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WSDA Control # 11179AQ-04

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Client:  
Address:

Property Description: (2) story single family home  
Estimated property age: Built 1987 per listing  
Occupancy Status: Vacant

Inspection Date: 10/29/2019  
Inspection Time: 3:45 P.M. – 5:45 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 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

- ***Recommend a sewer scope as there is substantial leakage of the waste lines located in the crawlspace. Puddles of water exist in multiple locations below the waste lines which suggests possible blockage***

#### Heating

- The age of the furnace is 18 years. The remaining anticipated useful life expectancy is 7 years

#### Water Heater

- The age of the water heater is 4 years. The remaining anticipated useful life expectancy is 8 years

#### Site

- Recommend sealing all cracks at the driveway to help reduce further deterioration from moisture intrusion and damage from the expansion of freezing moisture

#### Building Exterior

- An eave vent is torn at the front side of the garage. This damage can result in pest intrusion into the garage
- The wood type block used at the dryer vent is not rated for exterior use. At a minimum, the top of the cut board should be painted
- Recommend cleaning the moss buildup from the roof. Do not high pressure wash the roof as this will reduce its remaining life expectancy
- There is substantial deterioration of the furnace flue. This deterioration could result in moisture intrusion
- The roof to wall metal located above the garage should be re-secured to lay flat to the roof
- The gutters should be cleaned of debris (best to be done after the roof is cleaned)

#### Crawlspace

- There is substantial leakage at the plumbing waste lines located beneath the Living room. Other leakage is visible near the crawlspace access
- See the comment in the Plumbing section
- The plumbing leaks noted above are a WDO conducive condition

#### Garage

- Recommend the installation of a safety (vehicle impact) bollard in front of the mechanical equipment
- The pet door cut into the garage to house door is a breach in the 1 hour fire separation from the garage to the living spaces
- There is a substantive gap at the base weather-stripping of the garage door. This gap may result in pest intrusion

### Living Room and Dining Room

- A window seal is failed at the living room resulting in condensation between the glass (fogging)

### Kitchen and Nook

- The hardwood flooring at the Nook appears to be moisture damaged
- A trim plate at the top side of the dishwasher door is damaged
- The dishwasher drain should be secured to the underside of the countertop to prevent cross contamination of waste water with the dishwasher (high loop)
- A window seal appears to be failed at the Kitchen resulting in condensation between the glass (fogging)

### Family Room

### Laundry Room

- A window seal is failed resulting in condensation between the glass (fogging)
- The toilet is not adequately secured to the floor which could result in leakage into the space below
- The water supply valves to the clothes washer appears to be turned off; not tested

### Hallways

- A recessed can light located at the floor 2 hallway is not adequately secured in place to the ceiling
- The key is very difficult to remove from the front door lock
- The base weather-stripping at the front door needs adjustment or replacement (light is visible below the door)

### Master Bedroom Suite

- The bathroom door binds on the doorjamb

### Bedrooms 2 and 3

### Main Bathroom

- There is no mechanical ventilation for the bathroom. Ventilation is provided by opening the window
- There is evidence of prior leakage from the toilet. Active leakage was not identified. Recommend continue to monitor

### Attic

- The ducting for the ventilation fan for the bathroom is not connected to the exterior (wdo conducive condition)

# Electrical System

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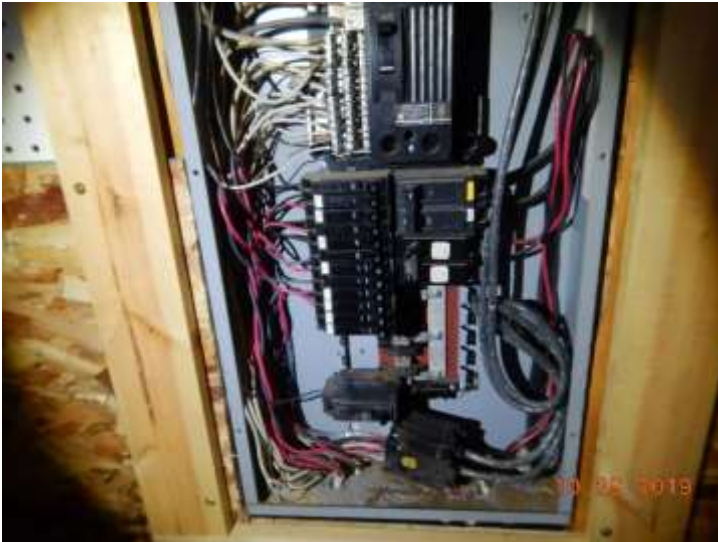
## Service

