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WSDA Inspector 79988
WSDA Control # 10961AQ-02



Client:
Address:

Property Description: (1) story single family home
Estimated property age: Built 1956 per listing
Occupancy Status: Vacant

Inspection Date: 11/08/2018
Inspection Time: 1:00 P.M. - 3:00 P.M. +-
Weather Conditions: Clear, 50 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 throughout report.

Electrical System

- The electrical connection from the service drop to the masthead should be wrapped with a non metallic material. This work should only be done by PSE or a licensed electrician
- The home is equipped with a Zinsco brand panel. Zinsco components are considered problematic by industry professionals due to their high failure rate. Failure of any component within the electrical system may result in fire and/or electrocution. Evaluation of the panel by a qualified electrician is advised to determine its safety, integrity and performance
- There are several ungrounded (3) prong electrical outlets throughout the home. The National Electrical Code (NEC) 406.3(D)(3) allows ungrounded (3) prong outlets without a third (grounding) wire, but only IF you install a GFCI receptacle to replace the 2-prong receptacle, or install a GFCI circuit breaker for that circuit, and mark the outlets "GFCI Protected" and "No Equipment Ground" Surge suppressors used for computers and other electronic equipment require a properly installed grounding wire to work correctly

Plumbing

- Recommend a sewer scope due to the age of the property (or verification that the side sewer is “newer”)

Heating System

- The furnace is 7 years old. The anticipated useful life is 25 years
- The air conditioning system is 23 years old. The anticipated useful life is 25 years
- Recommend furnace and air conditioning systems to be cleaned, serviced, and shown to be in good working order by a qualified furnace technician. There is no tag on the furnace which indicates any prior servicing of the systems

Water Heater

- The water heater is leased per the tag on the water heater
- The water temperature was measured at 130 deg F; this temperature is above the recommended setting of 120 deg F. This adjustment is typically a simple adjustment to the water heater thermostat

Site

- There is a reverse grade (ground slopes towards the house) at the North side yard
- Ground in contact with the siding (WDO conducive condition). Recommend 4-6” separation between the ground and siding
- Splash blocks should be installed at all downspouts that discharge directly onto the ground adjacent to the home. The splash blocks divert water away from the foundation
- There is substantial vertical displacement of the South yard patio. A trip hazard exists due to the raised edges

Building Exterior

- There is evidence of wood rot at the siding located at the South wall of the garage
- A proper vent flap should be installed at the dryer vent to prevent pest intrusion. Do not use a screened vent cover
- Recommend cleaning the roof of debris and the chimney for the buildup of moss. Do not high pressure wash the roof
- There is evidence of substantial deterioration (spalling) of the chimney. Recommend repair (AKA tuck pointing) as needed. All cracks at the chimney cap should be properly sealed to prevent moisture intrusion and related damage
- Recommend GFCI protection for the exterior electrical outlets

Crawlspace

- There is no under floor insulation
- The domestic water pipes are not insulated
- There is evidence of rodent activity in the crawlspace. Recommend review of the crawlspace by a qualified exterminator to locate and seal all potential points of entry and extermination as needed. A gap is visible at a foundation vent at the North wall and the crawlspace access panel does not properly fit the access space

Garage

- Recommend GFCI protection for the garage electrical outlets
- The gas wall heater did not activate when tested
- (3) window panes are broken

Living Room

- A section of the wall mounted mirror is broken

Kitchen

- The electrical outlet located adjacent to the sink is not properly wired; reverse polarity
- The Kitchen electrical outlets are not GFCI protected. Recommend GFCI protection for these outlets, however do not GFCI protect the refrigerator (if up-line on this circuit) as the refrigerator motor may trip the GFCI outlet
- A window seal is failed at the sliding glass door resulting in condensation between the glass (fogging)
- The rollers of the sliding glass door appear to be substantially worn

Dining Room

- All of the (3) prong electrical outlets are not grounded
- A window seal is failed at the sliding glass door resulting in condensation between the glass (fogging)

Laundry Room

- Recommend GFCI protection for the Laundry room electrical outlet

Hallways

- Recommend replacement of the smoke detector as it appears to be past its 10 year anticipated useful life expectancy
- Carbon monoxide detectors are not installed as per Wa.State law

Bedrooms

- All of the (3) prong electrical outlets are not grounded. Most outlets are (2) prong
- Recommend the installation of smoke detectors at all bedrooms

