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WSDA Inspector 79988
WSDA Control # 2011AQ-003



Client:
Address:

Property Description: Multi-level home
Property age/ size: Built 1958, 2,320 s.f. per King County Assessor
Occupancy Status: Occupied

Inspection Date: 01/21/2012
Inspection Time: 2:00 P.M. – 3:30 P.M. +-
Weather Conditions: Overcast, 40 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

- *Items in this font are general comments throughout report.*
- *Items in this font are considered a minor cost and/or cosmetic.*
- *Items in this font are considered a substantial cost an extreme safety concern.*

Electrical System

- Circuit breaker legend is not complete and not all written in English. Unable to verify purpose of each circuit and appropriate sizing of the breakers
- Breakers is double tapped. Recommend review by a licensed electrician
- ***There are numerous serious electrical issues in the home. Most of these are the result of additional and modifications from the original electrical system. The current condition of this wiring is a violation of the National Electric Code, City of Bellevue permitting regulations, and is a life safety concern including fire, shock, or electrocution***

Plumbing System

Water Heater

- Water heater is beyond its anticipated useful life expectancy

Heating System

- Recommend servicing of furnace by a licensed furnace technician and every (2) years thereafter. There is no visible tag that this furnace has ever been serviced. Evidence of condensate leakage near flue inside furnace

Site

- Recommend safety barricade around window well to mechanical room

Building Exterior

- ***Extreme fall safety hazard at roof area above the storage shed. This area is accessible from the rear patio and has no safety barricades. Fall is 7' + to a concrete surface below***
- Paint at exterior siding is in poor condition at various areas, primarily the West facing wall. Wood rot at the base of the storage shed
- Recommend re-coat roof (bare areas in several areas)
- Ridge ventilation is blocked
- Improper caulking or flashing above the storage shed area
- Handyman repair of flashing and mortar at the chimney
- Extension cord wiring to exterior outlet

Garage

- ***A substantial amount of electrical wiring has been added to the garage. Per the occupant-installer, there was no electrical permit obtained for this work. There are numerous NEC code violations including exposed junction boxes, improper wire splices, loose wiring, surface mounted wiring, extension cord wiring, non-GFCI protected outlets. The circuit for this wiring is also likely overloaded. This wiring should be reviewed and corrected by a licensed electrician and inspected under an electrical permit by the City of Bellevue. See appendix A***

Living Room

- *The lower windows of the Living room are at floor level and open to width and height large enough for an adult to fall out. This condition is an extreme safety hazard, primarily with infants and toddlers*
- Fireplace damper is removed (full open position)

Kitchen and Nook

Upper level Bedrooms

- Exposed light bulb in closet is a safety hazard
- (3) prong electrical outlets are not grounded at most outlets

Upper level Bathroom

- *(3) prong electrical outlets adjacent to the sink are not grounded or GFCI protected*
- Shower door will not close due to conflict with tile curb

Lower level Bedroom

- *Exposed electrical wires in the N.E. bedroom closet*

Lower level Bathroom

Hallways

- Recommend installation of working smoke detectors in all hallways, levels and bedrooms
- Graspable handrail not installed to basement
- Substantial trip hazard at stair to lower basement due to inconsistent riser height

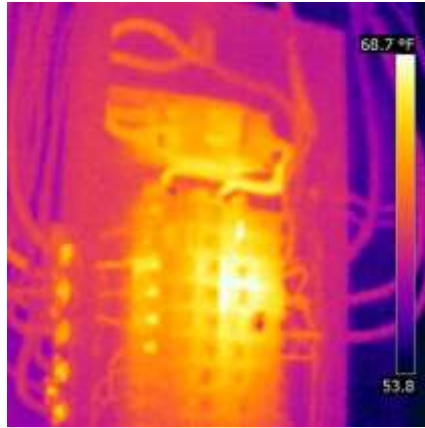
Basement Great Room and Storage Room

- Evidence of prior moisture intrusion at ceiling area near shed. Recommend continue to monitor
- (3) prong electrical outlets are not grounded at most outlets
- *A substantial amount of electrical wiring has been added to the basement including the bathroom addition to the attached storage shed. Per the occupant-installer, there was no electrical permit obtained for this work. There are numerous NEC code violations including exposed junction boxes, improper wire splices, loose wiring, and surface mounted wiring. The circuit for this wiring is also likely overloaded. This wiring should be reviewed and corrected by a licensed electrician and inspected under an electrical permit by the City of Bellevue*
- Glazing seal is failed at the sliding glass door
- *Damper latch is missing which could result in unexpected closing of the damper during operation*

Storage Shed- Bathroom Addition

- Rear storage shed has been added as habitable space. Unknown if an appropriate building permit was obtained from the City of Bellevue. Construction is not consistent with current building codes