Type: Underground  
Condition: Satisfactory  
Meter Location: Side of garage

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## Panel

Location: Garage  
Manufacturer: General Electric  
Type: Dual bus bar  
Panel Rating: 200 AMP  
Main Disconnect: 200 AMP  
Serv. wire Size/ Rating: Estimated 200 AMP  
Sub-panel: No  
Grounding: To an exterior ground rod; limited visibility  
Panel Clearance: 30" wide, 3' in front as required  
Panel Cover: Satisfactory



Electrical panel

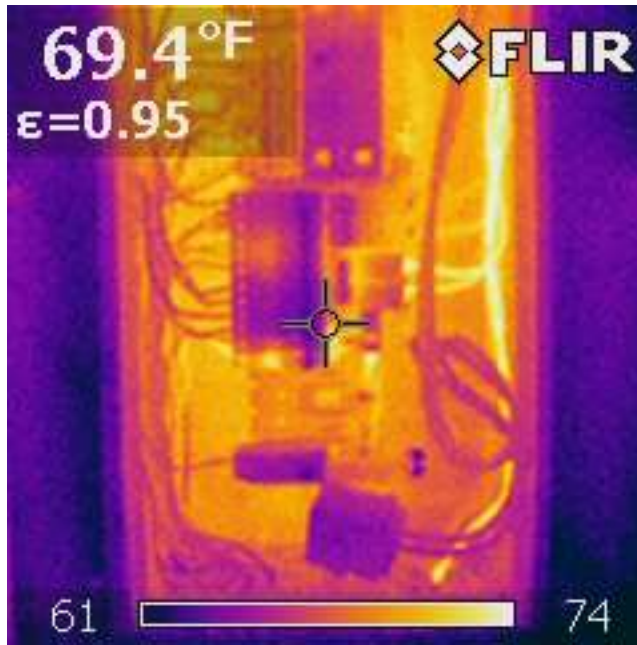


Electrical system grounding

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## 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



No evidence of overheating

# Plumbing

## Domestic Water

Supply: Public water per listing; not included in this inspection

Supply Pipe: Not visible

House Piping: Copper pipe where visible

Main Water Shut off: @ garage

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



Domestic water shut off



Domestic water distribution pipes



Water pressure is adequate and not excessive

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## Sanitary Sewer

Discharge: Public sewer per listing; not included in this inspection. A substantial amount of domestic water was run into the plumbing system of the house which then discharges into the side sewer. Even with a large volume of domestic water discharged into the waste system, this “clear water” (no solids or paper) cannot fully replicate issues that may occur with an occupied home

House Piping: ABS where visible

***- Recommend a sewer scope as there is substantial leakage of the waste lines located in the crawlspace. Puddles of water exist in multiple locations below the waste lines which suggests possible blockage***



Leakage from the waste lines  
(approximately 10 feet from the front of the Living room)



Puddles near the crawlspace access  
(below the waste lines)



# Heating

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## Furnace

Location: Garage  
Make/ Model: Bryant  
Fuel Type: Natural gas  
BTUH Input: 84,000  
BTUH Output: 69,000  
Efficiency Rating: Mid-efficiency

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## Useful Life

Est. Useful Life new: 25 years  
Serial number/year: 2001  
Est. age of furnace: 18 years based on the serial number  
Est remaining life: - The age of the furnace is 18 years. The remaining anticipated useful life expectancy is 7 years  
Servicing: The furnace has been serviced within the past (2) years as recommended as per the tag on the furnace  
- *The inspection of the heat exchanger involves dismantling of the components of the furnace and is beyond the scope of a Home Inspection*



