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Client:
Address: Lake Forest Park, WA 98155

Property Description: (2) story single family home
Estimated property age: Built 2003 per King Co.
Occupancy Status: Vacant

Inspection Date: 12/08/2021
Inspection Time: 9:30 A.M. - 11:30 A.M. +-
Weather Conditions: Overcast, 45 deg f +-

Hergert Inspection LLC

Kevin Hergert, Member

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Summary of Inspection

All items listed in the Summary of each section are listed below. Additional comments may be written in the body of the report. Please read the entire report. All items listed below should be further evaluated, inspected, modified, and/or corrected by a licensed professional in that corresponding or related trade. WDO refers to “Wood Destroying Organism” as defined by the Washington State Department of Agriculture. “Satisfactory” is defined as the item serving its intended purpose - *Items in this font are general comments which do not relate to a “defect”. Some of these comments are in the body of the report and not included in the Summary below*

Electrical System

Plumbing

Heating and Cooling

- The age of the furnace is approximately 18 years. The remaining anticipated useful life expectancy is 7 years based on industry standards.
- The age of the air conditioning system is approximately 16 years. The remaining anticipated useful life expectancy is 9 years based on industry standards.
- Recommend furnace and air conditioning systems to be cleaned, serviced, and shown to be in good working order by a qualified HVAC technician. There is no tag on the furnace which indicates any prior servicing of the systems.
- The air conditioning system was not tested as doing so with low exterior temperatures can damage the air conditioning system.

Water Heater

- The age of the water heater is approximately 2 years. The remaining anticipated useful life expectancy is 10 years based on industry standards.

Site

- Vegetation in contact with structure (WDO conducive condition). Recommend all vegetation be cut back so as to not be in contact with the structure.
- The grade of the driveway is very steep, however this item appears to serve its intended purpose. This grade can be a safety hazard during certain weather conditions and some vehicles may be unable to clear the transition from the sidewalk to the driveway and from the driveway into the garage.
- The steps from the sidewalk to the garage are inconsistent in riser height, tread depth, and several are sloping downwards. This condition is a fall-safety hazard.
- A graspable handrail is not installed at the steps from the sidewalk to the garage as would typically be required as there are (4) or more stair risers.
- The riser heights at the front steps are inconsistent and excessive. This condition is a fall-safety hazard. The mid area landing appears to have settled downwards to the North.
- A graspable handrail is not installed at the upper area of the front steps as would typically be required as there are (4) or more stair risers.
- There is substantial settlement of the rear patio and side yard walkway. The concrete blocks steps are not properly installed. A trip hazard exists due to these conditions.

- A water feature appears to be installed at the rear yard. This system was not active at the time of the inspection, therefore not inspected or tested.
- Seller: explain the plywood placed over a portion of the sidewalk at the front of the lot. Water is running out from this area. Note: the water meter for this home was not located.

Building Exterior

- The base of the door jamb to the Dining room is rotted.
- EIFS synthetic stucco is installed at the front façade and some side areas of this home. This type of siding is reliant on a 100% failure proof system against moisture intrusion. Once moisture enters the wall, it is unable to escape resulting in structural wood rot. Evidence of wood rot was not identified; however, this is a non-invasive inspection. A full inspection of the EIFS material, which would include moisture testing, is outside of the scope of this home inspection. See the comment in the Living room section.
- The siding located in the vicinity of the exterior door to the Dining room is damaged. Recommend review and repair as deemed necessary by a licensed and qualified contractor.
- There is leakage at downspout joints and corner joints of several gutters.
- The electrical outlet located adjacent to the crawlspace access is not properly wired; reverse polarity.
- Recommend GFCI protection for the exterior electrical outlets located adjacent to the crawlspace access.
- The exterior gas pipes should be coated with rust proof paint.

Crawlspace

- The vapor barrier is not installed in the crawlspace. The purpose of the vapor barrier is to prevent moisture in the ground from rising up into the home.
- There is evidence of active moisture intrusion (standing water) at the crawlspace in the vicinity of the lower wall adjacent to the mechanical room. Minor wood rot is visible at the wall framing at this location. Recommend further review by a qualified drainage contractor.
- There is a sump pump in the crawlspace. The system appears to be installed in a workmanlike manner and is serving its intended purpose; not tested.

Garage

- All electrical outlets should be set 18" + above the slab they are a source of ignition for gas vapors.
- The heat register in the garage is a breach in the 1 hour fire separation from the garage to the living spaces. This heat register could also allow carbon monoxide gasses to enter the living spaces from the garage..
- Recommend GFCI protection for the garage electrical outlets.

Living Room and Dining Room

- There is evidence of active moisture intrusion at the N.W. corner of the Dining room. The source of this intrusion appears to be from the adjacent exterior door. Recommend review and repair by a licensed and qualified contractor.
- There is evidence of a prior moisture intrusion at the ceiling and wall area at the S.E. corner of the Living room. As the moisture reading is slightly elevated, this intrusion may be active. Recommend review and repair as deemed necessary by a licensed and qualified contractor. Note: As the siding at this area is EIFS, wood rot may exist within the wall.

- At least (3) window seals are failed resulting in condensation between the glass (fogging) This issue is “cosmetic” as the fogging between the panes of glass cannot be removed.
- There is wood rot at the jamb and threshold of the exterior door at the Dining room. See the comments above regarding moisture intrusion.