Main Bathroom (East)

- Recommend GFCI protection for the bathroom electrical outlets
- Recommend re-grouting the shower walls as needed

Main Bathroom (West)

- The light above the shower is inoperative. The bulb should be replaced and the fixture re-tested
- There is evidence of possible microbial growth at the ceiling
- There are loose tiles at the shower walls. The wall behind these tiles is likely damaged

Electrical System

Service

Type: Overhead
Meter Location: Rear of building
- The electrical connection from the service drop to the masthead should be wrapped with a non metallic material. This work should only be done by PSE or a licensed electrician



The connections are exposed

Panel

Location: Dining Room
Manufacturer: Zinsco
- The home is equipped with a Zinsco brand panel. Zinsco components are considered problematic by industry professionals due to their high failure rate. Failure of any component within the electrical system may result in fire and/or electrocution. Evaluation of the panel by a qualified electrician is advised to determine its safety, integrity and performance

Type: Not noted
Panel Rating: Panel rating not visible
Main Disconnect: n/a
Serv. wire Size/ Rating: Estimated 125 AMP
Sub-panel: No
Grounding: No visibility
Panel Clearance: 30" wide, 3' in front as required
Panel Cover: Satisfactory



Zinsco brand panel

Breakers/ Wiring

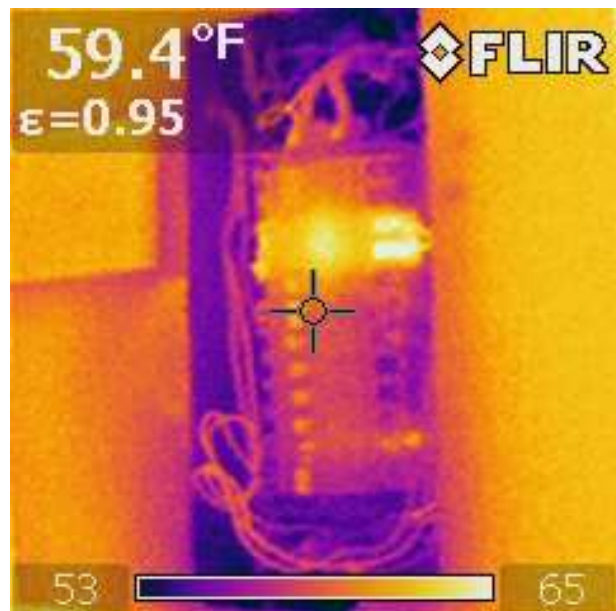
Type: Copper romex and multi-strand aluminum

Breakers: No visible defects

Circuit breaker legend: Appears proper and complete. Individual circuit breakers are not tested
- There are several ungrounded (3) prong electrical outlets throughout the home. The National Electrical Code (NEC) 406.3(D)(3) allows ungrounded (3) prong outlets without a third (grounding) wire, but only IF you install a GFCI receptacle to replace the 2-prong receptacle, or install a GFCI circuit breaker for that circuit, and mark the outlets "GFCI Protected" and "No Equipment Ground". Surge suppressors used for computers and other electronic equipment require a properly installed grounding wire to work correctly



Electrical panel



No evidence of overheating

Plumbing

Domestic Water

- Supply: Public water per listing, not included in this inspection
Supply Pipe: Copper pipe where visible
House Piping: Copper pipe where visible
Main Water Shut off: @ crawlspace
Measured water pressure: 75 P.S.I. Water pressure is adequate and not excessive



Domestic Water Shut off



Copper domestic water pipes



Water pressure is adequate and not excessive

Sanitary Sewer

- Discharge: Public sewer per listing; not included in this inspection
House Piping: ABS, steel, and cast iron where visible
- Recommend a sewer scope due to the age of the property (or verification that the side sewer is "newer")



Plumbing waste lines



The side sewer may be “newer” as the pipe that exists the home is ABS (a newer material)

Heating System

Furnace

Location: Laundry Room
Make/ Model: Goodman
Fuel Type: Natural gas
BTUH Input: 70,000
BTUH Output: 56,000
Efficiency Rating: Mid-efficiency



