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WSDA Control # 11719AQ-021



Client:
Address: xxxxx, Marysville, Wa

Property Description: (2) story single family home
Estimated property age: Built 2021 +-
Occupancy Status: Occupied

Inspection Date: 12/29/2022
Inspection Time: 9:30 A.M. - 11:30 A.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

Heating (primary)

- There is discoloration at the mounting bracket located at the exterior component of the ductless heat pump. If this discoloration is rust, the materials should be properly treated to prevent deterioration.

Water Heater

- The drip pan does not have an outfall to the exterior. The drip pan should be sealed and a drain line extended to the garage slab. As this tank is set on the sub-floor, leakage can result in damage to the adjacent living spaces.

Site

- There is a substantive crack located at the front walkway. This crack is likely related to inadequate compaction and or water saturation of the ground below the walkway.
- The sewer cleanout located adjacent to the floor 1 bedroom should be cut to grade and capped.
- A landscape plant located adjacent to the right side of the driveway appears to be dead.
- There is standing water above the top of the washed rock at the French drain located at the rear yard. This standing water indicates that the system is not functioning as designed. See the comment in the Crawlspace section regarding moisture.

Building Exterior

- There is discoloration of the paint located below the window of the rear secondary bedroom. The discoloration is located below the weep hole of the window.
- The nail holes at the siding located at the entryway should be caulked and painted (cosmetic).
- The roof fall protection anchor weather-proof cover(s) is not installed.

Crawlspace

- There is evidence of active moisture intrusion at the crawlspace at multiple locations. Recommend further review by a qualified drainage contractor. Note: the French drain located at the side yard appears to be very shallow, therefore will only contain surface water.
- There is no under floor insulation installed below a section of floor 1 at the area in the vicinity of the floor 1 bathroom.

Garage

- The holes in the drywall at the ceiling surrounding the garage door tracks and wall of the garage above the electrical panel are a breach in the 1 hour fire separation from the garage to the living spaces.

Living Room and Dining Room

Kitchen

- There is no air draw at the ventilation system. Recommend review and repair by a qualified technician.

Floor 1 Bedroom

Floor 1 Bathroom

- The light fixture at the shower area is inoperative. The light bulb(s) should be replaced, and the fixture tested for proper operation. Per owner, several light bulbs throughout the home have failed prematurely.

Hallways

- There are cracks and gaps at the ½ wall located at the bottom of the stairs and the adjacent wall.
- There are nail pops at the ceiling adjacent to the door to the garage.
- The wall returns at the graspable handrails are not properly secured to the adjacent wall.

Master Bedroom Suite

- There is a crack at the wall located above the bedroom side of the door to the bathroom.
- The door to the bathroom does not latch.

Bedrooms 2, 3, and 4

Main Bathroom

- Comment: 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.

Laundry Room

- There was no electricity detected at the electrical outlet located at countertop outlet. Recommend review and repair as deemed necessary by a licensed electrician.

Attic

Electrical System

Service

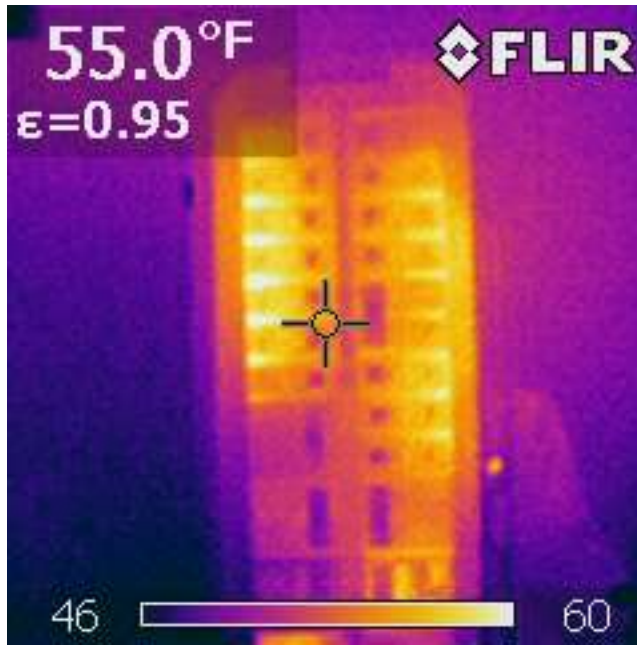
Type: Underground
Condition: No visible defects identified
Meter Location: Side of garage



Exterior disconnect

Panel

Location: Garage
Manufacturer: Square D
Type: Dual bus bar
Panel Rating: 200 AMP
Main Disconnect: 200 AMP
Serv. wire Size/ Rating: *- There was no access to the electrical panel as the cover is obstructed by shelving; not inspected.*
Sub-panel: Yes
Grounding: No visibility
Panel Clearance: Appears adequate, except as noted above
Panel Cover: No visible defects identified



