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WSDA Inspector 79988
WSDA Control # 11698AQ-033



Client:
Address: xxxx , Sammamish

Property Description: (2) story single family home
Estimated property age: Built 2021 per King Co.
Occupancy Status: Occupied

Inspection Date: 09/23/2022
Inspection Time: 9:30 A.M. - 11:30 A.M. +-
Weather Conditions: Overcast, 65 deg f +-

Hergert Inspection LLC

Kevin Hergert, Member

Table of Contents

Summary of Inspection	3
Electrical System	5
Plumbing	8
Heating	10
Water Heater	13
Site	15
Building Exterior	17
Crawlspace	20
Garage	23
Living Room, Dining Room, and Den	25
Kitchen	27
Floor 1 Bedroom	29
Floor 1 Bathroom	30
Hallways	32
Master Bedroom Suite	34
Bedrooms 2, 3, and 4	36
Main Bathroom	37
Laundry Room	39
Family Room	41
Attic	43
Structural Pest Inspection Diagram	45

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

- The arc fault breakers were not tested as the circuits were in active use by the occupants.

Plumbing

- The fire suppression system appears to be active. Some insurance carries may provide a fire insurance rate reduction for homes with this type of system.

Heating

- The age of the furnace and air conditioning systems are approximately 1 year. The remaining anticipated useful life expectancy is 24 years based on industry standards.
- All debris should be removed from the drip pan located below the heating/cooling system.

Water Heater

- The age of the water heater is approximately 1 year. The remaining anticipated useful life expectancy is 19 years based on industry standards.

Site

- There is evidence of water spillage from the downspout and/or underground drain located at the outer corner of the floor 1 bedroom. Recommend continue to monitor during periods of rainfall.
- The support for the rain barrel is not completed in a workmanlike manner (aesthetically).
- The nails should be removed from the side of the front porch.
- The gate at the North side yard does not fully open as designed.

Building Exterior

- There is a substantive dent at the threshold of the front door.

Crawlspace

- All construction debris should be removed from the crawlspace.
- A plumbing waste line is not properly supported as a support band is disconnected. Recommend review and repair by a licensed plumber.

Garage

- The weatherstripping at the side of the North garage door is loose.

Living Room, Dining Room, and Den

- A portion of the ceiling at the Den where adjacent to a recessed can light is not painted. There is a dark area at the wall/ceiling at the outer wall of this room.
- A recessed can light in the Living room is not properly secured/set flush to the ceiling.

Kitchen

Floor 1 Bedroom

Floor 1 Bathroom

Hallways

- The touch up paint surrounding several recessed can lights and fire heads throughout floor 1 are not completed in a workmanlike manner as the paint does not match the color and/or sheen of the adjacent paint.
- A prior drywall repair at the floor 1 hallway in the vicinity of the stairwell is not completed in a workmanlike manner.

Master Bedroom Suite

- There is a scratch in the large picture window (main bedroom window).
- The bathtub is not properly secured/balanced as it rocks from front to back.

Bedrooms 2, 3, and 4

- There are numerous nail pops at the ceiling areas of all bedrooms.
- The hinges at the closet door located in the N.W. (front corner) bedroom are loose.

Main Bathroom

- The towel bar had separated from the wall.

Laundry Room

Family Room

- There is evidence of leakage from a fire suppression head located at the Family room.
Recommend immediate review and repair as deemed necessary by a licensed plumber.

Attic

- The workspace in front of the furnace does not appear to be adequate or in compliance with IRC M1305 1.3.1. as a solid platform is to be installed from the attic access.

Electrical System

Service

Type: Underground
Condition: No visible defects identified
Meter Location: Side of garage