Electrical System



No evidence of over-heating
(note: not all over-heating situation would be visible if not under load)

Service

Type: Overhead
Meter Location: Side of house
Voltage: 240

Panel

Location: Basement mechanical room
Manufacturer: Murray
Panel Rating: 100 AMP
Main Disconnect: 100 AMP
Serv. wire Size/ Rating: 100 AMP
Sub-panel: No
Grounding: Copper to plumbing, limited visibility
Panel Clearance: 30" wide, 3' in front as required
- Circuit breaker legend is not complete and not all written in English. Unable to verify purpose of each circuit and appropriate sizing of the breakers



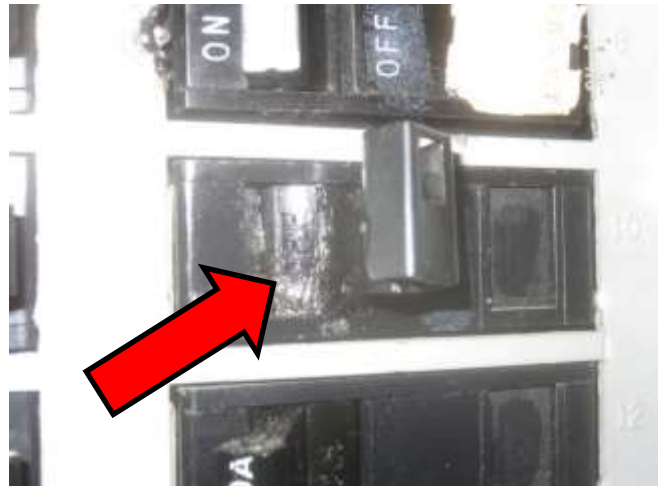
Incomplete circuit legend

Breakers/ Wiring

Type: Copper romex
Breakers: - Breakers is double tapped. Recommend review by a licensed electrician



Double tapped breaker



Breaker in off position
Unknown purpose of this breaker

- The National Electrical Code (NEC) 406.3(D)(3) allows ungrounded (2) 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"

- **Note: Surge suppressors used for computers and other electronic equipment require a properly installed grounding wire to work correctly**

- *There are numerous serious electrical issues in the home. Most of these are the result of additional and modifications from the original electrical system. The current condition of this wiring is a violation of the National Electric Code, City of Bellevue permitting regulations, and is a life safety concern including fire, shock, or electrocution*

Plumbing System

Domestic Water

Supply: Public water per listing, not included in this inspection
Supply Pipe: Not visible
House Piping: Copper where visible
Pipe Condition: Satisfactory where visible
Main Water Shut off: @ basement mechanical room



Domestic Water Shut off

Sanitary Sewer

Discharge: Septic system, not included in this inspection
House Piping: Steel and cast iron where visible
Pipe Condition: Satisfactory where visible



Waste lines

Water Heater



Water Heater

Location: Basement mechanical room
Make/ Model: Richmond s/n 0798158444
Fuel Type: Electric
Capacity: 50 gallon

Useful Life

Est. Useful Life new: 12 years
Est. age of heater: 14 years
- Water heater is beyond its anticipated useful life expectancy

Safety

TMP valve: As per required
Earthquake Straps: Installed

Water Temperature

Safe water temperature: 120 deg F per industry standards
Measured temperature: 120 deg F @ kitchen faucet



Heating System



Furnace

Location: Basement mechanical room
Make/ Model: - Manufacturer not noted manufactured Sept 2005
Fuel Type: Natural gas
BTUH Input: 75,000
BTUH Output: - Not noted on furnace
Efficiency Rating: High-efficiency

Useful Life

Est. Useful Life new: 25 years
Est. age of furnace: 7 years +-

- Recommend servicing of furnace by a licensed furnace technician and every (2) years thereafter. There is no visible tag that this furnace has ever been serviced. Evidence of condensate leakage near flue inside furnace



Condensate inside of furnace

Heat Exchanger

Visible Inspection: No visible defects, limited visibility
Gas detection test: No gas leak detected
Burner test: No burner irregularities detected

Operation

Thermostat: Programmable @ floor 1 hall
Disconnect: Switch on furnace
Combustion Air: Appears adequate
Filter: Located to left of furnace



