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WSDA Inspector 79988
WSDA Control # 11168AQ-019



Client:
Address:

Property Description: Townhouse style condominium
Estimated property age: Built 1998 per listing
Occupancy Status: Vacant

Inspection Date: 10/16/2019
Inspection Time: 3:00 P.M. – 5:00 P.M. +-
Weather Conditions: Overcast, 55 deg f +-

Hergert Inspection LLC

Kevin Hergert, Member

Table of Contents

Summary of Inspection	3
Electrical System	5
Plumbing	7
Heating	9
Water Heater	11
Site	13
Building Exterior	14
Garage	18
Living Room and Dining Room	20
Kitchen	22
Powder Room.....	24
Laundry Closet.....	25
Hallways	26
Master Bedroom Suite	27
Bedrooms 2 and 3	29
Main Bathroom	30
Attic.....	31
Structural Pest Inspection Diagram	33

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

- *CPVC water pipes are not considered a known defect, however the pipe as the pipe can become brittle with age, especially the hot water pipes*

Heating

- *The age of the furnace is 19 years. The remaining anticipated useful life expectancy is 6 years*
- Recommend furnace to be cleaned, serviced, and shown to be in good working order by a qualified furnace technician. There is no tag on the furnace which indicates any prior servicing of the furnace

Water Heater

- The water heater is fully functional with no visible evidence of rusting, however is past the end of its anticipated useful life expectancy by 7 years

Site

- Ground in contact with the siding (WDO conducive condition). Recommend 4-6” separation between the ground and siding. The HOA should be advised of this condition
- Vegetation in contact with structure (WDO conducive condition). The HOA should be advised of this condition

Building Exterior

- There is evidence of wood rot at the cap located at the deck barricade. The HOA should be advised of this condition
- The gutters should be cleaned of debris. The HOA should be advised of this condition
- There is evidence of gutter spillage and/or a clogged underground drainage pipe located at the right side of the entryway. Recommend continue to monitor. The HOA should be advised of this condition as needed
- The garage area hose bib is broken within the wall of the garage

Garage

- The garage door does not auto reverse with reasonable force. Recommend adjustment to the auto reverse sensitivity setting

Living Room and Dining Room

- There is evidence of an active leak at the ceiling area of this room. The leak appears to be related to the shower in the Master bathroom above
- Most of the window seals are failed resulting in condensation between the glass (fogging)
- *The lower compartment of the fireplace is very dirty*

Kitchen

- (2) window seals are failed resulting in condensation between the glass (fogging); active sections

Powder Room

- The toilet flushing mechanism needs adjustment or replacement as the toilet water does not consistently fill the tank and shut off

Laundry Closet

- The laundry closet doors need adjustment as the upper guide comes out of the track

Hallways

- The doorbell appears to be inoperative
- Carbon monoxide detectors are not installed as per Wa.State law. A detector was not located at floors 1 and 2

Master Bedroom Suite

- A window seal is failed resulting in condensation between the glass (fogging); stationary section of the main window
- The bedroom door does not latch

Bedrooms 2 and 3

- A window seal is failed at the S.E. bedroom resulting in condensation between the glass (fogging)

Main Bathroom

- *The sink is very slow to drain*

Attic

- There is evidence of minor leakage surrounding a plumbing vent stack. The HOA should be advised of this condition

Electrical System

Service

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

Panel

Location: Bedroom
Manufacturer: Square D
Type: Dual bus bar
Panel Rating: 125 AMP
Main Disconnect: 100 AMP
Serv. wire Size/ Rating: Estimated 100 AMP
Sub-panel: Yes
Grounding: No visibility
Panel Clearance: 30" wide, 3' in front as required
Panel Cover: Satisfactory