Panel

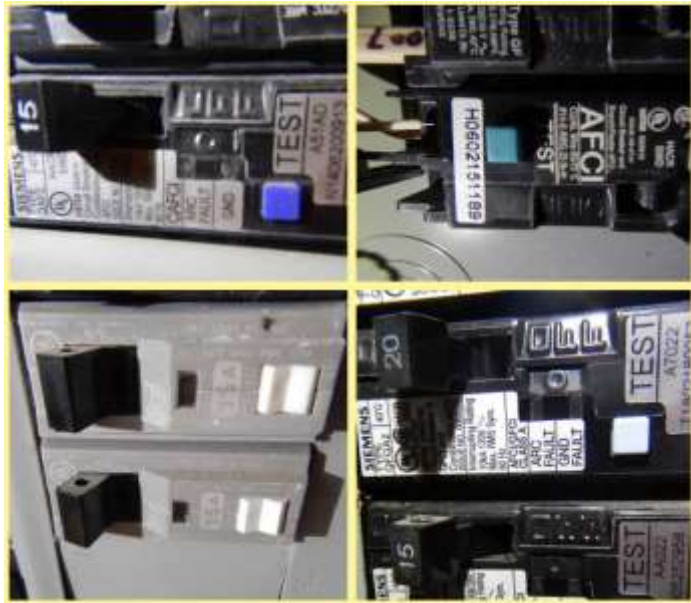
Location: Garage
Manufacturer: Square D
Type: Dual bus bar
Panel Rating: 200 AMP
Main Disconnect: 200 AMP
Serv. wire Size/ Rating: Estimated 200 AMP
Sub-panel: None located
Grounding: No visibility
Panel Clearance: Appears adequate
Panel Cover: No visible defects identified



Electrical panel

Breakers/ Wiring

Type: Copper and multi-strand aluminum where visible
Breakers: No visible defects identified
Arc fault breakers: - The arc fault breakers were not tested as the circuits were in active use by the occupants.



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.

Various arc fault breakers

This image is not from the subject property



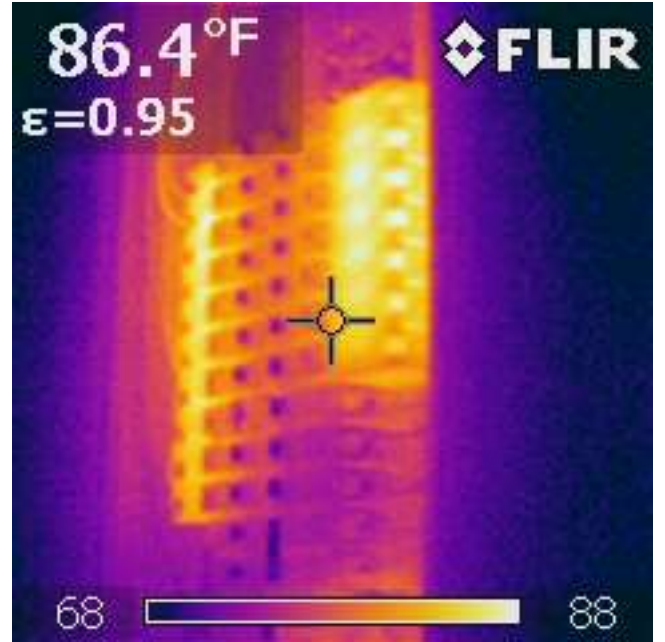
A surge protector is located at the electrical panel



Electric service permit tag



Exterior disconnect



No evidence of overheating

Plumbing

Domestic Water

Supply: Public water; not included in this inspection

Supply Pipe: Pex type pipe where visible

House Piping: Pex type pipe where visible

Main Water Shut off: @ entry closet

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

- The fire suppression system appears to be active. Some insurance carries may provide a fire insurance rate reduction for homes with this type of system.



Domestic water shut off



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: Attic
Make/ Model: Lennox
Fuel Type: Natural gas (electricity is needed for this system to operate)
BTUH Input: Not noted
BTUH Output: Not noted
Efficiency Rating: High-efficiency

Useful Life

Est. Useful Life new: 25 years based on industry standards
Est. age of furnace: 1 year based on the age of construction of the home
Est remaining life: - The age of the furnace and air conditioning systems are approximately 1 year. The remaining anticipated useful life expectancy is 24 years based on industry standards.
Servicing: The furnace is under (2) years old, therefore servicing is not typically needed
- All debris should be removed from the drip pan located below the heating/cooling system.
- *The inspection of the heat exchanger involves dismantling of the components of the furnace and is beyond the scope of a Home Inspection*



Furnace



Debris in the drip pan



A/C system compressor information tag

Flue/ Gas Piping

- Flue condition: No visible defects identified
- Flue clearances: Appears adequate
- Gas piping: No visible defects identified