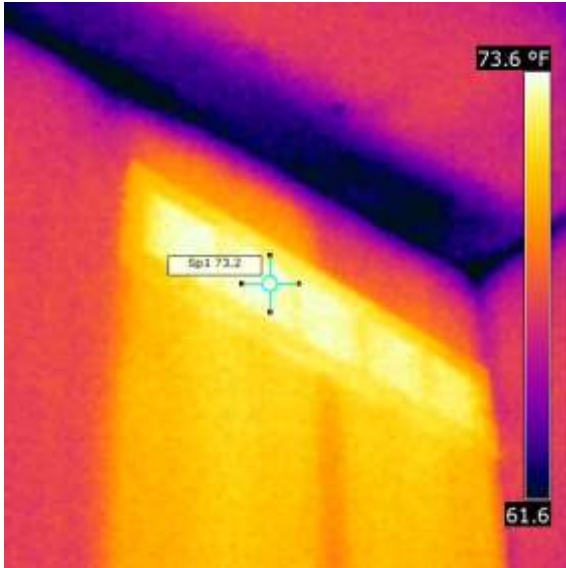
Furnace filter compartment

Flue/ Gas Piping

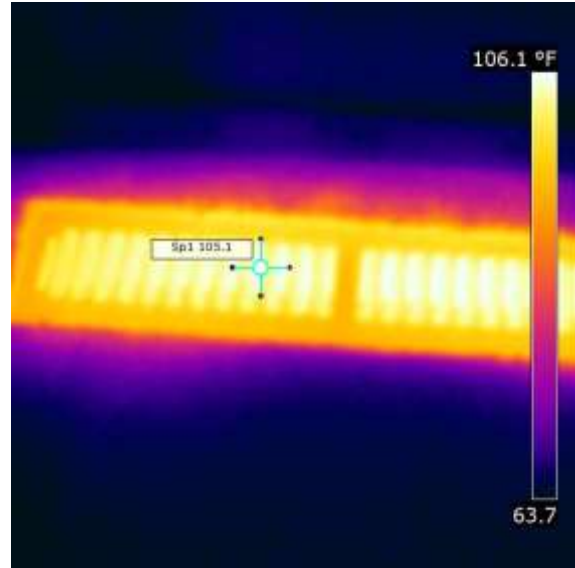
Flue Secure: Inspected
Flue clearances: Per requirements where visible

Heat Gain

Rating: 40-70 deg F
@ return air: 72 deg F
@ nearest register: 106 deg F
Heat Gain: 34 deg F.- *Heat gain is below specifications of furnace. See comment above about furnace servicing*



Temperature measured at return air



Temperature measured at heat register

Site

Site

Grade at structure: Adequate grade away
Earth to wood contact: Clearance as required
Vegetation contact: Negligible
Roof drain discharge: Surface discharge

Driveway

Type: Asphalt
Condition: Satisfactory
Trip Hazard: None

Front walks/ steps

Type: Concrete
Condition: Satisfactory
Trip Hazard: None
Barricades: As required
- Recommend safety barricade around window well to mechanical room



Fall hazard into window well and adjacent non-tempered glass window

Rear walks/ steps

Type: Concrete
Condition: - Limited visibility due to snow and ice
Trip Hazard: None

Miscellaneous

Overhead Power Lines: N/A
Retaining Walls: None that affect structure
Underground Oil Tank: - Evidence of prior exterior oil tank. Unable to locate vents for a buried tank
Irrigation System: None visible



Oil tank lines in basement



Cracks rear planter

Building Exterior

General Condition

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

- Extreme fall safety hazard at roof area above the storage shed. This area is accessible from the rear patio and has no safety barricades. Fall is 7' + to a concrete surface below



No barricade to roof above storage shed



Fall hazard from storage shed

Siding

Type: Hardboard
Condition: - Paint at exterior siding is in poor condition at various areas, primarily the West facing wall. Wood rot at the base of the storage shed
Window/Door Flashing: Satisfactory
Caulking: Satisfactory



Deterioration of paint (typical)

Wood rot at base of storage shed

Roof

Estimated Pitch: 1-2:12
Material: Rolled
Layers: 1+
How Inspected: Traversed the roof - Limited visibility due to snow and ice
Condition: - Recommend re-coat roof (bare areas in several areas)
- Ridge ventilation is blocked
- Improper caulking or flashing above the storage shed area
Ventilation: Eave and ridge vent
Plumbing Vents: Satisfactory
Flues: - Handyman repair of flashing and mortar at the chimney
Flashing: - See comments above



Siding to roof separation is negligible at shed roof



Blocked ridge ventilation



Roof (typical)



Caulking repair at chimney flashing



Chimney (typical)



Coating is worn at roof (typical)

Gutters/ Downspouts

Type: At eaves
Condition: Satisfactory, minor debris in gutters

Electrical

Outlets: - Extension cord wiring to exterior outlet
Switches/Lights: Tested



Extension cord wiring to exterior outlet



Extension cord wiring to exterior outlet

Plumbing

Hose Bibs: - *Not tested*
Gas Piping: Inspected

Garage

Type: Attached

General Room Condition

Visibility: Space is (substantially) occupied
Structural Movement: No visible evidence
Moisture Infiltration: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Slab: Satisfactory