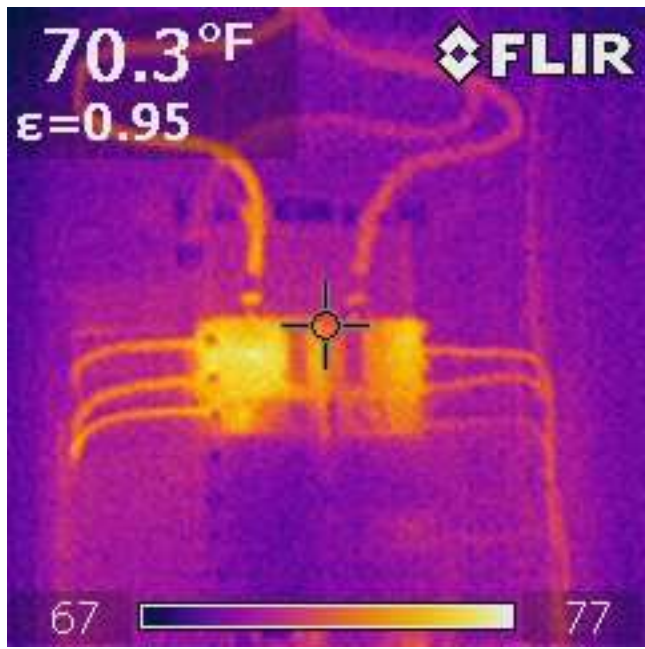
Sub panel



Main exterior disconnect

Breakers/ Wiring

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



No evidence of overheating

Plumbing

Domestic Water

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

Supply Pipe: Not visible

House Piping: CPVC pipe where visible

- CPVC water pipes are not considered a known defect, however the pipe as the pipe can become brittle with age, especially the hot water pipes

Main Water Shut off: @ garage

Measured water pressure: 55 P.S.I. Water pressure is adequate and not excessive



Domestic water shut off



Domestic water distribution pipes



Pressure reducing valve



Water pressure is adequate and not excessive

Sanitary Sewer

Discharge: Public sewer; not included in the inspection
House Piping: ABS where visible



ABS waste lines

Heating

Furnace

Location: Garage
Make/ Model: Payne
Fuel Type: Natural gas
BTUH Input: 66,000
BTUH Output: 53,000
Efficiency Rating: Mid-efficiency

Useful Life

Est. Useful Life new: 25 years
Serial number/year: 1500....
Est. age of furnace: 19 years based on the serial number
Est remaining life: *- The age of the furnace is 19 years. The remaining anticipated useful life expectancy is 6 years*
Servicing: *- Recommend furnace to be cleaned, serviced, and shown to be in good working order by a qualified furnace technician. There is no tag on the furnace which indicates any prior servicing of the furnace*
- The inspection of the heat exchanger involves dismantling of the components of the furnace and is beyond the scope of a Home Inspection



Furnace

Operation

Thermostat: Programmable @ floor 1
Disconnect: Switch on wall adjacent to the furnace
Combustion Air: Appears adequate
Filter: Located inside the furnace



Furnace filter location

Flue/ Gas Piping

Flue condition: Satisfactory

Flue clearances: Satisfactory

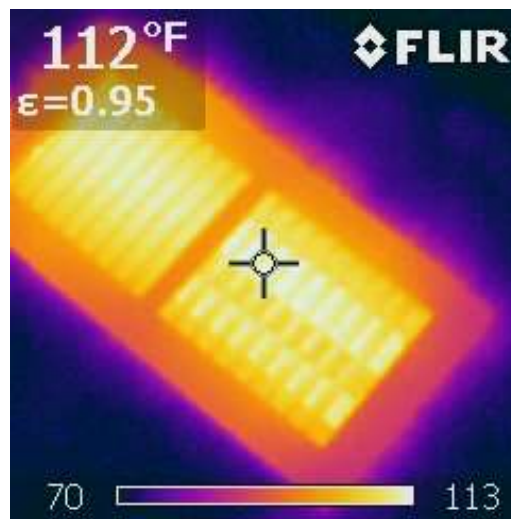
Heat Gain

Rating: 30-60 deg F

@ return air: 70 deg F

@ nearest register: 112 deg F

Heat Gain: 42 deg F. Heat gain is within specifications of the furnace



Temperature measured at a heat register

Water Heater

Water Heater

Location: Garage
Manufacturer: Rheem
Fuel Type: Natural gas
Capacity: 50 gallon



Water Heater



Data plate

Useful Life

Est. Useful Life new: 12 years
Serial number/year: Rhng 0600131813. Ansi 1998
Est. age of heater: 19 years based on the serial number
Est. remaining life: - The water heater is fully functional with no visible evidence of rusting, however is past the end of its anticipated useful life expectancy by 7 years

Gas venting and Plumbing

Flue secure: Inspected
Clearances: As required where visible
Draft Hood: Inspected
Water connection: Inspected
Expansion Tank: Yes

Safety

TPR valve: As per required
Earthquake Straps: Installed
Safe water temperature: 120 deg F per industry standards
Measured temperature: The water heater is set to vacation; not measured



Temperature setting

Site

Site

- Grade at structure: Adequate grade away
- Earth to wood contact: - Ground in contact with the siding (WDO conducive condition). Recommend 4-6" separation between the ground and siding. The HOA should be advised of this condition
- Vegetation contact: - Vegetation in contact with structure (WDO conducive condition). The HOA should be advised of this condition
- Roof drain discharge: Underground discharge