Operation

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

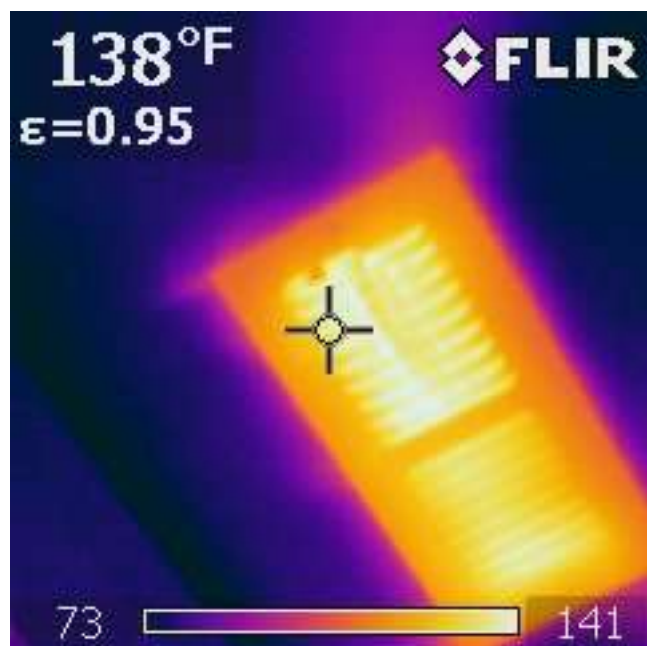
Note: The condition of the furnace filter is not a part of an inspection. A new filter should be installed when moving into the property.



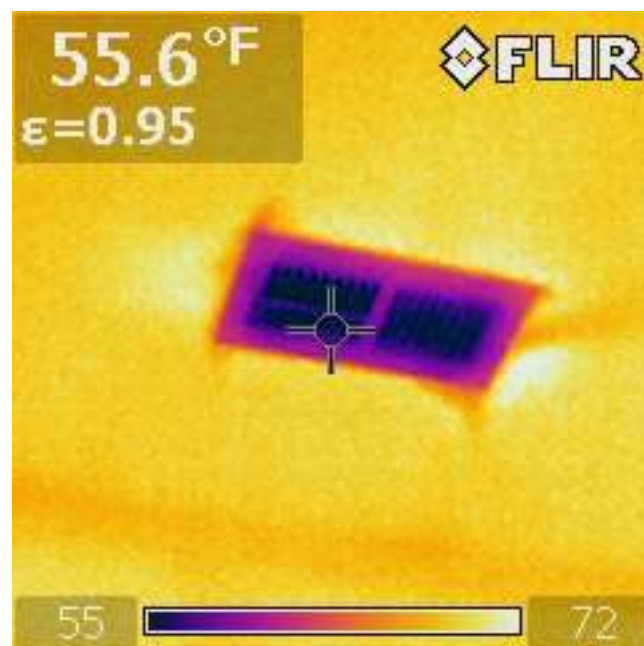
Furnace filter location

Heat Gain

Rating: Not noted
Interior temperature: 70 deg F (approximate)
@ register: 141 deg F
Heat Gain: 71 deg F. Heat gain appears to be sufficient



Temperature measured at a heat register



Cooling mode

Water Heater

Water Heater

Location: Garage
Manufacturer: Rinnai
Fuel Type: Natural gas (electricity is needed for this system to operate)
Capacity: Tankless



Water Heater



Information tag

Useful Life

Est. Useful Life new: 20 years based on industry standards
Est. age of heater: 1 year based on the age of construction of the home
Est. remaining life: - The age of the water heater is approximately 1 year. The remaining anticipated useful life expectancy is 19 years based on industry standards.

Gas, venting, & plumbing

Gas flue: No visible defects identified
Clearances: Appears adequate
Draft Hood: not applicable; direct vent
Gas piping: No visible defects identified
Water connection: No visible defects identified



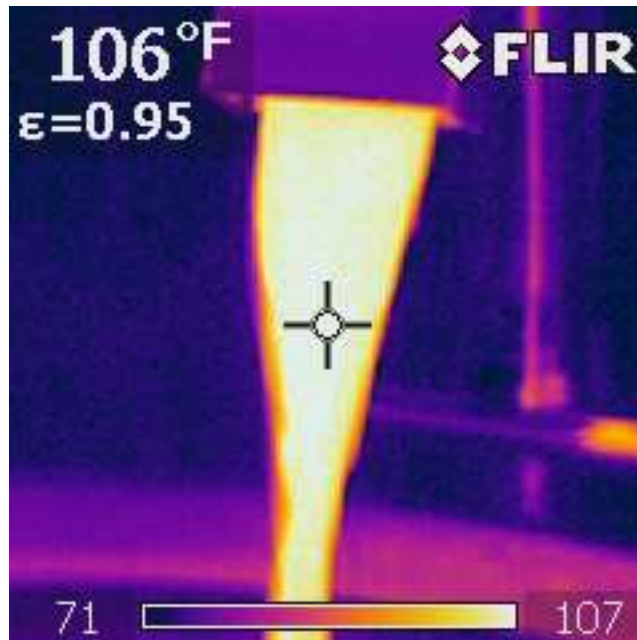
A proper gas shut off valve and sediment trap are installed