Furnace

Useful Life

Est. Useful Life new: 25 years
Serial number 1101626298

Est. age of furnace: 7 years based on the serial number

- The furnace is 7 years old. The anticipated useful life is 25 years
 - The air conditioning system is 23 years old. The anticipated useful life is 25 years
- Servicing: - Recommend furnace and air conditioning systems to be cleaned, serviced, and shown to be in good working order by a qualified furnace technician. There is no tag on the furnace which indicates any prior servicing of the systems
- *The inspection of the heat exchanger involves dismantling of the components of the furnace and is beyond the scope of a Home Inspection*



Service tag

Operation

- Thermostat: Programmable @ floor 1
- Disconnect: Switch on furnace
- Combustion Air: Appears adequate
- Filter: Located above the furnace



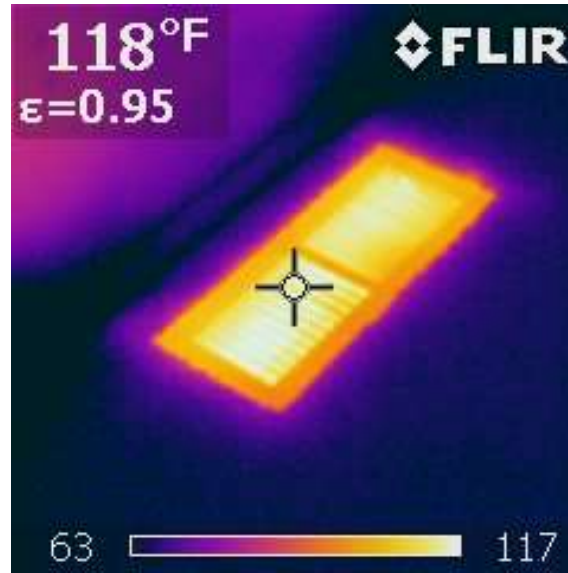
Furnace filter location

Flue/ Gas Piping

- Flue Secure: Inspected
- Flue clearances: Per requirements where visible

Heat Gain

Rating: 30-60 deg F
@ return air: 70 deg F
@ nearest register: 118 deg F
Heat Gain: 48 deg F. Heat gain is within specifications of the furnace



Temperature measured at a heat register

Water Heater

Water Heater

Location: Laundry room
Manufacturer: Bradford White
Fuel Type: Natural gas
Capacity: 40 gallon



Water Heater

Useful Life

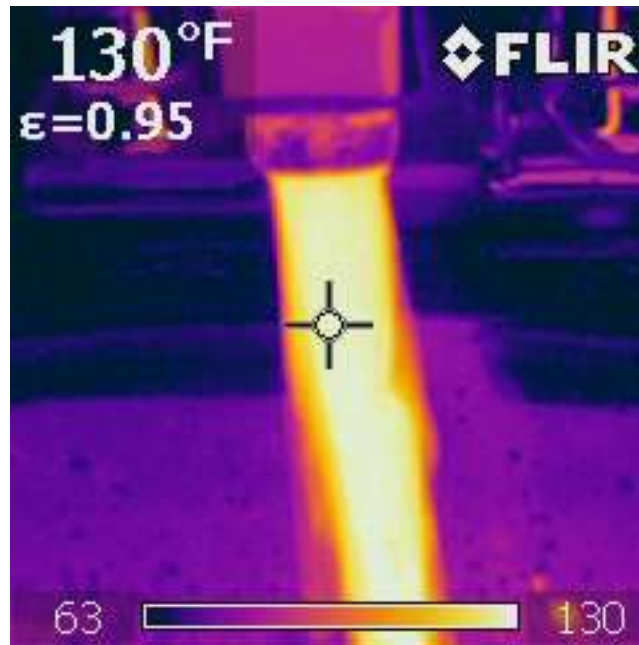
Est. Useful Life new: 12 years
Serial number MB (2015)
Est. age of heater: 3 years based on the serial number
Est. remaining life: 9 years
- The water heater is leased per the tag on the water heater



Leasing tag

Safety

- TPR valve: As per required
Earthquake Straps: Installed
Safe water temperature: 120 deg F per industry standards
Measured temperature: - The water temperature was measured at 130 deg F; this temperature is above the recommended setting of 120 deg F. This adjustment is typically a simple adjustment to the water heater thermostat



Hot water temperature

Gas venting and Plumbing

- Flue secure: Inspected
Clearances: As required where visible
Draft Hood: Inspected
Water connection: Inspected
Expansion Tank: Yes
Drip pan: Installed
- The battery operated moisture alarm in the drip pan was tested