Furnace



Service tag

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## Operation

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



Furnace filter location

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### Flue/ Gas Piping

Flue condition: Satisfactory

Flue clearances: Satisfactory

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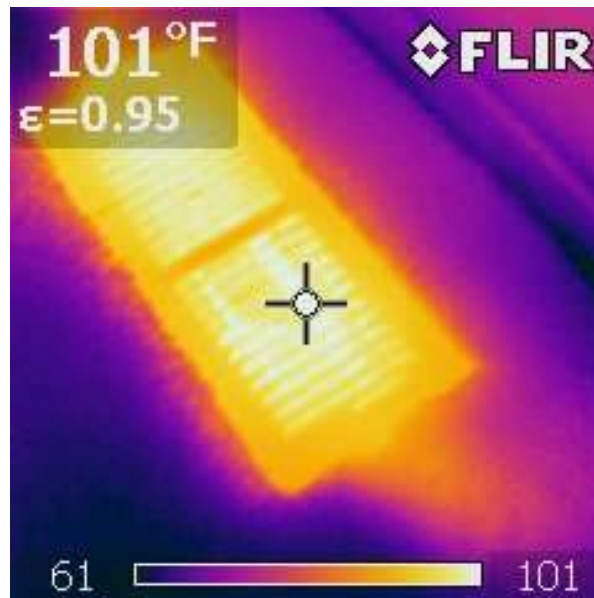
### Heat Gain

Rating: 25-70 deg F

@ return air: 70 deg F

@ nearest register: 101 deg F

Heat Gain: 31 deg F. Heat gain is within specifications of the furnace



Temperature measured at a heat register

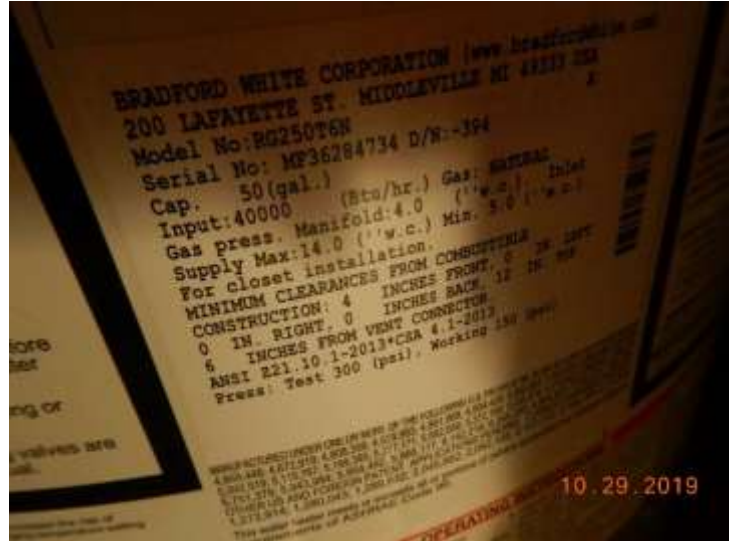
# Water Heater

## Water Heater

Location: Garage  
Manufacturer: Bradford White  
Fuel Type: Natural gas  
Capacity: 50 gallon