Safety

TPR valve: No defects were identified

Safe water temperature: 120 deg F per industry standards

Measured temperature: 107 deg F



Hot water temperature

Site

Site

- Grade at structure: The grade of the ground and hard surfaces away from the home appears to provide adequate drainage.
- Earth to wood contact: The clearance from the siding to the ground appears to be adequate.
- Vegetation contact: Negligible
- Roof drain discharge: Underground discharge
- There is evidence of water spillage from the downspout and/or underground drain located at the outer corner of the floor 1 bedroom. Recommend continue to monitor during periods of rainfall.
 - The support for the rain barrel is not completed in a workmanlike manner (aesthetically).



Evidence of downspout and/or drainage system spillage



Supports for the rain barrel

Driveway

- Type: Concrete
- Condition: Overall satisfactory. The driveway serves its intended purpose

Front walks/ steps

- Type: Concrete
- Condition: Overall satisfactory, except as noted below
- The nails should be removed from the side of the front porch.



Nails at the front porch

Rear walks/ steps

Type: Concrete
Condition: Overall satisfactory

Miscellaneous

House Identification #: Installed
Overhead Power Lines: None on site
Retaining Walls: None that affect structure
Irrigation System: None located
Other: - The gate at the North side yard does not fully open as designed.



The North gate does not fully open

Building Exterior

General Condition

Structural Movement: No visible evidence of substantive structural movement identified

Exterior doors: No visible defects identified, except as noted below
- There is a substantive dent at the threshold of the front door.

Windows (ext. cladding): No visible defects identified

Siding and Vents

Type (primary): Fiber cement board

Condition: No visible defects identified

Window/Door Flashing: No visible defects identified

Paint and caulking: No visible defects identified

Exterior vents: No visible defects identified

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 roof hat vents

Flashing: No visible defects identified

Plumbing Vents: No visible defects identified

Flues and Chimneys: No visible defects identified



Roof (typical)



Roof (typical)



Roof (typical)



Roof (typical)

Gutters/ Downspouts

Type: Continuous metal
Condition: No visible defects identified

Electrical

Switches/Lights: All visible and accessible tested
Note: 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: No visible defects identified
Gas Piping: No visible defects identified



A cold weather shut off valve for the front hose bib is located in the garage

Crawlspace

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

General

Visibility: Space is vacant, except as noted below
- All construction debris should be removed from the crawlspace.

Access location: Entry coat closet

How viewed: Traversed entire crawlspace where accessible as per the Washington State standards of practice

Note: A visual observation of the crawlspace at least twice per year to check for moisture, rodents, disconnected heating ducts, plumbing leaks, or other defects is recommended.



Crawlspace (typical)



Crawlspace debris (typical)

Moisture Intrusion

Ventilation: Appears adequate

Vapor Barrier: Appears adequate

Moisture Intrusion: No visible evidence of current moisture intrusion

Sump Pump: None located

Structural

Foundation: No visible evidence of substantive movement identified. Minor foundation cracks are common.

Mudsill: No visible defects identified, limited visibility

Joists: No visible defects identified; limited visibility

Post-Beams: No visible defects identified, limited visibility

Insulation

Under-floor: Appears satisfactory
Domestic Water Pipes: Appears satisfactory

Plumbing

Waste lines: Appears satisfactory, except as noted below (the underside of the subfloor and waste line connections are typically not visible as underfloor insulation is not disturbed as part of a home inspection)
- A plumbing waste line is not properly supported as a support band is disconnected. Recommend review and repair by a licensed plumber.

Domestic water lines: Appears satisfactory
Valves/ Other: None located



Disconnected support band

Electrical

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

Nuisance Pests

Visible Evidence: There was no visible evidence of pest intrusion or points of potential rodent access to the crawlspace identified. This is not a guarantee of past, present, or future pest intrusion and/or droppings and other related damage.