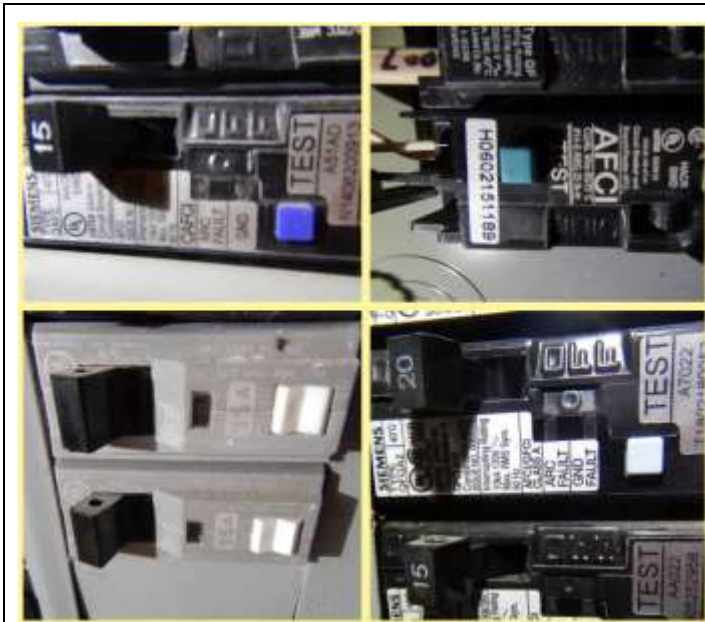
No evidence of overheating

Breakers/ Wiring

Type: *No access to the panel; see the comments above; not inspected*

Breakers: *No access to the panel; not inspected*

Arc fault breakers: Tested



An Arc Fault Circuit Interrupter (AFCI) is a circuit breaker designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire. An AFCI must distinguish between a harmless arc that occurs incidental to normal operation of switches, plugs and brushed motors and an undesirable arc that can occur, for example, in a lamp cord that has a broken conductor in the cord.

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

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: 62 P.S.I. Water pressure is adequate and not excessive



Domestic water shut off valve
and 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

Heating (primary)

Furnace

Location: Exterior
Make/ Model: Mitsubishi
Fuel Type: Electric
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 heating system is approximately 1 year. The remaining anticipated useful life expectancy is 24 years based on industry standards.*
Servicing: The heating system is under (2) years old, therefore servicing is not typically needed
- There is discoloration at the mounting bracket located at the exterior component of the ductless heat pump. If this discoloration is rust, the materials should be properly treated to prevent deterioration.



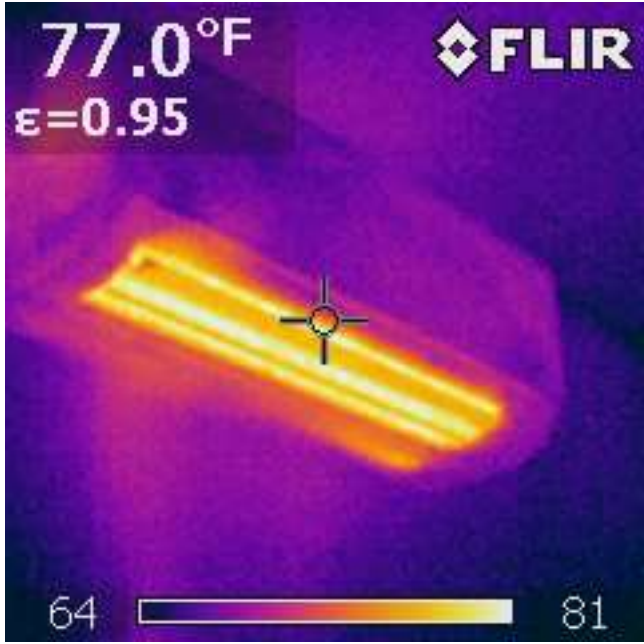
Ductless heat pump



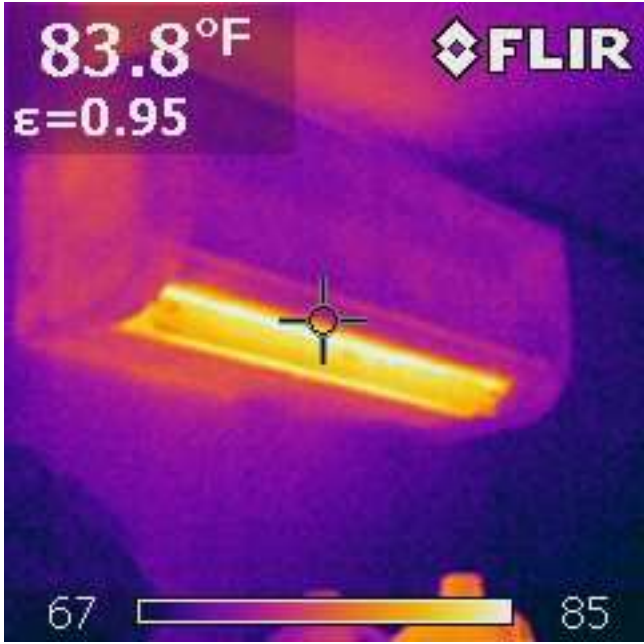
Discoloration at the exterior mounting bracket

