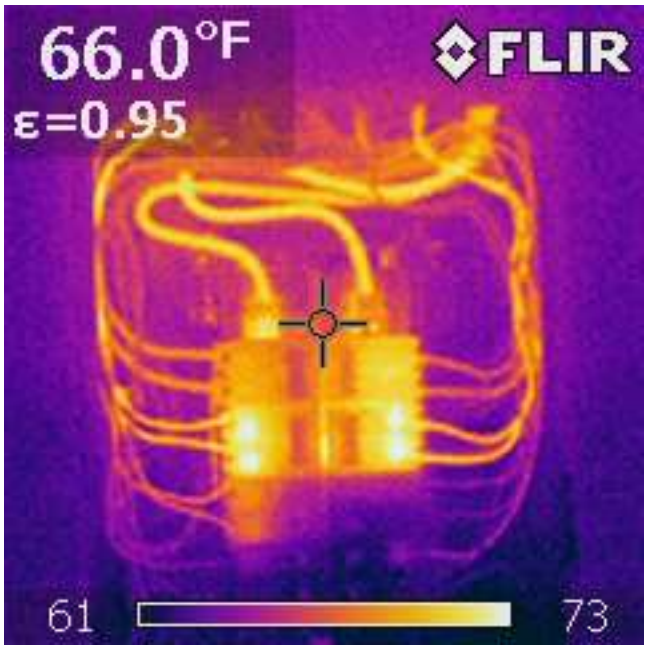


Electrical panel

Electrical system disconnect



No evidence of overheating

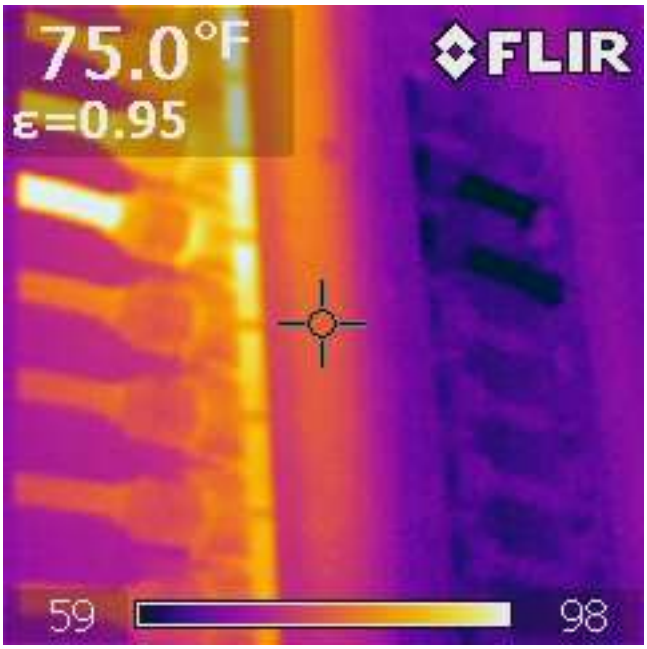
Domestic Water

Supply:	Public water per listing; not included in this inspection
Supply Pipe:	Not visible
House Piping:	Polybutylene pipe where visible - The water distribution pipes within the home are polybutylene. The system is a manifold system with individual supply shut off valves at the manifold. This type of piping is a known defect - https://www.polybutylene.com/poly.html - https://www.washingtonpost.com/archive/realestate/2001/07/28 /pipe-paradox-is-polybutylene-worth-risk/1fd8f8fe-de80-49ed-af6a-3d988f8c2a8e/ - Source Wa post; “There is yet another, very different, type of polybutylene installation, found in houses built from 1989 to 1996. It's called a manifold system. In such a system, there's a central station for all the beginning points of every plumbing endpoint. In other words, wherever water is used in the house, its plumbing lines start at the central distribution center. Rather than the rigid pipe used in other installations, the manifold system uses flexible piping. The central station is usually found near the water heater and mounted on a wall. From there, a flexible line runs all the way through the house to the supply point, such as a bathroom vanity. These systems often used polybutylene, though that ended with the suspension of all polybutylene use. Manifold systems can be used with other types of plastic piping. Because manifold systems use flexible pipes, there are almost no joints along the way -- and the joints are where polybutylene commonly leaks. The junctions of the piping also are visible at either the supply end or the manifold and can be monitored for problems. This is a major improvement over the old system, but beware: Joints have been found in this system where lines cannot bend “ - Leak detection systems: https://www.statefarm.com/simple-insights/residence/water-leak-detection
Main Water Shut off:	@ laundry room
Measured water pressure:	P.S.I. Water pressure is adequate and not excessive