Water Heater



Data plate

## Useful Life

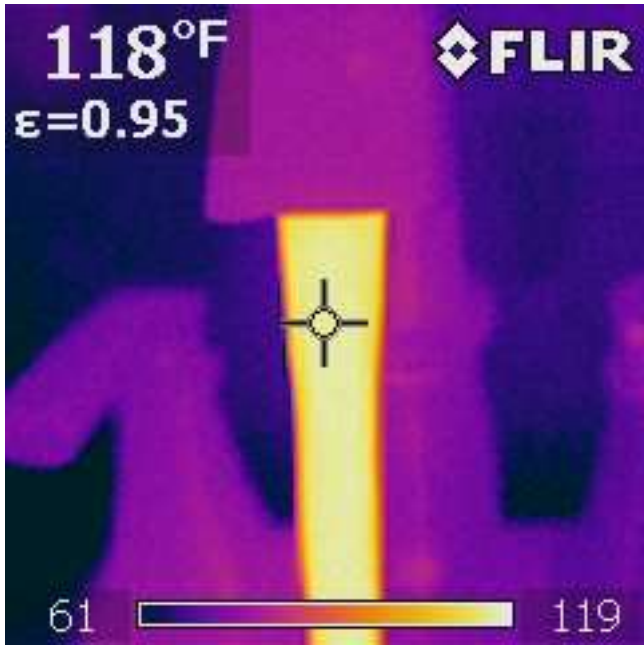
Est. Useful Life new: 12 years  
Serial number/year: MF (2015)  
Est. age of heater: 4 years based on the serial number  
Est. remaining life: - The age of the water heater is 4 years. The remaining anticipated useful life expectancy is 8 years

## Gas venting and Plumbing

Flue secure: Inspected  
Clearances: As required where visible  
Draft Hood: Inspected  
Water connection: Inspected  
Expansion Tank: Yes

## Safety

TPR valve: As per required  
Earthquake Straps: Installed  
Safe water temperature: 120 deg F per industry standards  
Measured temperature: 118 deg F



Hot water temperature



Temperature setting

## Site

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### Site

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

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### Driveway

Type: Concrete  
Condition: - Recommend sealing all cracks at the driveway to help reduce further deterioration from moisture intrusion and damage from the expansion of freezing moisture  
Trip Hazard: None



Cracks at the driveway

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### Front walks/ steps

Type: Concrete and wood  
Condition: Satisfactory  
Trip Hazard: None  
Handrails: A reasonable graspable handrail is installed  
Barricades: A reasonable barricade is installed

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### Miscellaneous

House Identification #: Visible  
Overhead Power Lines: No

# Building Exterior

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## General Condition

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

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## Siding and Vents

Type: Cedar  
Condition: Overall satisfactory  
Window/Door Flashing: Satisfactory  
Paint and caulking: Satisfactory  
Exterior vents: - An eave vent is torn at the front side of the garage. This damage can result in pest intrusion into the garage  
- The wood type block used at the dryer vent is not rated for exterior use. At a minimum, the top of the cut board should be painted



Torn eave vent



The block used at the dryer vent is not rated for exterior use. At a minimum, the top of the cut board should be painted

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## Roof

Estimated Pitch: 4:12  
Material: Composition  
Layers: 1+  
How Inspected: Traversed the roof  
Roof access condition: Reasonable and safe access  
Condition: Overall satisfactory  
- Recommend cleaning the moss buildup from the roof. Do not high pressure wash the roof as this will reduce its remaining life expectancy

- Ventilation: Eave and roof hat vents  
Plumbing Vents: Satisfactory  
Flues: - There is substantial deterioration of the furnace flue. This deterioration could result in moisture intrusion  
Flashing: - The roof to wall metal located above the garage should be re-secured to lay flat to the roof



Roof, high ridge



Loose roof to wall flashing



The area above the entryway skylight should be kept clean of debris



Detrioration of the furnace flue



Moss on the roof



Moss on the roof

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### Gutters/ Downspouts

Type: Continuous metal

Condition: - The gutters should be cleaned of debris (best to be done after the roof is cleaned)

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### Electrical

Switches/Lights: All visible tested

*Comment: Exterior lights activated by motion and/or darkness are not tested*

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

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### Plumbing

Hose Bibs: Satisfactory

Gas Piping: Satisfactory

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### Decks

Structure: Not visible due to the minimal height of the deck above grade

Decking: Composite

Condition: Overall satisfactory

Connection to structure: Not visible due to the low height of the deck

Trip Hazard: None identified



# Crawlspace

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

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## General

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

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## Moisture Intrusion

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

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## 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 of substantive movement

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## Insulation

Under-floor: Satisfactory  
Domestic Water Pipes: Satisfactory  
Heating Supply: Satisfactory