Operation

Thermostat: @ multiple locations



Heating mode, living room (heat pump)



Heating mode, Master bedroom (heat pump)

Water Heater

Water Heater

Location: Garage
Manufacturer: Ruud
Fuel Type: Electric, hybrid
Capacity: 50 gallon



Water Heater



Information tag

Useful Life

Est. Useful Life new: 12 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 11 years based on industry standards.*

Plumbing

Water connection: No visible defects identified
Expansion Tank: No visible defects identified
Drip pan: No visible defects identified, except as noted below
- The drip pan does not have an outfall to the exterior. The drip pan should be sealed and a drain line extended to the garage slab. As this tank is set on the sub-floor, leakage can result in damage to the adjacent living spaces.



Open drip pan



A drain line should extend to the garage slab

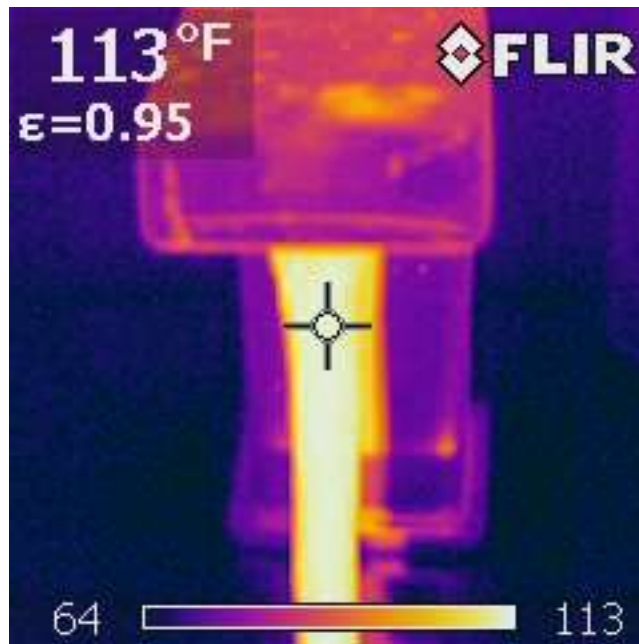
Safety

TPR valve: No defects were identified

Earthquake Straps: No visible defects identified

Safe water temperature: 120 deg F per industry standards

Measured temperature: 113 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
-

Driveway

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

Front walks/ steps

- Type: Concrete
- Condition: Overall satisfactory, except as noted below
- There is a substantive crack located at the front walkway. This crack is likely related to inadequate compaction and or water saturation of the ground below the walkway.
- Handrails: A reasonable graspable handrail is installed
- Barricades: A reasonable barricade is installed



Cracked walkway

Rear walks/ steps

- Type: Concrete
- Condition: Overall satisfactory

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: None located

Other:

- The sewer cleanout located adjacent to the floor 1 bedroom should be cut to grade and capped.
- A landscape plant located adjacent to the right side of the driveway appears to be dead.
- There is standing water above the top of the washed rock at the French drain located at the rear yard. This standing water indicates that the system is not functioning as designed. See the comment in the Crawlspace section regarding moisture.



Sewer line cleanout above grade



Dead vegetation



Standing water in the French drain
(multiple locations)

Building Exterior

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

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, except as noted below
- There is discoloration of the paint located below the window of the rear secondary bedroom. The discoloration is located below the weep hole of the window.
- The nail holes at the siding located at the entryway should be caulked and painted (cosmetic).
Exterior vents: No visible defects identified



Discoloration of the paint

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

Roof (continued)

Flashing: No visible defects identified, except as noted below

- The roof fall protection anchor weather-proof cover(s) is not installed.

Plumbing Vents: No visible defects identified

Flues and Chimneys: No visible defects identified



Roof (typical)



Roof (typical)



Fall protection anchor cover not installed



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

- The hose bib located at the garage area is turned off (winterized); not tested.



The hose bib located at the garage area is turned off (winterized); not tested.

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
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.