Safety

Ignition point > above FF: In compliance where visible
Safety barricade to mech.: n/a

Garage Door

Type: Wood roll-up
Springs & Fasteners: No visible defects
Auto Reverse: Tested
Photocell reverse: - None
- *Current code would require photocell safety device on new installations*
Remote openers: Not present

Electrical

Switches/Lights: Tested
Outlets: All visible tested

- A substantial amount of electrical wiring has been added to the garage. Per the occupant-installer, there was no electrical permit obtained for this work. There are numerous NEC code violations including exposed junction boxes, improper wire splices, loose wiring, surface mounted wiring, extension cord wiring, non-GFCI protected outlets. The circuit for this wiring is also likely overloaded. This wiring should be reviewed and corrected by a licensed electrician and inspected under an electrical permit by the City of Bellevue. See appendix A



New electrical outlet



New wiring in the garage

Windows

Glazing: No visible defects
Tempered: Not required
Operation: - *Not tested*

Doors

Operation/latching: - *Not tested*
Door condition: Satisfactory

Living Room

Location: Mid Level

General Room Condition

Visibility: Room is occupied
Structural Movement: No visible evidence
Moisture Infiltration: - *Evidence of prior moisture intrusion at chimney*
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory

Electrical

Switches/Lights: All visible tested
Outlets: All visible tested

Heating

Source: Floor register
Air Flow/ Heat Gain: Satisfactory

Windows

Glazing: No visible defects
Tempered: Not required
- The lower windows of the Living room are at floor level and open to width and height large enough for an adult to fall out. This condition is an extreme safety hazard, primarily with infants and toddlers
Operation: Tested



Windows open at floor height

Doors/Millwork

Operation/latching: Tested
Door condition: Satisfactory
Millwork condition: Satisfactory

Fireplace

Type: Masonry wood burning
Tested: - Fireplace damper is removed (full open position)

Kitchen and Nook

Location: Mid Level

General Room Condition

Visibility: Rooms are occupied
Structural Movement: No visible evidence
Moisture Infiltration: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory
Cabinets: Satisfactory
Countertops: Satisfactory

Appliances

Dishwasher: - *Not tested*
Oven: Tested
Cooktop: Tested
Microwave: Not tested
Ventilation: Tested
Refrigerator: Tested

Plumbing

Functional flow: Appears adequate
Hot/ Cold: Tested
Drainage: Appears adequate
Visible leaks: None visible
Disposal: Tested
Caulking: Satisfactory
Fixtures: No visible defects

Electrical

Switches/Lights: All visible tested
Outlets: All visible tested, GFCI protected adjacent to the sink

Heating

Source: Floor register
Air Flow/ Heat Gain: Satisfactory

Windows

Glazing: No visible defects
Tempered: Not required
Operation: Tested

Doors/Millwork

Operation/latching: Tested
Door condition: Satisfactory
Millwork condition: Satisfactory

Upper level Bedrooms

Location: Floor 2 (upper level)

General Room Condition

Visibility: Rooms are occupied
Structural Movement: No visible evidence
Moisture Infiltration: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory

Electrical

Switches/Lights: All visible tested
- Exposed light bulb in closet is a safety hazard
Outlets: - (3) prong electrical outlets are not grounded at most outlets
Smoke Detector: - *None*

Heating

Source: Floor register
Air Flow/ Heat Gain: Satisfactory

Windows

Glazing: No visible defects
Tempered: Not required
Operation: Tested
Egress: Appears to meet reasonable egress standards

Doors/Millwork

Operation/latching: Tested
Door condition: Satisfactory
Millwork condition: Satisfactory

Upper level Bathroom

Location: Floor 2 (upper level)

General Room Condition

Visibility: Room is occupied
Structural Movement: No visible evidence
Moisture Infiltration: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory
Cabinets: Satisfactory
Countertops: Satisfactory
Mirrors: Satisfactory

Electrical

Switches/Lights: All visible tested
Outlets: *- (3) prong electrical outlets adjacent to the sink are not grounded or GFCI protected*

Heating

Source: Floor register
Air Flow/ Heat Gain: Satisfactory
Mechanical ventilation: Tested

Windows

Glazing: No visible defects
Tempered: As required
Operation: Tested

Doors/Millwork

Operation/latching: Tested
Door condition: Satisfactory
Millwork condition: Satisfactory
Bath Hardware: Satisfactory