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## Plumbing

Waste lines: - There is substantial leakage at the plumbing waste lines located beneath the Living room. Other leakage is visible near the crawlspace access  
- See the comment in the Plumbing section  
Domestic water lines: Satisfactory  
Valves/ Other: None located



Waste water on top of the vapor barrier



Leakage at the waste lines

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### Electrical

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

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### Heating/ Ventilation

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

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### Structural Pests

Conductive conditions: - The plumbing leaks noted above are a WDO conducive condition  
Visible Evidence: No visible evidence

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### Nuisance Pests

Visible Evidence: No visible evidence

*Tip: Rodents are a common problem in crawlspaces. Recommend a proactive approach by setting rodent traps*

# Garage

**Location:** Attached

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

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## General Room Condition

- Visibility: Space is vacant
- 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

---

## Safety

- Sources of ignition: All 18" or more above the slab where required
- Safety bollard: - Recommend the installation of a safety (vehicle impact) bollard in front of the mechanical equipment
- Fire separation: - The pet door cut into the garage to house door is a breach in the 1 hour fire separation from the garage to the living spaces



Pet door cut into the door to the garage



A vehicle can hit the furnace and water heater

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## Garage Door

- Type: Wood roll up
- Door condition: The doors are in satisfactory condition
- There is a substantive gap at the base weather-stripping of the garage door. This gap may result in pest intrusion
- 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



Gaps below the garage door

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## Electrical

Switches/Lights: All visible tested

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

*Tip: it is not recommended to plug a freezer into a GFCI electrical outlet as the motor may trip the GFCI circuit*



Doorbell transformer

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**Heating and Venting**

Heat ducts: Satisfactory

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**Windows**

Glazing: No visible defects

Operation: The windows operate as intended

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**Plumbing**

Domestic waste lines: There is no evidence of leakage at the plumbing waste lines located within the garage

Domestic water lines: There is no evidence of leakage at the domestic water lines located in the garage

## 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.

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### General Room Condition

Visibility: Rooms are vacant  
Structural Movement: No visible evidence of substantive structural movement  
Moisture Intrusion: No visible evidence  
Walls: Satisfactory  
Ceiling: Satisfactory  
Flooring: Satisfactory

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### Electrical

Switches/Lights: All visible tested  
Outlets: All visible and accessible outlets were tested for proper polarity and grounding  
*Tip: some electrical outlets may be controlled by a wall switch*

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### Heating and Venting

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

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### Windows

Glazing: - A window seal is failed at the living room resulting in condensation between the glass (fogging)  
Operation: The windows operate as intended  
Screen: No substantive visible defects where installed

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### Doors/Millwork

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

## Kitchen and Nook

**Location:** Floor 1

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

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### General Room Condition

- Visibility: Rooms are vacant
- Structural Movement: No visible evidence of substantive structural movement
- Moisture Intrusion: No visible evidence
- Walls: Satisfactory
- Ceiling: Satisfactory
- Flooring: - The hardwood flooring at the Nook appears to be moisture damaged
- Cabinets: Satisfactory
- Countertops: Satisfactory



Moisture damaged hardwood floors; appears to be related to a dog water dish

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### Electrical

- Switches/Lights: All visible tested
- Outlets: All visible and accessible outlets were tested for proper polarity and grounding  
Kitchen outlets tested for proper GFCI protection

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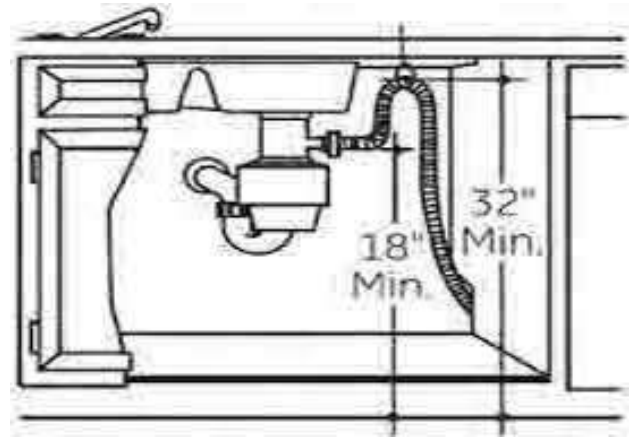
### Appliances