Domestic water shut off

Domestic water distribution pipes

Domestic water supply pipe



Water pressure is adequate and not excessive

Sanitary Sewer

Discharge: Public sewer; not included in the inspection

House Piping: Not visible

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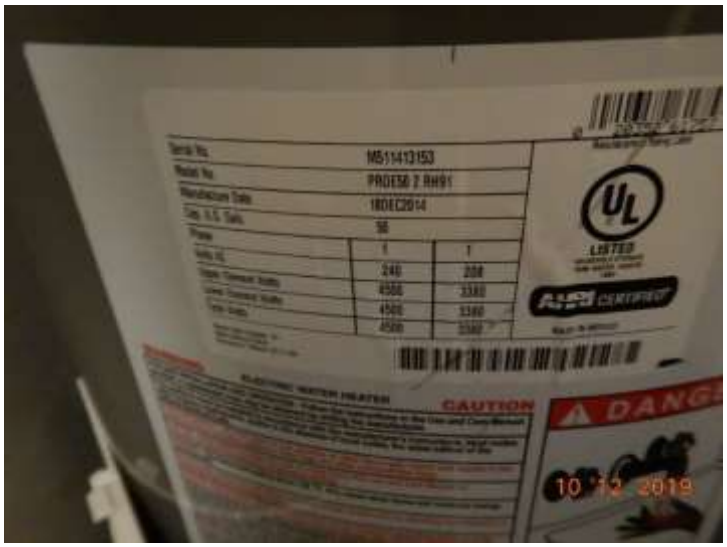
Water Heater

Location:	Laundry room
Manufacturer:	Rheem
Fuel Type:	Electric
Capacity:	50 gallon

Water Heater



Data plate

Useful Life

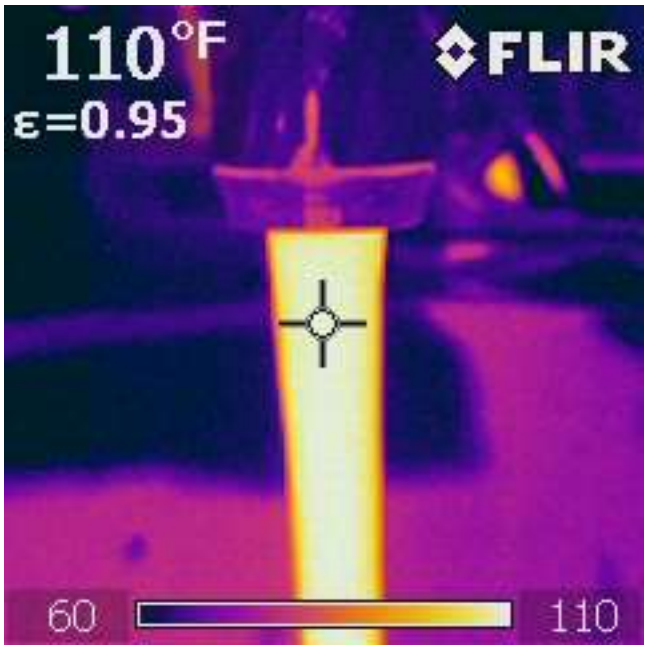
Est. Useful Life new:	12 years
Serial number/year:	2014
Est. age of heater:	5 years based on the serial number
Est. remaining life:	*- The age of the water heater is 5 years. The remaining anticipated useful life expectancy is 7 years*