Ground in contact with the siding
(WDO conducive condition)



Vegetation in contact with the structure
(WDO conducive condition)

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

Miscellaneous

- House Identification #: Visible
- Overhead Power Lines: No
- Retaining Walls: None that affect structure

Building Exterior

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
- There is evidence of wood rot at the cap located at the deck barricade. The HOA should be advised of this condition
Window/Door Flashing: Satisfactory
Paint and caulking: Satisfactory
Exterior vents: Satisfactory



Evidence of wood rot

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
Ventilation: Eave and ridge vent
Plumbing Vents: Satisfactory
Flues: Satisfactory
Flashing: Satisfactory



Furnace flue



High ridge



High ridge



Front roof

Gutters/ Downspouts

Type: Continuous metal

Condition: - The gutters should be cleaned of debris. The HOA should be advised of this condition
- There is evidence of gutter spillage and/or a clogged underground drainage pipe located at the right side of the entryway. Recommend continue to monitor. The HOA should be advised of this condition as needed



Water and debris inside a gutter



Evidence of possible gutter spillage and/or clogged drain

Electrical

Switches/Lights: All visible tested

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

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

Plumbing

Hose Bibs: - The garage area hose bib is broken within the wall of the garage

Gas Piping: Satisfactory



Cold weather shut off valve



Water poured from the wall when the shut off valve was turned to the on position

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

- *See the comment in the Siding section*

Garage

Location: Attached

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

General Room Condition

Visibility: Space is vacant
Structural Movement: No visible evidence of substantive structural movement
Moisture Intrusion: 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: There is no need for a bollard as there is no substantive risk of vehicular impact with the mechanical equipment
Fire separation: There appears to be reasonable fire separation between the garage to the living spaces

Stairwell

Graspable handrails: A reasonable graspable handrail is installed
Trip hazard: Satisfactory

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 door does not auto reverse with reasonable force. Recommend adjustment to the auto reverse sensitivity setting
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
.

Heating and Venting

Heat ducts: Satisfactory

Plumbing

Domestic waste lines: There is no evidence of leakage at the plumbing waste lines located within the garage

Domestic water lines: - *See the comment in the Exterior section regarding the hose bib plumbing*

Living Room and Dining Room

Location: Floor 1

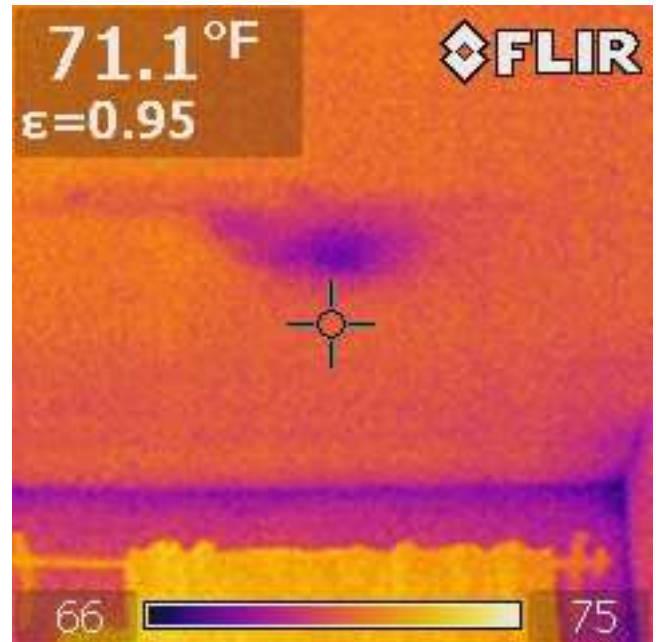
All components of this area are tested for proper function and condition as related to the age and overall condition of the home. Personal belongings are not moved during the inspection; therefore all areas and components may not be visible or tested.