- Dishwasher: Tested a full cycle. Not all functions and settings are tested  
- A trim plate at the top side of the dishwasher door is damaged
- Dishwasher drainage: - The dishwasher drain should be secured to the underside of the countertop to prevent cross contamination of waste water with the dishwasher (high loop)

- 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
- Refrigerator: The refrigerator appears to be operative. Not all functions and settings are tested



Dishwasher drain. The old air gap has been by passed



Proper dishwasher high loop

### Heating

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

### Windows

- Glazing: - A window seal appears to be failed at the Kitchen resulting in condensation between the glass (fogging)
- Operation: The windows operate as intended
- Screen: No substantive visible defects where installed

### Doors/Millwork

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



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**Plumbing**

Overall functional flow: Appears adequate

Sink: No visible defects or leakage identified

Garbage disposal: Tested for proper operation

## Family Room

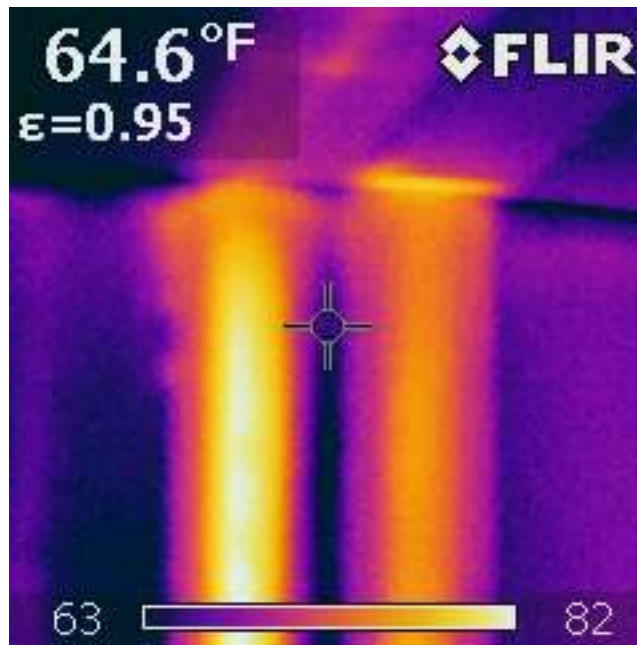
**Location:** Floor 1

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

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### General Room Condition

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



Heat stacks located inside the wall adjacent to the Laundry room

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### Electrical

- Switches/Lights: All visible tested  
Outlets: All visible and accessible outlets were tested for proper polarity and grounding  
*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

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**Windows**

Glazing: No visible defects  
Operation: The windows operate as intended  
Screen: No substantive visible defects where installed

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**Doors/Millwork**

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

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**Fireplace**

Type: Metal wood burning  
Tested: Damper  
Condition: Satisfactory where visible

# 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  
Countertops: Satisfactory

---

## Electrical

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

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## Heating and Venting

Source: Forced air register  
Air Flow/ Heat Gain: Appears to be satisfactory  
Mechanical ventilation: - *There is no mechanical ventilation for the Laundry room. Ventilation is provided by opening the window*

---

## Windows

Glazing: - *A window seal is failed resulting in condensation between the glass (fogging)*  
Operation: The windows operate as intended  
Screen: No

---

## Doors/Millwork

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

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## Plumbing

Overall functional flow: Appears adequate

Sink(s): No visible defects or leakage identified

Toilet: - The toilet is not adequately secured to the floor which could result in leakage into the space below

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## Laundry Machines

Clothes washer: - The water supply valves to the clothes washer appears to be turned off; not tested

Clothes dryer: Tested a full cycle. Not all functions and settings are tested

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*

## 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 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  
- A recessed can light located at the floor 2 hallway is not adequately secured in place to the ceiling  
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: Yes  
CO Detectors: Yes, as per 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.

