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WSDA Control # 11708AQ-020

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Client:  
Address: xxxxxx, Black Diamond, WA 98010

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

Inspection Date: 11/19/2022  
Inspection Time: 1:00 P.M. - 3:00 P.M. +-  
Weather Conditions: Overcast, 45 deg f +-

Hergert Inspection LLC

Kevin Hergert, Member

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## Summary of Inspection

All items listed in the Summary of each section are listed below. Additional comments may be written in the body of the report. Please read the entire report. All items listed below should be further evaluated, inspected, modified, and/or corrected by a licensed professional in that corresponding or related trade. WDO refers to “Wood Destroying Organism” as defined by the Washington State Department of Agriculture. “Satisfactory” is defined as the item serving its intended purpose - *Items in this font are general comments 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

- The domestic water pressure of 100 PSI exceeds the maximum recommended pressure of 80 PSI. The excess pressure may result in premature pipe or plumbing fixture failure. Recommend adjustment to the pressure reducing valve or replacement of the valve if defective.

#### Heating

- There appears to be excessive heat produced from the heating system into the furnace room. Recommend review and repair as deemed necessary by a qualified technician.

#### Water Heater

#### Site

- The irrigation system should be winterized ? The builder should explain all winterization procedures for the irrigation system.
- Some of the landscaping plants at the front yard are dead.

#### Building Exterior

- The top of the false beams should be covered with metal flashing or roofing to prevent wood rot.
- There is debris build-up at the gutter located above the garage. Recommend this gutter be cleaned and verify that it is properly sloped.
- A cold weather shut off valve is provided for the front hose bib at the garage adjacent to the top of the stairs. This hose bib water supply should be shut off and the pipes drained at this time of year to prevent freezing related damage.

#### Crawlspace

- The vapor barrier is fully installed in the crawlspace at the area below the entryway. The purpose of the vapor barrier is to prevent moisture in the ground from rising up into the home.
- There is a section of missing underfloor insulation (at the area where the air conditioning lines enter the underfloor).

#### Garage

- The ceiling of the garage is not painted white. Per owner, the ceilings were all to be painted white per a paid upgrade.
- There is a substantive crack at the garage slab. Recommend continue to monitor for vertical displacement.

#### Living Room

#### Kitchen and Dining Area

#### Floor 1 Bedroom

- The door to the bedroom does not latch.
- The right section of the closet door rubs on the left panel. The upper hinge appears to be bent and/or loose.

#### Floor 1 Bathroom

- Recommend installing a shower door or curtain.

#### Hallways and Floor 2 Family Room

- Carbon monoxide detectors are not installed as per Wa.State law. A detector is located at floor 2, however is also required to be installed in the hallway areas at floor 1.

#### Master Bedroom Suite

#### Bedrooms 2, 3, and 4

#### Main Bathroom

- The GFCI reset outlet located in this space provides GFCI protection for all of the bathroom electrical outlets within the house. If electricity is inactive at any of the bathroom outlets, this GFCI reset likely needs to be re-set.
- The tub drain-stop is not installed. As the tub cannot be filled without a drain stop, the overflow drain was not tested.
- The chip at the surface of the tub should be repaired.

#### Laundry Room

#### Attic

# Electrical System

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## Service

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



Exterior electrical disconnect

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## 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: Yes  
Grounding: No visibility  
Panel Clearance: Appears adequate  
Panel Cover: No visible defects identified