Rodent intrusion into a crawlspace is a common issue with homes throughout the Northwest. Most homes that are not “new” will have some evidence of prior rodent intrusion in the crawlspace. The evidence typically consists of rodent droppings, damaged insulation, or dead rodents. This home inspection is not an “exhaustive” pest inspection, including potential points of entry for rodent intrusion. Active intrusion is based on odor, recent trappings, and any gaps identified which may permit 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.

General Room Condition

- Visibility: Space is substantially occupied; limited visibility
- Structural Movement: No visible evidence of substantive structural movement
- Moisture Intrusion: No visible evidence identified
- Walls: No visible defects identified
- Ceiling: No visible defects identified
- Slab: Overall satisfactory. Minor horizontal shrinkage cracks are typically not a concern
-

Safety

- Sources of ignition: All visible and accessible sources of ignition are properly located 18" or more above the slab
- Safety bollard: There does not appear to be a 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 and living spaces
-

Garage Door

- Type: Metal roll up
- Door condition: No visible defects identified, except as noted below
- The weatherstripping at the side of the North garage door is loose.
- Springs and tracks: No visible defects identified
- Garage door openers: Yes
- Auto reverse of impact: The door was not tested for auto reverse on impact as this test can damage the door and/or opener
- Photo cell reverse sensors: The door(s) reversed when the photocell sensors were obstructed



Loose weatherstripping

Electrical

Switches/Lights: All visible and accessible tested

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

Garage electrical outlets tested for proper GFCI protection

Plumbing

Domestic waste lines: No evidence of leakage identified

Domestic water lines: No evidence of leakage identified

Living Room, Dining Room, and 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.

General Room Condition

- Visibility: Room is staged
- Structural Movement: No visible evidence of substantive structural movement identified
- Moisture Intrusion: No substantive visible evidence identified
- Walls: No substantive visible defects identified
- Ceiling: No substantive visible defects identified, except as noted below
- A portion of the ceiling at the Den where adjacent to a recessed can light is not painted. There is a dark area at the wall/ceiling at the outer wall of this room.
- Flooring: No substantive visible defects identified
-

Electrical

- Switches/Lights: All visible and accessible tested
- A recessed can light in the Living room is not properly secured/set flush to the ceiling.
- Outlets: All visible and accessible outlets were tested for proper polarity and grounding
Note: some electrical outlets may be controlled by a wall switch. Switched plugs are commonly identified by installing the outlet upside-down. Typically, only 1/2 of the outlet is switched.
-

Heating and Venting

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

Windows

- Glazing: No substantive visible defects identified
- Operation: The window(s) appear to operate as intended
- Screen: No substantive visible defects identified where installed
-

Doors/Millwork

- Operation/latching: The door(s) appears to operate as intended
- Door condition: No substantive visible defects identified
- Millwork condition: No substantive visible defects identified
-

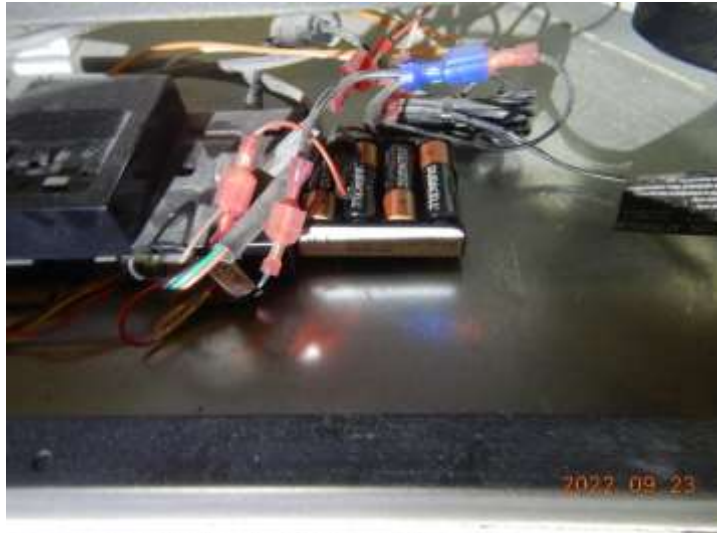
Fireplace

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



A battery backup compartment is provided to ignite the fireplace during a power outage. The batteries should be installed in the fall and removed in the spring as the batteries will corrode if left in place for an extended period of time