Site

Site

- Grade at structure: - There is a reverse grade (ground slopes towards the house) at the North side yard
- Earth to wood contact: - Ground in contact with the siding (WDO conducive condition). Recommend 4-6" separation between the ground and siding
- Vegetation contact: Negligible
- Roof drain discharge: - Splash blocks should be installed at all downspouts that discharge directly onto the ground adjacent to the home. The splash blocks divert water away from the foundation



Ground in contact with the structure
(WDO conducive condition)



Reverse grade
(WDO conducive condition)



Splash blocks should be installed



Ground in contact with the structure
(WDO conducive condition)

Driveway

Type: Asphalt
Condition: Satisfactory
Trip Hazard: None

Front walks/ steps

Type: Concrete
Condition: Satisfactory
Trip Hazard: None

Rear walks/ steps

Type: Concrete
Condition: Satisfactory
Trip Hazard: - There is substantial vertical displacement of the South yard patio. A trip hazard exists due to the raised edges



Trip hazard

Miscellaneous

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

Building Exterior

General Condition

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

Siding and Vents

Type: Cedar and plywood
Condition: - There is evidence of wood rot at the siding located at the South wall of the garage
Window/Door Flashing: Satisfactory
Paint and caulking: Satisfactory
Exterior vents: - A proper vent flap should be installed at the dryer vent to prevent pest intrusion. Do not use a screened vent cover



A vent flap is not installed



Wood rot at the garage siding

Roof

Estimated Pitch: Near flat
Material: Torch down
Layers: 1+
How Inspected: Traversed the roof
Roof access condition: Reasonable and safe access
Condition: - Recommend cleaning the roof of debris and the chimney for the buildup of moss. Do not high pressure wash the roof
Ventilation: Eave and roof hat vents
Plumbing Vents: Satisfactory
Flues: - There is evidence of substantial deterioration (spalling) of the chimney. Recommend repair (AKA tuck pointing) as needed. All cracks at the chimney cap should be properly sealed to prevent moisture intrusion and related damage
Flashing: Satisfactory



Garage roof



Moss on the chimney



Evidence of spalling at the chimney



Debris on the roof

Gutters/ Downspouts

Type: Metal and vinyl downspouts
Condition: Satisfactory

Electrical

Switches/Lights: All visible tested
Comment: Exterior lights activated by motion and/or darkness are not tested
Outlets: All accessible (2) prong electrical outlets were tested
- Recommend GFCI protection for the exterior electrical outlets

Plumbing

Hose Bibs: Satisfactory
Gas Piping: Satisfactory

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: Exterior access
How viewed: Traversed entire crawlspace where accessible as per the Washington State standards of practice
Tip: Recommend a visual observation of the crawlspace at least twice per year to check for moisture, rodents, disconnected heating ducts, plumbing leaks, or other defects

Moisture

Ventilation: Appears adequate
Vapor Barrier: As required
Moisture Intrusion: No visible evidence
Sump Pump: None visible



The white is evidence of excessive moisture at the exterior. No moisture intrusion is evident



Minor area of concrete spalling off the wall

Structural

Foundation: No substantive visible defects. Minor foundation cracks are typical
Mudsill: No visible defects, limited visibility
Joists: No visible defects; limited visibility
Post-Beams: Satisfactory
Structural Movement: No visible evidence

Insulation

Under-floor: - There is no under floor insulation
Domestic Water Pipes: - The domestic water pipes are not insulated
Heating Supply: *Satisfactory (at most areas)*

Plumbing

Waste lines: Satisfactory
Domestic water lines: Satisfactory
Valves/ Other: None visible

Electrical

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

Heating/ Ventilation

Duct Work: No visible defects
Ventilation Ducts: No visible defects
Gas Piping: No visible defects
Dryer vent: No visible defects

Structural Pests

Conducive conditions: No visible evidence
Visible Evidence: No visible evidence

Nuisance Pests

Visible Evidence: - There is evidence of rodent activity in the crawlspace. Recommend review of the crawlspace by a qualified exterminator to locate and seal all potential points of entry and extermination as needed. A gap is visible at a foundation vent at the North wall and the crawlspace access panel does not properly fit the access space
Tip: Rodents are a common problem in crawlspaces. Recommend a proactive approach by setting rodent traps



Torn insulation from rodents



The access panel will not fit



Gap at a crawlspace vent

Garage

Location: Detached

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

General Room Condition

Visibility: Space is occupied
Structural Movement: No visible evidence of substantive structural movement
Moisture Intrusion: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Slab: Satisfactory. Minor horizontal shrinkage cracks are typical and not a concern
- Per King Co, the garage was built in 1970 +-