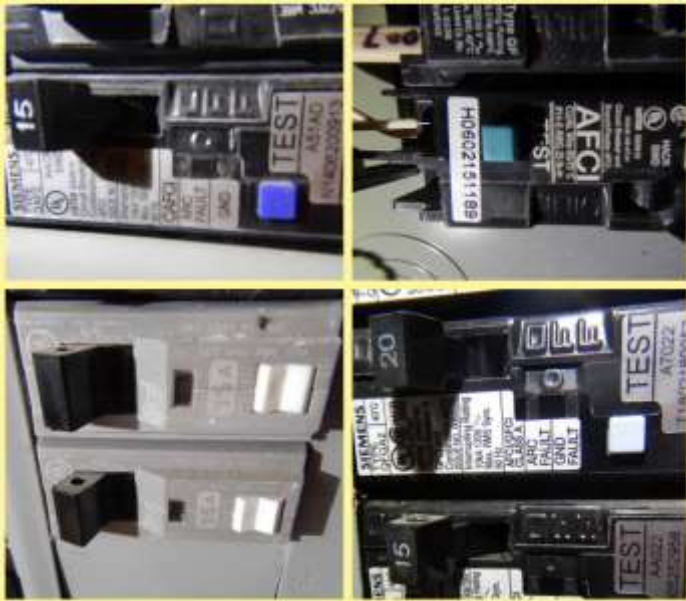
Electrical panel

### Breakers/ Wiring

Type: Copper and multi-strand aluminum where visible

Breakers: No visible defects identified

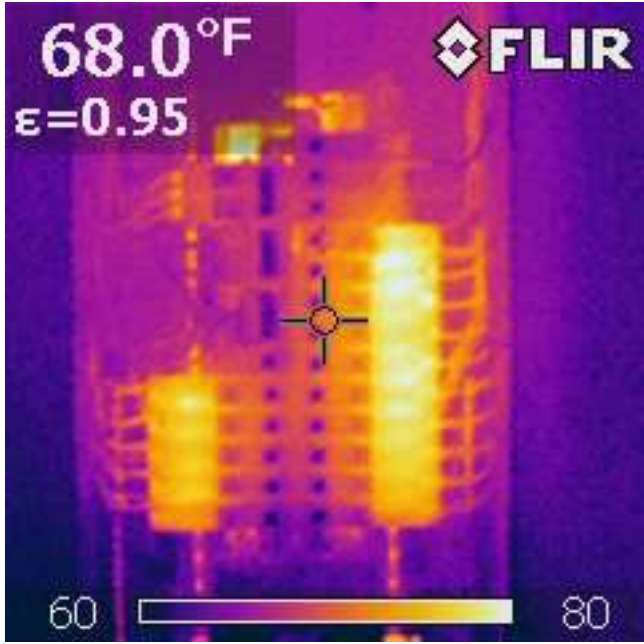
Arc fault breakers: Tested



Various arc fault breakers

This image is not from the subject property

*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.*



No evidence of overheating



Electric service permit tags

# Plumbing

## Domestic Water

Supply: Public water; not included in this inspection

Supply Pipe: Not visible

House Piping: Pex type pipe where visible

Main Water Shut off: @ garage

Measured water pressure: - The domestic water pressure of 100 PSI exceeds the maximum recommended pressure of 80 PSI. The excess pressure may result in premature pipe or plumbing fixture failure. Recommend adjustment to the pressure reducing valve or replacement of the valve if defective.



Domestic water shut off valve and pressure reducing valve



Water pressure is excessive (> 80 PSI)

## Sanitary Sewer

Discharge: Public sewer; not included in the inspection

House Piping: ABS where visible



ABS waste lines



# Heating

## Furnace

Location: Hallway closet  
Make/ Model: Not noted  
Fuel Type: Natural gas (electricity is needed for this system to operate)  
BTUH Input: 60,000  
BTUH Output: 57,000  
Efficiency Rating: High-efficiency

## Useful Life

Est. Useful Life new: 25 years based on industry standards  
Serial number/year W2D1883692  
Est. age of furnace: 1 year based on the age of construction of the home  
Est remaining life: - *The age of the furnace is approximately 1 year. The remaining anticipated useful life expectancy is 24 years based on industry standards.*  
Servicing: - *There appears to be excessive heat produced from the heating system into the furnace room. Recommend review and repair as deemed necessary by a qualified technician.*  
- *The inspection of the heat exchanger involves dismantling of the components of the furnace and is beyond the scope of a Home Inspection*



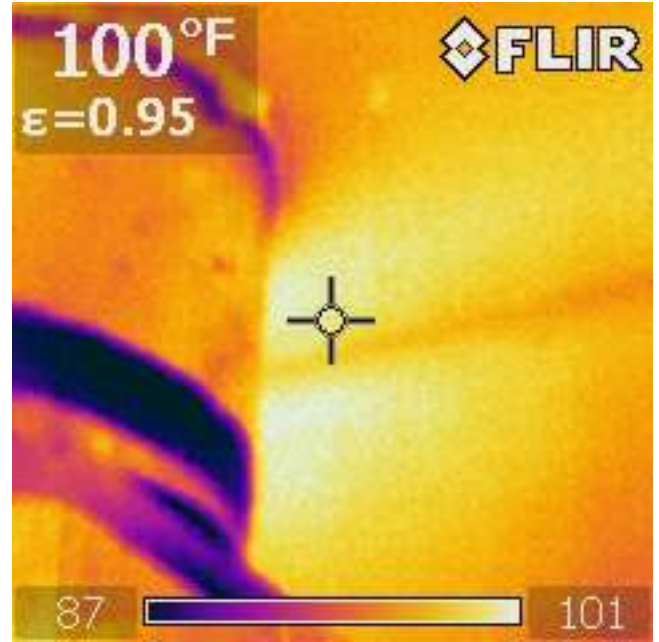
Furnace



Furnace information tag



The a/c system is rough in only



The furnace room is over 100 deg F

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### Flue/ Gas Piping

Flue condition: No visible defects identified

Flue clearances: Appears adequate

Gas piping: No visible defects identified



A proper gas shut off valve and sediment trap are installed

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## Operation

Thermostat: @ Floor 1

Disconnect: Switch on wall 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

# Water Heater

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## Water Heater

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



Water Heater



Information tag

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## 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.*