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 occupied
Structural Movement: No visible evidence of substantive structural movement identified
Moisture Intrusion: No substantive visible evidence identified
Walls: No substantive visible defects identified
Ceiling: No substantive visible defects identified
Flooring: No substantive visible defects identified
Cabinets: No substantive visible defects identified
Countertops: No substantive visible defects identified

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
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 sufficient

Windows

Glazing: No substantive visible defects identified
Operation: The window(s) appear to operate as intended
Screen: No substantive visible defects identified where installed

Doors/Millwork

Operation/latching: The door(s) appears to operate as intended

Door condition: No substantive visible defects identified

Millwork condition: No substantive visible defects identified

Plumbing

Overall functional flow: Appears adequate

Sink(s): No substantive visible defects identified

Garbage disposal: Tested for proper operation

Floor 1 Bedroom

Location: Floor 1

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

General Room Condition

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

Electrical

Switches/Lights: All visible and accessible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
*Note: some bedroom electrical outlets may be controlled by a wall switch.
Switched plugs are commonly identified by installing the outlet upside-down.
Typically, only 1/2 of the outlet is switched.*
Smoke detector: Yes

Heating and Venting

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

Windows

Glazing: No substantive visible defects identified
Operation: The window(s) appear to operate as intended
Egress: Appears to provide reasonable emergency egress
Screen: No substantive visible defects identified where installed

Doors/Millwork

Operation/latching: The door(s) appears to operate as intended
Door condition: No substantive visible defects identified
Millwork condition: No substantive visible defects identified

Floor 1 Bathroom

Location: Floor 1

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

General Room Condition

Visibility: Room is occupied

Structural Movement: No visible evidence of substantive structural movement identified

Moisture Intrusion: No substantive visible evidence identified

Walls: No substantive visible defects identified

Ceiling: No substantive visible defects identified

Flooring: No substantive visible defects identified

Cabinets: No substantive visible defects identified

Countertops: No substantive visible defects identified

Mirrors: No substantive visible defects identified

Electrical

Switches/Lights: All visible and accessible 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 sufficient

Mechanical ventilation: No substantive visible defects identified

Note: 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.

Doors/Millwork

Operation/latching: The door(s) appears to operate as intended

Door condition: No substantive visible defects identified

Millwork condition: No substantive visible defects identified

Bath Hardware: No substantive visible defects identified

Plumbing

Overall functional flow: Appears adequate

Sink(s): No substantive visible defects identified

Bathtub-Shower: No substantive visible defects identified

Bathtub-Shower enclosure: No substantive visible defects identified

Note: 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 substantive visible defects identified

Note: plumbing fixture valves within the house are not tested. Some valves are prone to leakage 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 occupied
- Structural Movement: No visible evidence of substantive structural movement identified
- Moisture Intrusion: No substantive visible evidence identified
- Walls: No substantive visible defects identified
- Ceiling: No substantive visible defects identified, except as noted below
- The touch up paint surrounding several recessed can lights and fire heads throughout floor 1 are not completed in a workmanlike manner as the paint does not match the color and/or sheen of the adjacent paint.
 - A prior drywall repair at the floor 1 hallway in the vicinity of the stairwell is not completed in a workmanlike manner.
- Flooring: No substantive visible defects identified
- Note: 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 and accessible tested
- Outlets: All visible and accessible outlets were tested for proper polarity and grounding
- Note: 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: No visible defects identified
- Smoke detector: Yes
- CO Detectors: Carbon monoxide detectors are installed and appear to be in compliance with 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 substantive visible defects identified
- Operation: Fixed

Doors/Millwork

Operation/latching: The door(s) appears to operate as intended

Door condition: No substantive visible defects identified

Millwork condition: No substantive visible defects identified

Stairwell

Condition: Overall satisfactory. The stairwell serves its intended purpose

Graspable handrails: A reasonable graspable handrail is installed

Barricades: A reasonable safety barricade is installed

Master Bedroom Suite

Location: Floor 2

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

General Room Condition

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

Electrical

Switches/Lights: All visible and accessible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
Note: some bedroom electrical outlets may be controlled by a wall switch. Switched plugs are commonly identified by installing the outlet upside-down. Typically, only 1/2 of the outlet is switched.
Bathroom outlets tested for proper GFCI protection
Smoke detector: Yes