Plumbing

Water connection:	Inspected
Expansion Tank:	Yes
Drip pan:	Installed

Safety

TPR valve:	As per required
Earthquake Straps:	Installed
Safe water temperature:	120 deg F per industry standards
Measured temperature:	110 deg F



Hot water temperature

Site (@ unit)

Site

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

Driveway

Type:	Asphalt
Condition:	Satisfactory
Trip Hazard:	None

Front walks/ steps

Type:	Concrete
Condition:	Satisfactory
Trip Hazard:	None
Handrails:	A reasonable graspable handrail is installed
Barricades:	A reasonable barricade is installed

Miscellaneous

House Identification #:	Visible
Overhead Power Lines:	No
Retaining Walls:	None that affect structure
Underground Oil Tank:	No visible evidence

General Condition

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

Siding and Vents

Type:	Vinyl
Condition:	Overall satisfactory
Window/Door Flashing:	Satisfactory
Paint and caulking:	Satisfactory
Exterior vents:	Satisfactory

Roof

Estimated Pitch:	4:12
Material:	Composition
Layers:	1+
How Inspected:	From the deck eave, 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
Ventilation:	Eave and ridge vent
Plumbing Vents:	Satisfactory
Flues:	Satisfactory
Flashing:	Satisfactory

High ridge

Chimney

Rear roof

High ridge

Gutters/ Downspouts

Type: Continuous metal

Condition: - The gutters should be cleaned of debris. The HOA should be advised of this condition

Debris in the gutters

Electrical

Switches/Lights: All visible tested

Comment: Exterior lights activated by motion and/or darkness are not tested

Outlets: None located

Decks

Structure:	Enclosed deck structure; not visible
Decking:	All weather
Condition:	Overall satisfactory
Connection to structure:	Enclosed deck structure; not visible
Trip Hazard:	None identified
Barricades:	A reasonable barricade is installed

Garage

Location: Detached

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

General Room Condition

Visibility:	Space is vacant
Structural Movement:	No visible evidence of substantive structural movement
Moisture Intrusion:	No visible evidence
Walls:	Satisfactory
Ceiling:	Satisfactory
Slab:	Satisfactory. Minor horizontal shrinkage cracks are typical and not a concern

Safety

Sources of ignition:	All 18" or more above the slab where required
Safety bollard:	Not applicable as the furnace and water heater are not located in the garage

Garage Door

Type:	Wood roll up
Door condition:	The doors are in satisfactory condition
Springs and tracks:	The springs and tracks appear to be in satisfactory condition
Garage door openers:	Yes - The emergency access key should be provided for the garage door opener so that the door can be opened in the event of a power failure or failure of the garage door opener. The key is needed to pull the mechanism that releases the garage door from the opener
Auto reverse of impact:	Reversed when reasonable force was applied
Photo cell reverse sensors:	Tested for proper operation

Cable attached to the emergency access key port

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
	.

Living Room, Dining Room, and Den

Location: Floor 3

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

General Room Condition

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

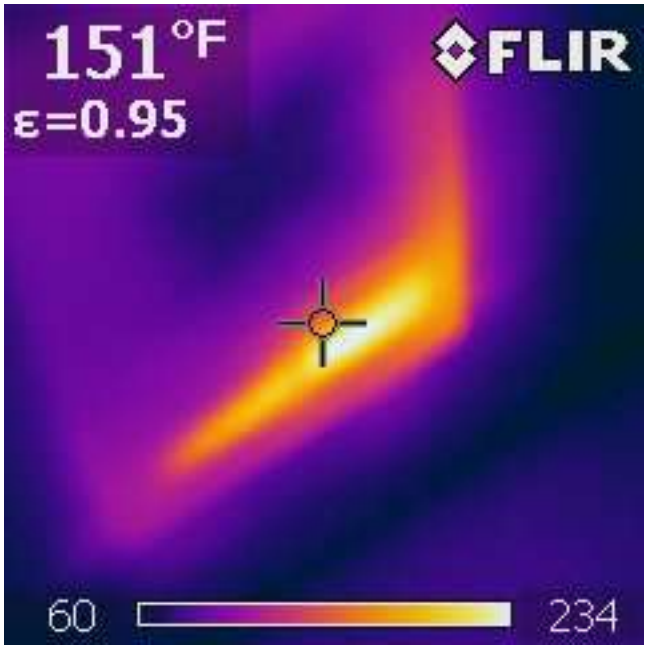
Electrical

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:	Electric wall and baseboard heaters
Air Flow/ Heat Gain:	Appears to be satisfactory