Plumbing

Functional flow: Appears adequate
Hot/ Cold: Tested
Drainage: Appears adequate
Visible leaks: None visible
Caulking: Satisfactory
Toilet Secure: Satisfactory
Tub/Shower surround: *- Shower door will not close due to conflict with tile curb*
Fixtures: No visible defects

Lower level Bedroom

Location: Floor 1 (lower level)

General Room Condition

Visibility: Rooms are occupied
Structural Movement: No visible evidence
Moisture Infiltration: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory

Electrical

Switches/Lights: All visible tested
- Exposed electrical wires in the N.E. bedroom closet
Outlets: All visible tested
Smoke Detector: *- None*



Exposed electrical wires in closet

Heating

Source: Floor register
Air Flow/ Heat Gain: Satisfactory

Windows

Glazing: No visible defects
Tempered: Not required
Operation: Tested
Egress: Appears to meet reasonable egress standards

Doors/Millwork

Operation/latching: Tested
Door condition: Satisfactory
Millwork condition: Satisfactory

Lower level Bathroom

Location: Floor 1 (lower level)

General Room Condition

Visibility: Rooms are occupied
Structural Movement: No visible evidence
Moisture Infiltration: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory
Cabinets: Satisfactory
Countertops: Satisfactory
Mirrors: Satisfactory

Electrical

Switches/Lights: All visible tested
Outlets: All visible tested, GFCI protected

Heating

Source: Ceiling register
Air Flow/ Heat Gain: Satisfactory
Mechanical ventilation: Tested

Windows

Glazing: No visible defects
Tempered: Not required
Operation: Tested

Doors/Millwork

Operation/latching: Tested
Door condition: Satisfactory
Millwork condition: Satisfactory
Bath Hardware: Satisfactory

Plumbing

Functional flow: Appears adequate
Hot/ Cold: Tested
Drainage: Appears adequate
Visible leaks: None visible
Caulking: Satisfactory
Toilet Secure: Satisfactory
Tub/Shower surround: Satisfactory
Fixtures: No visible defects

Hallways

Location: All levels

General Room Condition

Visibility: Space is occupied
Structural Movement: No visible evidence
Moisture Infiltration: No visible evidence
Walls: Satisfactory
Ceiling: Satisfactory
Flooring: Satisfactory

Electrical

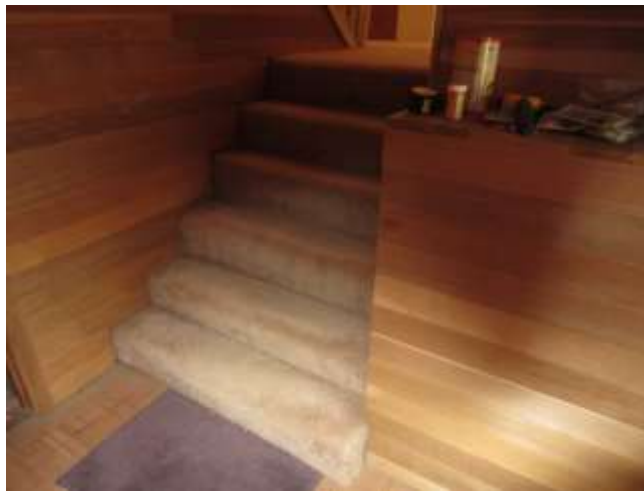
Switches/Lights: All visible tested
Outlets: All visible tested
Smoke Detector: Tested
- Recommend installation of working smoke detectors in all hallways, levels and bedrooms

Doors/Millwork

Operation/latching: Tested
Door condition: Satisfactory
Millwork condition: Satisfactory

Stairwell

Handrails: - Graspable handrail not installed to basement
Barricades: As required
Balusters: As required
Trip Hazard: - Substantial trip hazard at stair to lower basement due to inconsistent riser height