Heating and Venting

Source: Forced air register
Air Flow/ Heat Gain: Appears to be sufficient
Mechanical ventilation: No substantive visible defects identified
Note: 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 substantive visible defects identified, except as noted below
- **There is a scratch in the large picture window (main bedroom window).**
Operation: The window(s) appear to operate as intended
Egress: Appears to provide reasonable emergency egress
Screen: No substantive visible defects identified where installed

Doors/Millwork

- Operation/latching: The door(s) appears to operate as intended
- Door condition: No substantive visible defects identified
- Millwork condition: No substantive visible defects identified
- Bath Hardware: No substantive visible defects identified

Plumbing

- Overall functional flow: Appears adequate
- Sink(s): No substantive visible defects identified
- Bathtub-Shower: No substantive visible defects identified, except as noted below. The tub was tested to the overflow.
- The bathtub is not properly secured/balanced as it rocks from front to back.
- Bathtub-Shower enclosure: No substantive visible defects identified
Note: 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 substantive visible defects identified
Note: plumbing fixture valves within the house are not tested. Some valves are prone to leakage once turned on and off or to another position

Bedrooms 2, 3, and 4

Location: Floor 2

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

General Room Condition

Visibility: Rooms are occupied
Structural Movement: No visible evidence of substantive structural movement identified
Moisture Intrusion: No substantive visible evidence identified
Walls: No substantive visible defects identified
Ceiling: No substantive visible defects identified, except as noted below
- There are numerous nail pops at the ceiling areas of all bedrooms.
Flooring: No substantive visible defects identified

Electrical

Switches/Lights: All visible and accessible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
*Note: some bedroom electrical outlets may be controlled by a wall switch.
Switched plugs are commonly identified by installing the outlet upside-down.
Typically, only 1/2 of the outlet is switched.*
Smoke detector: Yes

Heating and Venting

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

Windows

Glazing: No substantive visible defects identified
Operation: The window(s) appear to operate as intended
Egress: Appears to provide reasonable emergency egress
Screen: No substantive visible defects identified where installed

Doors/Millwork

Operation/latching: The door(s) appears to operate as intended, except as noted below
Door condition: No substantive visible defects identified, except as noted below
- The hinges at the closet door located in the N.W. (front corner) bedroom are loose.
Millwork condition: No substantive visible defects identified

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 occupied
 - Structural Movement: No visible evidence of substantive structural movement identified
 - Moisture Intrusion: No substantive visible evidence identified
 - Walls: No substantive visible defects identified
 - Ceiling: No substantive visible defects identified
 - Flooring: No substantive visible defects identified
 - Cabinets: No substantive visible defects identified
 - Countertops: No substantive visible defects identified
 - Mirrors: No substantive visible defects identified
-

Electrical

- Switches/Lights: All visible and accessible 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 sufficient
 - Mechanical ventilation: No substantive visible defects identified
 - Note: 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 substantive visible defects identified
- Operation: Fixed

Doors/Millwork

Operation/latching: The door(s) appears to operate as intended

Door condition: No substantive visible defects identified

Millwork condition: No substantive visible defects identified

Bath Hardware: No substantive visible defects identified, except as noted below
- The towel bar had separated from the wall.

Plumbing

Overall functional flow: Appears adequate

Sink(s): No substantive visible defects identified

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

Bathtub-Shower enclosure: No substantive visible defects identified

Note: 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 substantive visible defects identified

Note: plumbing fixture valves within the house are not tested. Some valves are prone to leakage once turned on and off or to another position

Laundry Room

Location: Floor 2

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

General Room Condition

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

Electrical

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

Heating and Venting

Source: Forced air register
Air Flow/ Heat Gain: Appears to be sufficient
Mechanical ventilation: No substantive visible defects identified

Windows

Glazing: No substantive visible defects identified
Operation: The window(s) appear to operate as intended
Screen: No substantive visible defects identified where installed

Doors/Millwork

Operation/latching: The door(s) appears to operate as intended
Door condition: No substantive visible defects identified
Millwork condition: No substantive visible defects identified