Maintain proper clearances to combustibles

Windows

Glazing:	- (2) window seals are failed at the Den resulting in condensation between the glass (fogging) - At least (4) window seals are failed at the Living room and Dining room resulting in condensation between the glass (fogging)
Operation:	The windows operate as intended
Screen:	No substantive visible defects

Doors/Millwork

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

Fireplace

Type:	Metal wood burning
Tested:	Damper
Condition:	Satisfactory where visible

Kitchen

Location: Floor 3

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

General Room Condition

Visibility:	Room is 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

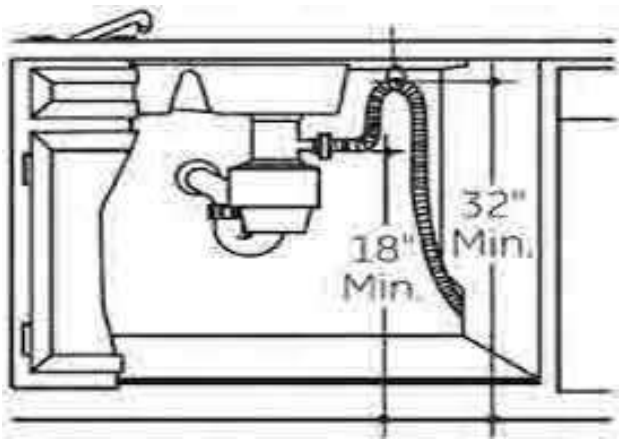
Electrical

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

Appliances

Dishwasher:	Tested a full cycle. Not all functions and settings are tested
Dishwasher drainage:	- The dishwasher drain should be secured to the underside of the countertop to prevent cross contamination of waste water with the dishwasher (high loop)
Free Standing Range:	- Tip over restraints are not installed at the range. A bracket is typically installed to secure a rear leg of the range to prevent rotation if excessive downward pressure is applied to the door
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

Dishwasher drain



Proper dishwasher high loop

Heating

Source:	Adjacent spaces
Air Flow/ Heat Gain:	Appears to be satisfactory

Doors/Millwork

Millwork condition:	Satisfactory

Plumbing

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

Hallways

Location: Floor 3

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

General Room Condition

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

General comment: Flooring covered by rugs or furniture may discolor at a different rate than uncovered flooring. Personal belongings, including rugs, are not moved during an inspection

Electrical

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

Tip: Some lights may be controlled by several light switches. As a result, the On position for a switch may not always be in the Up position

Smoke detector:	Tested
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.

Doors/Millwork

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

Laundry Closet

Location: Floor 3

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

General Room Condition

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

Electrical

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

Heating and Venting

Source:	Adjacent spaces
Air Flow/ Heat Gain:	Appears to be satisfactory
Mechanical ventilation:	Tested the operation of the fan motor
Dryer venting:	To the exterior where visible

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

Doors/Millwork

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

Laundry Machines

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

Master Bedroom Suite

Location: Floor 3

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:	Tested

Heating and Venting

Source:	Electric baseboard heater
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:	Satisfactory
Millwork condition:	Satisfactory
Bath Hardware:	Satisfactory

Plumbing

Overall functional flow:	Appears adequate
Sink(s):	No visible defects or leakage identified
	- Seller: Explain why PEX pipe was spliced onto the ends of the polybutylene supply pipes for the sink. This also pertains to the Main bathroom
Bathtub-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