No handrail to basement
Inconsistent riser height

Basement Great Room and Storage Room

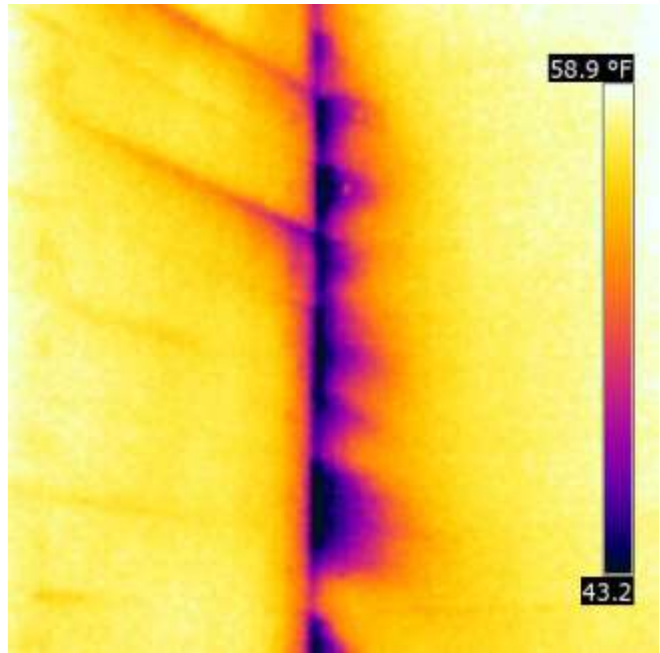
Location: Basement

General Room Condition

Visibility: Room is occupied (storage room is substantially occupied)
Structural Movement: No visible evidence
Moisture Infiltration: - Evidence of prior moisture intrusion at ceiling area near shed. Recommend continue to monitor
Walls: Satisfactory
Ceiling: - *Incomplete*
Flooring: Satisfactory



Moisture stains at area adjacent to shed



Air infiltration at N.W. corner of Great Room

Electrical

Switches/Lights: All visible tested
Outlets: - (3) prong electrical outlets are not grounded at most outlets
- A substantial amount of electrical wiring has been added to the basement including the bathroom addition to the attached storage shed. Per the occupant-installer, there was no electrical permit obtained for this work. There are numerous NEC code violations including exposed junction boxes, improper wire splices, loose wiring, and surface mounted wiring. The circuit for this wiring is also likely overloaded. This wiring should be reviewed and corrected by a licensed electrician and inspected under an electrical permit by the City of Bellevue
Smoke Detector: - *None*



Light fixture hanging in storage room



Wire splice in great room

Heating

Source: Ceiling register
Air Flow/ Heat Gain: Satisfactory

Windows

Glazing: - Glazing seal is failed at the sliding glass door
Tempered: As required
Operation: Tested

Doors/Millwork

Operation/latching: Tested
Door condition: Satisfactory
Millwork condition: Satisfactory

Fireplace

Type: Masonry wood burning
Tested: - *Damper latch is missing which could result in unexpected closing of the damper during operation*

Storage Shed- Bathroom Addition

Location: Basement

General Room Condition

- Visibility: Room is occupied
- Rear storage shed has been added as habitable space. Unknown if an appropriate building permit was obtained from the City of Bellevue. Construction is not consistent with current building codes
- Structural Movement: No visible evidence
- Moisture Infiltration: No visible evidence
- Walls: Satisfactory
- Ceiling: Satisfactory
- Flooring: Satisfactory
- Cabinets: Satisfactory
- Countertops: Satisfactory
- Mirrors: Satisfactory



Wood rot and moisture intrusion visible

Electrical

- Switches/Lights: - Under construction. See comments in "basement great room section"
- Outlets: - Under construction. See comments in "basement great room section"



Surface mounted electrical wires

Heating

Source: - *None visible*
Air Flow/ Heat Gain: n/a
Mechanical ventilation: - *None visible*

Doors/Millwork

Operation/latching: Tested
Door condition: Satisfactory
Millwork condition: Satisfactory
Bath Hardware: Satisfactory

Plumbing

- A substantial amount of plumbing has been added to the remodeled storage shed including waste lines and incomplete domestic water pipes. Per the occupant-installer, there was no plumbing permit obtained for this work. The waste line is no longer visible. This plumbing should be reviewed and corrected by a licensed plumbing contractor and inspected under a plumbing permit by the City of Bellevue. See appendix B

Functional flow: - *Under construction.*
Hot/ Cold: - *Under construction.*
Drainage: - *Under construction.*
Visible leaks: - *Under construction.*
Caulking: - *Under construction.*
Toilet Secure: - *Under construction.*
Tub/Shower surround: - *Under construction.*
Fixtures: - *Under construction.*



Waste line is covered by concrete floor



Partition separating the new bathroom and remaining storage shed area

Appendix A: Electrical Permit Requirement

City of Bellevue

<http://www.codepublishing.com/wa/bellevue/?/Bellevue23/Bellevue23.html>

Print Preview

<http://www.codepublishing.com/wa/bellevue/cgi/MenuCompile.pl>

Chapter 23.30 ELECTRICAL CODE

Sections:

- 23.30.010 Short title.
- 23.30.015 Washington Cities Electrical Code adopted.
- 23.30.020 Conflicts.
- 23.30.030 Applicability.
- 23.30.040 Maintenance requirements.

23.30.010 Short title.

This chapter shall be known as the electrical code of the city of Bellevue, which is hereinafter referred to as the "city of Bellevue electrical code," "electrical code" or as "this chapter." (Ord. 5937 § 1, 2010.)