General Room Condition

- Visibility: Rooms are vacant
- Structural Movement: No visible evidence of substantive structural movement
- Moisture Intrusion: - There is evidence of an active leak at the ceiling area of this room. The leak appears to be related to the shower in the Master bathroom above
- Walls: Satisfactory
- Ceiling: Satisfactory
- Flooring: Satisfactory



High moisture reading



Moisture at the ceiling
Approximately 4' from the wall, centered on the window

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: - Most of the window seals are failed resulting in condensation between the glass (fogging)
- Operation: The windows operate as intended
- Screen: No substantive visible defects

Doors/Millwork

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

Fireplace

- Type: Direct vent gas fireplace
- Tip: the inside of the glass cover of sealed direct vent gas fireplaces tends to become dirty over time. The glass can be removed for cleaning purposes. All gas valves should be in the Off position during removal of the glass and cleaning*
- Tested: Ignition of the fireplace and blower fan
- The lower compartment of the fireplace is very dirty*
- Condition: Satisfactory where visible

Kitchen

Location: Floor 1

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

General Room Condition

Visibility: Room is 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: Sink area air gap
Free Standing Range: Tip over restraints are installed at the range
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
Air Flow/ Heat Gain: Appears to be satisfactory

Windows

Glazing: - (2) window seals are failed resulting in condensation between the glass (fogging); active sections
Operation: The windows operate as intended
Screen: No substantive visible defects

Doors/Millwork

Operation/latching: Tested for proper operation and latching

Door condition: Satisfactory

Millwork condition: Satisfactory

Plumbing

Overall functional flow: Appears adequate

Sink: No visible defects or leakage identified

Garbage disposal: Tested for proper operation

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: 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
Toilet: - The toilet flushing mechanism needs adjustment or replacement as the toilet water does not consistently fill the tank and shut off

Laundry Closet

Location: Floor 1

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

Electrical

Outlets: None accessible

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: - The laundry closet doors need adjustment as the upper guide comes out of the track
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
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

Hallways

Location: Floors 1 and 2

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

General Room Condition

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

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

Electrical

- Switches/Lights: All visible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
Tip: Some lights may be controlled by several light switches. As a result, the On position for a switch may not always be in the Up position
Doorbell: - The doorbell appears to be inoperative
Smoke detector: Yes
CO Detectors: - Carbon monoxide detectors are not installed as per Wa.State law. A detector was not located at floors 1 and 2
- RCW 19.27.530 Carbon monoxide ... for any owner-occupied single-family residence that is sold on or after July 26, 2009, the seller must equip the residence with carbon monoxide alarms in accordance with the requirements of the state building code before the buyer or any other person may legally occupy the residence following such sale. An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units and on each level of the dwelling and in accordance with the manufacturer's recommendations.
-

Windows

- Glazing: No visible defects
Operation: Fixed
-

Doors/Millwork

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

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
Flooring: Satisfactory
Cabinets: Satisfactory
Countertops: Satisfactory
Mirrors: Satisfactory

Electrical

Switches/Lights: All visible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
Tip: some bedroom electrical outlets may be controlled by a wall switch
Bathroom outlets tested for proper GFCI protection. This GFCI outlet controls all of the bathroom outlets within the house
Smoke detector: Yes

Heating and Venting

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

Windows

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

Doors/Millwork

Operation/latching: - The bedroom door does not latch

Door condition: Satisfactory

Millwork condition: Satisfactory

Bath Hardware: Satisfactory

Plumbing

Overall functional flow: Appears adequate

Sink(s): No visible defects or leakage identified

Shower: *No visible defects or leakage identified within the room; see the comment in the Living room 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

Bedrooms 2 and 3

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
Air Flow/ Heat Gain: Appears to be satisfactory

Windows

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

Doors/Millwork

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

Main Bathroom

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: Satisfactory
Mirrors: Satisfactory

Electrical

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

Heating and Venting

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

Doors/Millwork

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

Plumbing

Overall functional flow: Appears adequate
Sink(s): No visible defects or leakage identified
- The sink is very slow to drain
Bathtub-Shower: *No visible defects or leakage identified. The tub was tested to the overflow*
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



A unit to unit firewall is installed

Moisture

Roof Ventilation: - There is evidence of minor leakage surrounding a plumbing vent stack. The HOA should be advised of this condition
Moisture Intrusion: No visible evidence
Bathroom Vents: All vent to the outside where visible



Evidence of moisture seepage



Bathroom ventilation duct

Structural

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

Insulation

Type: Blown in
Condition: Satisfactory

Flues/Vent Stacks

Plumbing Stacks: All vented to exterior
Gas Flues: Satisfactory

Electrical

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

Structural Pests

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

Nuisance Pests

Visible Evidence: No visible evidence

Structural Pest Inspection Diagram

Wood Destroying Organisms (WDO)

WDO-RF Wood rot fungus
WDO-MA Moisture ants
WDO-CA Carpenter ants

WDO-RF (1) Deck rail cap
WDO-RF (2)

Conductive Conditions (CC)

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

CC (1) Moisture seepage at a plumbing vent (roof)
CC (2) Plumbing leak into living room
CC (3) Broken hose bib pipe (when active)