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### Windows

Glazing: No visible defects  
Operation: Fixed  
Skylight: Satisfactory

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**Doors/Millwork**

Operation/latching: Tested for proper operation and latching

- The key is very difficult to remove from the front door lock

Door condition: - The base weather-stripping at the front door needs adjustment or replacement  
(light is visible below the door)

Millwork condition: Satisfactory

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**Stairwell**

Graspable handrails: A reasonable graspable handrail is installed

Barricades: A reasonable safety barricade is installed

Trip hazard: Satisfactory

## Master Bedroom Suite

**Location:** Floor 2

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

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### General Room Condition

Visibility: Room is 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 visible and accessible outlets were tested for proper polarity and grounding  
*Tip: some bedroom electrical outlets may be controlled by a wall switch*  
Bathroom outlets tested for proper GFCI protection  
Smoke detector: Tested

---

### Heating and Venting

Source: Forced air register  
Air Flow/ Heat Gain: Appears to be satisfactory  
Mechanical ventilation: Tested the operation of the fan motor  
*Tip: 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 visible defects  
Operation: The windows operate as intended  
Egress: Appears to provide reasonable emergency egress  
Screen: No substantive visible defects  
Skylight: Satisfactory



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**Doors/Millwork**

Operation/latching: - The bathroom door binds on the doorjamb

Door condition: Satisfactory

Millwork condition: Satisfactory

Bath Hardware: Satisfactory

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**Plumbing**

Overall functional flow: Appears adequate

Sink(s): No visible defects or leakage identified

Shower: No visible defects or leakage identified

Shower Door: The shower door is in satisfactory condition

*Comment: 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 visible defects or leakage identified

*Comment: plumbing fixture valves within the house are not tested. Some valves may leak once turned on and off or to another position*

## Bedrooms 2 and 3

**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 vacant  
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 visible and accessible outlets were tested for proper polarity and grounding  
Smoke detector: Tested

---

### 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

**Location:** Floor 2

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

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### General Room Condition

Visibility: Room is 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

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### Electrical

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

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### Heating and Venting

Source: Forced air register  
Air Flow/ Heat Gain: Appears to be satisfactory  
Mechanical ventilation: - There is no mechanical ventilation for the bathroom. Ventilation is provided by opening the window

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### Windows

Glazing: No visible defects  
Operation: The windows operate as intended  
Screen: No substantive visible defects

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### Doors/Millwork

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

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**Plumbing**

Overall functional flow: Appears adequate

Sink(s): No visible defects or leakage identified

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

Toilet: No visible defects or leakage identified

- There is evidence of prior leakage from the toilet. Active leakage was not identified. Recommend continue to monitor

## Attic

**Location:** Over main body of house

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### General

Visibility: Space is vacant  
Access location: Bedroom  
How viewed: From the attic access as all accessible areas are visible from the access

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### Moisture

Roof Ventilation: Appears adequate  
Moisture Intrusion: No visible evidence  
Bathroom Vents: - The ducting for the ventilation fan for the bathroom is not connected to the exterior (wdo conducive condition)



Bath fan ventilation duct does not extend to the exterior

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### Structural

Structure Type: Manufactured trusses  
Sheathing: 1 x with plywood  
Structural Movement: No visible evidence

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### Insulation

Type: Blown in  
Condition: Satisfactory

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**Flues/Vent Stacks**

Plumbing Stacks: All vented to exterior

Gas Flues: Satisfactory

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**Electrical**

Outlets: None visible

Wiring/ junction boxes: No visible defects

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**Structural Pests**

Conducive Material: No visible evidence

Visible Evidence: No visible evidence

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**Nuisance Pests**

Visible Evidence: No visible evidence

## Structural Pest Inspection Diagram

### Wood Destroying Organisms (WDO)

WDO-RF: Wood rot fungus  
WDO-MA: Moisture ants  
WDO-CA: Carpenter ants

WDO-RF (1):  
WDO-RF (2):

### Conductive Conditions (CC)

CC-EW: Ground in contact with structure  
CC-VC: Vegetation contact with structure  
CC-EM: Excessive Moisture

CC (1): Waste line leakage  
CC (2): Bath fan vent not extended to exterior