23.30.015 Washington Cities Electrical Code adopted.

The November 12, 2009, Edition of the Washington Cities Electrical Code, Part 1 and Part 3, but excluding Part 2, Administration, as published by the Washington Association of Building Officials is adopted and shall be applicable within the city, as amended, added to, and excepted in this chapter. (Ord. 5937 § 1, 2010.)

23.30.020 Conflicts.

A. The requirements of this chapter will be observed where there is any conflict between this chapter and the National Electrical Code (NFPA 70), Centrifugal Fire Pumps (NFPA 20), the Emergency and Standby Power Systems (NFPA 110), ANSI/TIA/EIA 568-B, ANSI/TIA/EIA 569-A, ANSI/TIA/EIA 607, or ANSI/TIA/EIA 570.

B. The National Electrical Code will be followed where there is any conflict between standard for Installation of Stationary Pumps for Fire Protection (NFPA 20), standard for Emergency and Standby Power Systems (NFPA 110), ANSI/TIA/EIA 568-B, ANSI/TIA/EIA 569-A, ANSI/TIA/EIA 607, ANSI/TIA/EIA 570-B, and the National Electrical Code (NFPA 70).

C. In accordance with RCW 19.28.010(3), where the State of Washington Department of Labor and Industries adopts a more current edition of the National Electrical Code (NFPA 70), the building official may supplement use of this code with newly adopted editions of the National Electrical Code. Provisions in the annex chapters of the National Electrical Code shall not apply unless specifically referenced in the adopting ordinance. (Ord. 5937 § 1, 2010.)

23.30.030 Applicability.

A. The electrical code covers the installation of electric conductors, electric equipment and additions, alterations, modifications, or repairs to existing electrical installations for the following:

1. Electric conductors, electric equipment, and electrical raceways installed within or on public and private buildings, property or other structures.
2. Signaling and communications conductors and equipment, telecommunications conductors and equipment, fiber optic cables, and raceways installed within or on public and private buildings, property or other structures.
3. Yards, lots, parking lots, and industrial substations.

4. Temporary electrical installations for use during the construction of buildings.
5. Temporary electrical installations for carnivals, conventions, festivals, fairs, traveling shows, the holding of religious services, temporary lighting of streets, or other approved uses.
6. Installations of conductors and equipment that connect to a supply of electricity.
7. All other outside electrical conductors on the premises.
8. Optional standby systems derived from portable generators.

B. Exception. Installations under the exclusive control of electric utilities for the purpose of communication, transmission, and distribution of electric energy located in buildings used exclusively by utilities for such purposes or located outdoors on property owned or leased by the utilities or on public highways, streets, roads, etc., or outdoors by established rights on private property.

It is the intent of this section that this code covers all premises' wiring or wiring other than utility owned metering equipment, on the load side of the service point of buildings, structures, or any other premises not owned or leased by the utility. Also, it is the intent that this code covers installations in buildings used by the utility for purposes other than listed above, such as office buildings, warehouses, garages, machine shops, and recreational buildings which are not an integral part of a generating plant, substation, or control center. (Ord. 5937 § 1, 2010.)

23.30.040 Maintenance requirements.

Electrical systems, equipment, materials and appurtenances, both existing and new, and parts thereof shall be maintained in proper operating condition in accordance with the original design and in a safe, hazard-free condition. Devices or safeguards that are required by this chapter shall be maintained in compliance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of the electrical systems and equipment. To determine compliance with this provision, the building official shall have the authority to require that the electrical systems and equipment be re-inspected. (Ord. 5937 § 1, 2010.)

Appendix B: Plumbing Permit Requirements

City of Bellevue

<http://www.codepublishing.com/wa/bellevue/?/Bellevue23/Bellevue23.html>

Print Preview

<http://www.codepublishing.com/wa/bellevue/cgi/MenuCompile.pl>

Chapter 23.60 PLUMBING CODE

Sections:

- 23.60.010 Uniform Plumbing Code.
- 23.60.020 Scope.
- 23.60.030 Amendments, additions, or exceptions to the 2006 International Plumbing Code.
- 23.60.1101.11.2.2.2 Uniform Plumbing Code Section 1101.11.2.2.2 amended – Combined system.

23.60.010 Uniform Plumbing Code.

The 2009 Edition of the Uniform Plumbing Code published by the International Association of Plumbing and Mechanical Officials, as adopted and amended by the State Building Code Council in Chapters 51-56 and 51-57 WAC, excluding Chapter 1, "Administration," is adopted, together with Appendix Chapter L, "Alternate Plumbing Systems," excluding Sections L5 through L7 and "Lawn Sprinkler Head" from Table 6-4 of Appendix L; and shall be applicable within the city, as amended, added to and excepted in this chapter. (Ord. 5951 § 80, 2010; Ord. 5750 § 6, 2007; Ord. 5528 § 8, 2004.)