Pex pipe was spliced onto the piping to the sinks

The pex pipe is dated 3/2017

Bedroom 2

Location: Floor 3

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

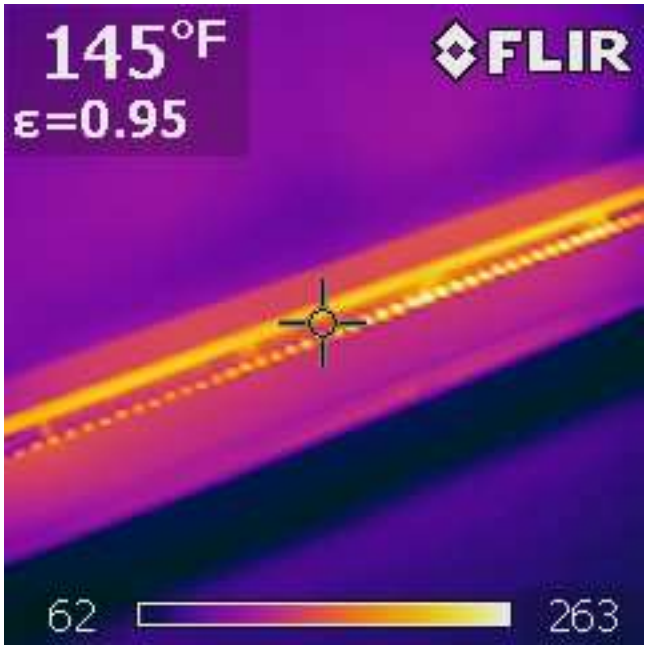
Visibility:	Room is vacant
Structural Movement:	No visible evidence of substantive structural movement
Moisture Intrusion:	No visible evidence
Walls:	Satisfactory
Ceiling:	Satisfactory
Flooring:	Satisfactory

Electrical

Switches/Lights:	All visible tested
Outlets:	All visible and accessible outlets were tested for proper polarity and grounding
Smoke detector:	Tested

Heating and Venting

Source:	Electric baseboard heater
Air Flow/ Heat Gain:	Appears to be satisfactory



Maintain proper clearances to combustibles

Windows

Glazing:	- A window seal is failed resulting in condensation between the glass (fogging)
Operation:	The windows operate as intended
Egress:	Appears to provide reasonable emergency egress
Screen:	No substantive visible defects

Doors/Millwork

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

Main Bathroom

Location: Floor 3

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

General Room Condition

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

Electrical

Switches/Lights:	All visible tested
Outlets:	All visible and accessible outlets were tested for proper polarity and grounding *Bathroom outlets tested for proper GFCI protection. This GFCI outlet controls all of the bathroom outlets within the house*

Heating and Venting

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

Doors/Millwork

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

Plumbing

Overall functional flow:	Appears adequate
Sink(s):	No visible defects or leakage identified *- See the comment in the Master Bedroom section regarding plumbing pipe splices*
Bathtub-Shower:	No visible defects or leakage identified
Toilet:	No visible defects or leakage identified

Attic

Location: Over main body of house

General

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

Attic (typical)

Evidence of prior roof sheathing repair at the Living room area. The roof appears to be “newer”

Moisture

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

Structural

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

Insulation

Type:	Blown in
Condition:	Satisfactory

Flues/Vent Stacks

Plumbing Stacks:	All vented to exterior
Gas Flues:	Satisfactory

Electrical

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

Structural Pests

Conducive Material:	No visible evidence
Visible Evidence:	No visible evidence

Nuisance Pests

Visible Evidence:	No visible evidence

Structural Pest Inspection Diagram

Wood Destroying Organisms (WDO)		Conducive Conditions (CC)	
WDO-RF	Wood rot fungus	CC-EW	Ground in contact with structure
WDO-MA	Moisture ants	CC-VC	Vegetation contact with structure
WDO-CA	Carpenter ants	CC-EM	Excessive Moisture
WDO-RF (1)		CC (1)	
WDO-RF (2)		CC (2)	
		CC (3)	

There are no structural pests or conducive conditions identified