Safety

Sources of ignition: All 18" or more above the slab where required
Safety bollard: There is no need for a bollard as there is no substantive risk of vehicular impact with the mechanical equipment
Fire separation: There appears to be reasonable fire separation between the garage to the living spaces

Garage Door

Type: Metal roll up
Door condition: The doors are in satisfactory condition
Springs and tracks: The springs and tracks appear to be in satisfactory condition
Garage door openers: Yes
Auto reverse of impact: Reversed when reasonable force was applied
Photo cell reverse sensors: Tested for proper operation

Electrical

Switches/Lights: All visible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
- Recommend GFCI protection for the garage electrical outlets
Tip: it is not recommended to plug a freezer into a GFCI electrical outlet as the motor may trip the GFCI circuit
.

Heating and Venting

Heating: *- The gas wall heater did not activate when tested*

Windows

Glazing: *- (3) window panes are broken*
Operation: *- Windows not accessible, therefore not tested for operation*

Exterior Doors

Operation/latching: Tested for proper operation and latching

Door condition: Satisfactory

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.

General Room Condition

Visibility: Room is occupied
Structural Movement: No visible evidence of substantive structural movement
Moisture Intrusion: No visible evidence
Walls: - A section of the wall mounted mirror is broken
Ceiling: Satisfactory
Flooring: Satisfactory



Broken mirror

Electrical

Switches/Lights: All visible tested
Outlets: All accessible (2) prong electrical outlets were tested
Tip: some electrical outlets may be controlled by a wall switch

Heating and Venting

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

Windows

Glazing: No visible defects
Operation: Fixed

Doors/Millwork

Operation/latching: Tested for proper operation and latching

Door condition: Satisfactory

Millwork condition: Satisfactory

Fireplace

Type: Masonry wood burning with gas log set

Tested: Damper

Condition: Satisfactory where visible

Kitchen

Location: Floor 1

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

General Room Condition

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

Electrical

Switches/Lights: All visible tested
Outlets: - The electrical outlet located adjacent to the sink is not properly wired; reverse polarity
- Reversed polarity can be dangerous because many appliances will operate properly even though the supply wires are not connected in the proper order. Traditional reversed polarity occurs when the black (ungrounded) and white (grounded) conductors are reversed. A shock hazard may not exist, but other mechanical hazards can occur. If an internal fault should occur in the wiring, the equipment would not turn off when the switch is released or would start as soon as the supply cord is plugged into the improperly wired outlet. This could result in very serious injury.
- The Kitchen electrical outlets are not GFCI protected. Recommend GFCI protection for these outlets, however do not GFCI protect the refrigerator (if up-line on this circuit) as the refrigerator motor may trip the GFCI outlet
- Ground fault interrupters (GFCI) are intended to trip when there is a difference in the currents in the "hot" and neutral wires. The difference may be the result of a person coming into contact with the "hot" wire and is being shocked. When a circuit is functioning normally, all the return current from an appliance flows through the neutral wire, so the presence of a difference between "hot" and neutral currents represents a malfunction which in some circumstances could produce a dangerous or even lethal shock hazard. The GFCI protection may be located at the circuit breaker in the electrical panel or an individual electrical outlet. All electrical outlets upstream on the circuit are protected; therefore not every GFCI protected electrical outlet will have a reset button

Appliances

Dishwasher: Tested a full cycle
Dishwasher drainage: High loop
Cooktop: Tested all burners
Oven: Tested
Ventilation: Tested
Refrigerator: The refrigerator appears to be operative

Heating

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

Windows/SGD

Glazing: - A window seal is failed at the sliding glass door resulting in condensation between the glass (fogging)
Operation: - The rollers of the sliding glass door appear to be substantially worn

Doors/Millwork

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

Plumbing

Overall functional flow: Appears adequate
Sink: No visible defects or leakage identified
Garbage disposal: *No disposal; not applicable*
- *Wiring for a disposal is available in the sink base cabinet*

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

Electrical

Switches/Lights: All visible tested
Outlets: - All of the (3) prong electrical outlets are not grounded
Tip: some electrical outlets may be controlled by a wall switch

Heating and Venting

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

Windows/SGD

Glazing: - A window seal is failed at the sliding glass door resulting in condensation between the glass (fogging)
Operation: The windows operate as intended