23.60.020 Scope.

The provisions of the 2009 Uniform Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. Where there is a conflict between the Uniform Plumbing Code and BCC Title 24 (Utilities Codes) or utilities engineering standards related to water, sewer or storm drain improvements located more than 24 inches outside a building, the city of Bellevue utilities codes and standards shall prevail. (Ord. 5951 § 81, 2010; Ord. 5750 § 6, 2007; Ord. 5528 § 8, 2004.)

23.60.030 Amendments, additions, or exceptions to the 2006 International Plumbing Code.

Pursuant to RCW 19.27.060, the following contains amendments, additions, or exceptions to the International Plumbing Code are applicable and enforceable within the city. (Ord. 5750 § 6, 2007.)

23.60.1101.11.2.2.2 Uniform Plumbing Code Section 1101.11.2.2.2 amended – Combined system.

Uniform Plumbing Code Section 1101.11.2.2.2 is hereby amended to read as follows:

1101.11.2.2.2 Combined System. The secondary roof drains shall connect to the vertical piping of the primary storm drainage system conductor downstream of any horizontal offset below the roof. The primary storm drainage system shall connect to the building storm water that connects to an underground public storm sewer. The combined secondary and primary roof drain systems shall be sized in accordance with Section 1106.0 based on double the rainfall for the local area. A relief drain shall be connected to the vertical drain piping, within 20 feet of grade, using a wye-type fitting piped to daylight on the exterior of the building. The piping shall be sized as required for a secondary drain with a 4 inch maximum.

(Ord. 5750 § 6, 2007.)

Structural Pest Inspection Diagram

Wood Destroying Organisms (WDO)

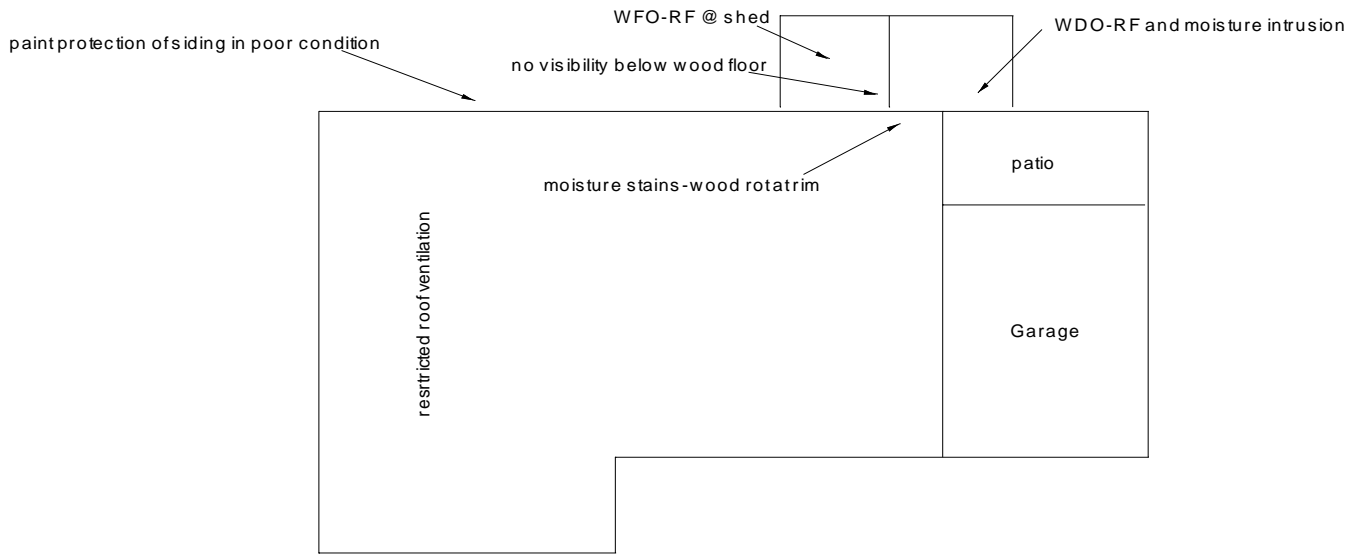
- WDO-AB Anobid Beetles
- WDO-CA Carpenter Ants
- WDO-DT Dampwood Termites
- WDO-MA Moisture Ants
- WDO-OB Other Beetles
- WDO-RF Rot Fungus
- WDO-ST Subterranean Termites

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



DRAWING NOT INTENDED TO BE EXACT