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## 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  
Expansion Tank: No visible defects identified



A proper gas shut off valve and sediment trap are installed

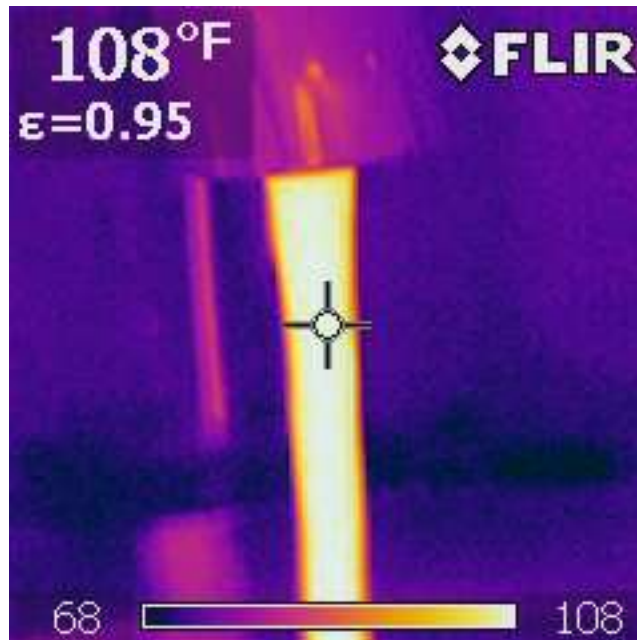
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### Safety

TPR valve: No defects were identified

Safe water temperature: 120 deg F per industry standards

Measured temperature: 108 deg F



Hot water temperature

## Site

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### 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

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### Driveway

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

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### Front walks/ steps

Type: Concrete  
Condition: Overall satisfactory

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### Rear walks/ steps

Type: Concrete  
Condition: Overall satisfactory

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### Miscellaneous

House Identification #: Installed  
Overhead Power Lines: None on site  
Retaining Walls: None that affect structure  
Underground Oil Tank: Evidence of a buried oil tank was not identified. A buried oil tank would be unlikely based on the age of construction of the home  
Irrigation System: - The irrigation system should be winterized ? The builder should explain all winterization procedures for the irrigation system.  
Other: - Some of the landscaping plants at the front yard are dead.  
- The fireplace is obstructed by personal items; not tested.



Dead landscaping

# Building Exterior

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## General Condition

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

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## 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



Proper head flashings are installed

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## Roof

Estimated Pitch: 4:12  
Material: Composition  
Layers: 1+  
How Inspected: From floor 2, the street, rear yard, and a drone  
Roof access condition: Roof was not traversed as traversing the roof is deemed unsafe by the inspector  
Condition: Overall satisfactory  
Ventilation: Eave and roof hat vents  
Flashing: No visible defects identified, except as noted below  
- The top of the false beams should be covered with metal flashing or roofing to prevent wood rot.  
Plumbing Vents: No visible defects identified  
Flues and Chimneys: No visible defects identified





Exposed false beam



Roof (typical)



Roof (typical)



Roof (typical)



High ridge

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### Gutters/ Downspouts

Type: Continuous metal

Condition: No visible defects identified, except as noted below

- There is debris build-up at the gutter located above the garage. Recommend this gutter be cleaned and verify that it is properly sloped.



Debris build up at the gutter above the garage

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## 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

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## Plumbing

Hose Bibs: No visible defects identified

- A cold weather shut off valve is provided for the front hose bib at the garage adjacent to the top of the stairs. This hose bib water supply should be shut off and the pipes drained at this time of year to prevent freezing related damage.

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.

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## General

Visibility: Space is vacant  
Access location: Entry coat closet  
How viewed: Traversed entire crawlspace where accessible as per the Washington State standards of practice  
*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.*

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## Moisture Intrusion

Ventilation: Appears adequate  
Vapor Barrier: Appears adequate, except as noted below  
- The vapor barrier is fully installed in the crawlspace at the area below the entryway. The purpose of the vapor barrier is to prevent moisture in the ground from rising up into the home.  
Moisture Intrusion: No visible evidence of current moisture intrusion  
Sump Pump: None located



Missing vapor barrier

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**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



Minor crack at the foundation wall.,

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**Insulation**

Under-floor: Appears satisfactory, except as noted below

- There is a section of missing underfloor insulation (at the area where the air conditioning lines enter the underfloor).