Doors/Millwork

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

Laundry Room

Location: Floor 1

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

General Room Condition

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

Electrical

Switches/Lights: All visible tested
Outlets: All accessible (2) prong electrical outlets were tested
- Recommend GFCI protection for the Laundry room electrical outlet



The electrical outlet for the clothes washer is not grounded

Heating and Venting

Source: Adjacent spaces
Air Flow/ Heat Gain: Appears to be satisfactory
Dryer venting: To the exterior where visible
Maintenance tip: Dryer vents should be kept clean of lint build up as they can become a fire hazard

Doors/Millwork

Operation/latching: Tested for proper operation and latching

Door condition: Satisfactory

Millwork condition: Satisfactory

Laundry Machines

Clothes washer: Tested a full cycle. There are no visible defects

Clothes dryer: Tested a full cycle. There are no visible defects

Hallways

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

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

Electrical

- Switches/Lights: All visible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
Tip: Some lights may be controlled by several light switches. As a result, the On position for a switch may not always be in the Up position
Doorbell: Tested
Smoke detector: - Recommend replacement of the smoke detector as it appears to be past its 10 year anticipated useful life expectancy
CO Detectors: - Carbon monoxide detectors are not installed as per Wa.State law
- RCW 19.27.530 Carbon monoxide ... for any owner-occupied single-family residence that is sold on or after July 26, 2009, the seller must equip the residence with carbon monoxide alarms in accordance with the requirements of the state building code before the buyer or any other person may legally occupy the residence following such sale. An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units and on each level of the dwelling and in accordance with the manufacturer's recommendations.
-

Windows

- Glazing: No visible defects
Operation: Fixed
-

Doors/Millwork

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

Bedrooms

Location: Floor 1

All components of the bedroom(s) 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
Moisture Intrusion: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory

Electrical

Switches/Lights: All visible tested
Outlets: - All of the (3) prong electrical outlets are not grounded. Most outlets are (2) prong
Smoke detector: - Recommend the installation of smoke detectors at all bedrooms

Heating and Venting

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

Windows

Glazing: No visible defects
Operation: The windows operate as intended
Egress: Appears to provide reasonable emergency egress
Screen: No substantive visible defects

Doors/Millwork

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

Main Bathroom (East)

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

Electrical

Switches/Lights: All visible tested
Outlets: All accessible (2) prong electrical outlets were tested
- Recommend GFCI protection for the bathroom electrical outlets

Heating and Venting

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

Doors/Millwork

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

Plumbing

Overall functional flow: Appears adequate
Sink(s): No visible defects or leakage identified
Bathtub-Shower: No visible defects or leakage identified
- Recommend re-grouting the shower walls as needed
Toilet: No visible defects or leakage identified



Gaps at the shower wall grout

Main Bathroom (West)

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

Electrical

Switches/Lights: All visible tested
- The light above the shower is inoperative. The bulb should be replaced and the fixture re-tested
Outlets: *None located*

Heating and Venting

Source: Adjacent spaces
Air Flow/ Heat Gain: Appears to be satisfactory
Mechanical ventilation: Tested the operation of the fan motor
- There is evidence of possible microbial growth at the ceiling

Doors/Millwork

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

Plumbing

Overall functional flow: Appears adequate
Sink(s): No visible defects or leakage identified
Shower: - There are loose tiles at the shower walls. The wall behind these tiles is likely damaged
Shower Door: The shower door is in satisfactory condition
Toilet: No visible defects or leakage identified



Loose tiles at the shower wall

Structural Pest Inspection Diagram

Wood Destroying Organisms (WDO)

WDO-AB	Anobid Beetles
WDO-CA	Carpenter Ants
WDO-DT	Dampwood Termites
WDO-MA	Moisture Ants
WDO-OB	Other Beetles
WDO-RF	Rot Fungus
WDO-ST	Subterranean Termites

Conductive Conditions (CC)

CC-BG	Bare Ground
CC-CD	Conductive Debris
CC-EM	Excessive Moisture
CC-EW	Earth-Wood Contact
CC-FC	Failed Caulking
CC-IV	Inadequate Ventilation
CC-RG	Restricted Gutter
CC-VC	Vegetation Contact

Inspection Conditions (IC)

IC-CSA	Crawl Space Access
IC-IA	Inadequate Clearance