Moisture Intrusion

Ventilation: Appears adequate
Vapor Barrier: Appears adequate
Moisture Intrusion: - There is evidence of active moisture intrusion at the crawlspace at multiple locations. Recommend further review by a qualified drainage contractor. Note: the French drain located at the side yard appears to be very shallow, therefore will only contain surface water.
Sump Pump: None located



Standing water in the vicinity of the crawlspace access



Moisture stains near a seam in the vapor barrier



Standing water at the area below the floor 1 bedroom

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, except as noted below
- There is no under floor insulation installed below a section of floor 1 at the area in the vicinity of the floor 1 bathroom.
- Domestic Water Pipes: Appears satisfactory



Missing insulation



Insulation laying on the vapor barrier

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

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 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 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, except as noted below
- The holes in the drywall at the ceiling surrounding the garage door tracks and wall of the garage above the electrical panel are a breach in the 1 hour fire separation from the garage to the living spaces.



Holes at the ceiling of the garage

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

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 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 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 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: Ductless heat pump
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
- The door lock was not tested as a pet door is installed.
Door condition: No substantive visible defects identified
Millwork condition: No substantive visible defects identified

Fireplace

Type: Electric
Tested: Not a part of this inspection; not tested.

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: 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
-

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
 - There is no air draw at the ventilation system. Recommend review and repair by a qualified technician.
- Refrigerator: The refrigerator appears to be operative. Not all functions and settings are tested



The ventilation system cannot lift a tissue when set to the “high” position

Heating

Source: Adjacent spaces
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: Electric wall heater
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

- The light fixture at the shower area is inoperative. The light bulb(s) should be replaced, and the fixture tested for proper operation. Per owner, several light bulbs throughout the home have failed prematurely.

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

Heating and Venting

Source: Electric ceiling heater

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

Shower: No substantive visible defects identified

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, except as noted below
- There are cracks and gaps at the ½ wall located at the bottom of the stairs and the adjacent wall.
- Ceiling: No substantive visible defects identified, except as noted below
- There are nail pops at the ceiling adjacent to the door to the garage.
- 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.*



The doorbell transformer is located
in the hallway closet

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
- The wall returns at the graspable handrails are not properly secured to the adjacent wall.
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, except as noted below
- *There is a crack at the wall located above the bedroom side of the door to the bathroom.*
- 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: Ductless heat pump and electric wall heater
- 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, except as noted below
- **The door to the bathroom does not latch.**

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

Shower: No substantive visible defects identified

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

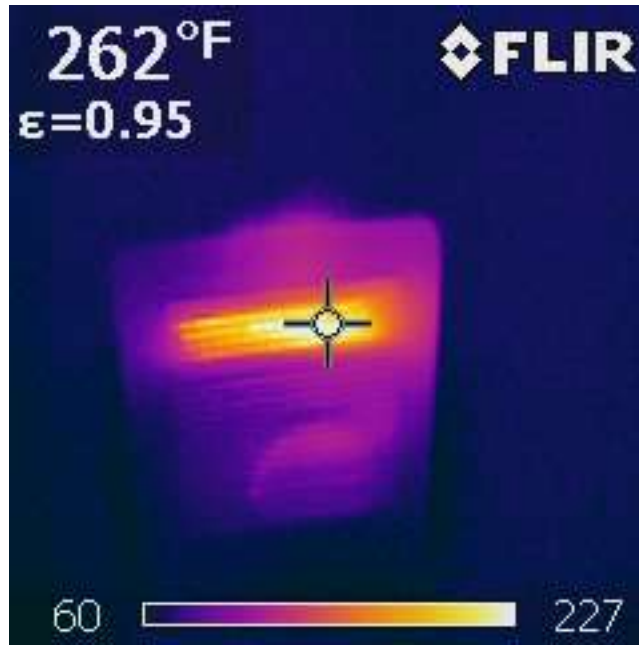
- Visibility: Rooms are occupied
- *There was no access to the front (2) bedrooms; not inspected*
- Structural Movement: No visible evidence of substantive structural movement identified
- Moisture Intrusion: No substantive visible evidence identified
- Walls: No substantive visible defects identified
- 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: Electric wall heater
- Air Flow/ Heat Gain: Appears to be sufficient



Maintain proper clearances to combustibles

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

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
- Comment: 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

Heating and Venting

Source: Electric ceiling heater

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. 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
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
- There was no electricity detected at the electrical outlet located at countertop outlet. Recommend review and repair as deemed necessary by a licensed electrician.

Heating and Venting

Source: Adjacent spaces
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

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

General

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



Attic



Attic

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



Insulation depth measurement in the Attic
(measurement by others)

Flues/Vent Stacks

Plumbing Stacks: All vented to exterior where visible

Electrical

Outlets: None located

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 | There are no structural pests or substantive conducive conditions identified. |
| Crawlspace | There are no structural pests or substantive conducive conditions identified. |
| CRL (1): Standing water in the Crawlspace. WDO conducive condition. | |