Domestic Water Pipes: Appears satisfactory



Missing underfloor insulation

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### Plumbing

Waste lines: Appears satisfactory (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)

Domestic water lines: Appears satisfactory

Valves/ Other: None located

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### Electrical

Outlets: None located

Wiring/ junction boxes: No visible defects identified



The doorbell transformer is located in the Crawlspace

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**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.

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### General Room Condition

- Visibility: Space is occupied
- Structural Movement: No visible evidence of substantive structural movement
- Moisture Intrusion: No visible evidence identified
- Walls: No visible defects identified
- Ceiling: No visible defects, except as noted below
- The ceiling of the garage is not painted white. Per owner, the ceilings were all to be painted white per a paid upgrade.
- Slab: Overall satisfactory. Minor horizontal shrinkage cracks are typically not a concern
- There is a substantive crack at the garage slab. Recommend continue to monitor for vertical displacement.



Crack at the garage slab

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### 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



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**Garage Door**

Type: Metal roll up  
Door condition: No visible defects identified  
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

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**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

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**Plumbing**

Domestic waste lines: No evidence of leakage identified  
Domestic water lines: No evidence of leakage identified

## Living Room

**Location:** Floor 1

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

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### General Room Condition

Visibility: Room is occupied  
Structural Movement: No visible evidence of substantive structural movement 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

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### 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.*

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### Heating and Venting

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

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### 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

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### Fireplace

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



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 and Dining Area

**Location:** Floor 1

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

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### General Room Condition

Visibility: Rooms are occupied  
Structural Movement: No visible evidence of substantive structural movement 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

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### 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

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### 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

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### Heating

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

---

### Windows

Glazing: No substantive visible defects identified  
Operation: - *The window is pinned shut; not tested.*  
Screen: No substantive visible defects identified where installed

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**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.

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### 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

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### 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 is pinned shut; not tested.*  
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  
- *The door to the bedroom does not latch.*  
- *The right section of the closet door rubs on the left panel. The upper hinge appears to be bent and/or loose.*  
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, except as noted below  
- Recommend installing a shower door or curtain.

*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 and Floor 2 Family Room

**Location:** Floors 1 and 2

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

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### General Room Condition

- Visibility: Space is occupied
- Structural Movement: No visible evidence of substantive structural movement 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
- 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 not installed as per Wa.State law. A detector is located at floor 2, however is also required to be installed in the hallway areas at floor 1.
- 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: The window(s) appear to operate as intended
- Screen: No substantive visible defects identified where installed

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**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

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**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.

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### 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

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### 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

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### 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: 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. 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*

## 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  
Flooring: No substantive visible defects identified

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#### 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

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#### 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  
*- The window at the rear bedroom is pinned shut; not tested.*  
Egress: Appears to provide reasonable emergency egress  
Screen: No substantive visible defects identified where installed

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#### 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

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## 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.

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### 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

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### 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

- The GFCI reset outlet located in this space provides GFCI protection for all of the bathroom electrical outlets within the house. If electricity is inactive at any of the bathroom outlets, this GFCI reset likely needs to be re-set.



This GFCI reset outlet is the reset outlet for all of the bathroom electrical outlets throughout the home

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## 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.*

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## Windows

Glazing: No substantive visible defects identified

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

Screen: No substantive visible defects identified where installed

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## 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

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## 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 drain-stop is not installed. As the tub cannot be filled without a drain stop, the overflow drain was not tested.

- The chip at the surface of the tub should be repaired.

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*

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# 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.

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## 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 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: Adjacent spaces
  - Air Flow/ Heat Gain: Appears to be sufficient
  - Mechanical ventilation: No substantive visible defects identified
- 

## 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
- 

## 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*



## Attic

**Location:** Over main body of house

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### General

Visibility: Space is vacant  
Access location: Hallway  
How viewed: From the attic access as traversing the attic will damage the blown in insulation



Attic

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### Moisture

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

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### Structural

Structure Type: Manufactured trusses  
Sheathing: OSB

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### Insulation

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



Insulation depth measurement in the Attic  
(measurement by others)

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### Flues/Vent Stacks

Plumbing Stacks: All vented to exterior where visible

Gas Flues: No visible defects identified, limited visibility

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### Electrical

Outlets: None located

Wiring/ junction boxes: No visible defects identified

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### 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	EXT (1): Exposed top of false beams (typical)
Attic	There are no structural pests or substantive conducive conditions identified.
Interior/Garage	There are no structural pests or substantive conducive conditions identified.
Crawlspace	CRL (1): Missing vapor barrier

Outline from King Co