Plumbing

Sink(s): - *Rough in only*

Laundry Machines

Clothes washer: - *There are clothes in the clothes washer; not tested*

Clothes dryer: - *There are clothes in the dryer; not tested*

Dryer venting: Appears to vent to the exterior where visible

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

Family Room

Location: Floor 2

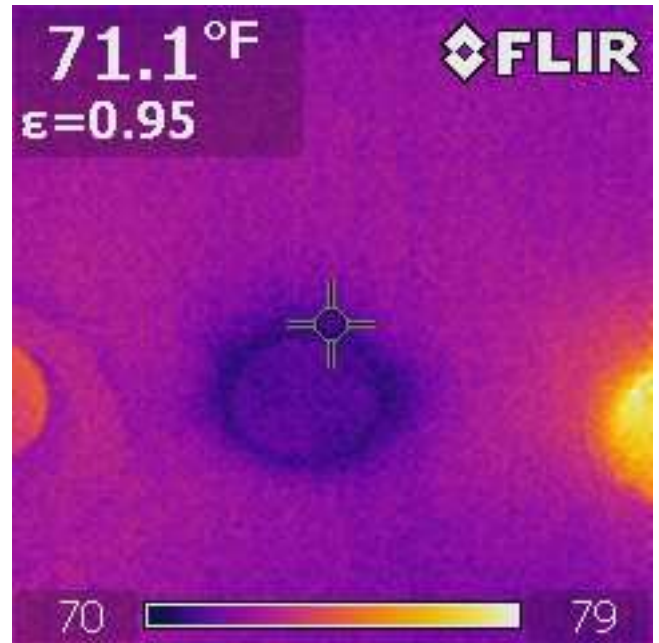
All components of this area are tested for proper function and condition as related to the age and overall condition of the home. Personal belongings are not moved during the inspection; therefore all areas and components may not be visible or tested.

General Room Condition

- Visibility: Room is vacant
- Structural Movement: No visible evidence of substantive structural movement identified
- Moisture Intrusion: No substantive visible evidence identified
- Walls: No substantive visible defects identified
- Ceiling: No substantive visible defects identified, except as noted below
- There is evidence of leakage from a fire suppression head located at the Family room. Recommend immediate review and repair as deemed necessary by a licensed plumber.
- Flooring: No substantive visible defects identified



Moisture stains at the fire head



A moisture meter could not be used due to the metal trim plate, however this head gave a pronounced dark image compared to other heads when viewed with an infrared camera

Electrical

Switches/Lights: All visible and accessible tested

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

Note: some electrical outlets may be controlled by a wall switch. Switched plugs are commonly identified by installing the outlet upside-down. Typically, only 1/2 of the outlet is switched.

Heating and Venting

Source: Forced air register

Air Flow/ Heat Gain: Appears to be sufficient

Windows

Glazing: No substantive visible defects identified

Operation: The window(s) appear to operate as intended

Screen: No substantive visible defects identified where installed

Doors/Millwork

Millwork condition: No substantive visible defects identified

Attic

Location: Over main body of house

General

- Visibility: Space is vacant
Access location: Hallway
How viewed: From the attic access as traversing the attic will damage the blown in insulation
- The workspace in front of the furnace does not appear to be adequate or in compliance with IRC M1305 1.3.1. as a solid platform is to be installed from the attic access.



A solid platform is not installed

Moisture

- Roof Ventilation: Appears adequate
Moisture Intrusion: No visible evidence identified
Bathroom Vents: All vent to the outside where visible (limited visibility)
-

Structural

- Structure Type: Manufactured trusses
Sheathing: OSB
-

Insulation

- Type: Blown in
Condition: Insulation is installed in the attic

Flues/Vent Stacks

Plumbing Stacks: All vented to exterior where visible

Gas Flues: No visible defects identified, limited visibility

Electrical

Outlets: Not tested

Wiring/ junction boxes: No visible defects identified

Nuisance Pests

Visible Evidence: No visible evidence identified

Pest intrusion into the Attic is a common issue with homes throughout the Northwest. Most homes that are not "new" will have some evidence of prior pest intrusion into the Attic. The evidence typically consists of rodent droppings, bee hives, or bird nests. This home inspection is not an "exhaustive" pest inspection, including potential points of entry for pest intrusion. Active intrusion is based on odor, recent trappings, and any gaps identified which may permit pest intrusion.

Structural Pest Inspection Diagram

Exterior	There are no structural pests or substantive conducive conditions identified.
Attic	There are no structural pests or substantive conducive conditions identified.
Interior/Garage	INT (1): Evidence of leakage from a fire suppression head
Crawlspace	CRL (1): Wood debris in the crawlspace

Outline from King Co