Kitchen and Nook

- The electrical outlet located to the range does not trip when tested. Recommend replacement of this GFCI type outlet.
- The ignitor at most of the burners continues to attempt to ignite after the burners are lit. This typically indicates a defective thermocouple.

Family Room

- A window seal is failed resulting in condensation between the glass (fogging). This issue is “cosmetic” as the fogging between the panes of glass cannot be removed.
- Recommend changing the lower hardware at the door to the deck to a passage type. This type of lock can result in accidental lock out on the deck. A deadbolt is provided to lock the door.

Floor 1 Bedroom/ Den

- Recommend the installation of a smoke detector within this room if utilized as a bedroom.
- (2) window seals are failed resulting in condensation between the glass (fogging). This issue is “cosmetic” as the fogging between the panes of glass cannot be removed.
- Recommend changing the lower hardware at the door to the deck to a passage type. This type of lock can result in accidental lock out on the deck. A deadbolt is provided to lock the door.
- The door from the hallway to this room does not latch.

Floor 1 Bathroom

- The door binds on the doorjamb.
- There is substantive moisture damage to the millwork in the bathroom where adjacent to the bathtub. This type of damage is typically related to water splashing out of the tub. Although damaged, this item serves its intended purpose.

Laundry Room

- There is a hole in the North wall (cosmetic), however this item appears to serve its intended purpose.
- There is visible leakage from the sink into the sink base cabinet.

Hallways

- The flooring throughout floor 1 has an inconsistent finish, however this item appears to serve its intended purpose.
- A graspable handrail is not installed at the stairs to the garage as is typically required as there are (4) or more risers.

Master Bedroom Suite

- An electrical outlet is not provided at the right sink area as would typically be required.
- The GFCI reset outlet located in this space provides GFCI protection for all of the bathroom electrical outlets within the house. If electricity is inactive at any of the bathroom outlets, this GFCI reset likely needs to be re-set.
- Recommend changing the lower hardware at the door to the deck to a passage type. This type of lock can result in accidental lock out on the deck. A deadbolt is provided to lock the door.
- The door to the deck binds on the doorjamb.

- There is substantive moisture damage to the millwork in the bathroom where adjacent to the shower. This type of damage is typically related to water splashing out of the shower. Although damaged, this item serves its intended purpose.

Bedrooms 2 and 3

- A window seal appears to be failed resulting in condensation between the glass (fogging); North window in the street facing bedroom. This issue is “cosmetic” as the fogging between the panes of glass cannot be removed.

Main Bathroom and Adjacent Room

- There is deterioration of the mirror reflective properties at the lower edge of the mirror, however this item serves its intended purpose.

Attic

- There is evidence of possible current rodent activity in the attic as there is an odor of rodents at this area. Recommend setting traps and continue to monitor.

Electrical System

Service

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

Panel

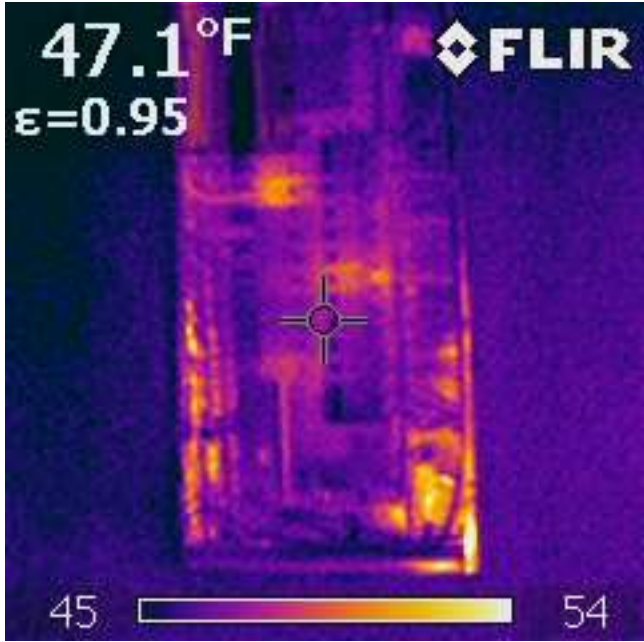
Location: Garage
Manufacturer: Siemens
Type: Dual bus bar
Panel Rating: 200 AMP
Main Disconnect: 200 AMP
Serv. wire Size/ Rating: Estimated 200 AMP
Sub-panel: None located
Grounding: No visibility
Panel Clearance: Appears adequate
Panel Cover: No visible defects identified



Electrical panel

Breakers/ Wiring

Type: Copper and multi-strand aluminum where visible
Breakers: No visible defects identified



No evidence of overheating



Electric service permit tag

Plumbing

Domestic Water

Supply: Public water; not included in this inspection

Supply Pipe: Copper pipe where visible

House Piping: Copper pipe where visible

Main Water Shut off: @ laundry room

Measured water pressure: *Not measures as pressure washing is in process*



Domestic water shut off



Pressure reducing valve @ crawlspace



Domestic water distribution pipes

Sanitary Sewer

Discharge: Public sewer; 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

.

Heating and Cooling

Furnace

Location: Garage
Make/ Model: Trane
Fuel Type: Natural gas (electricity is needed for this system to operate)
BTUH Input: 80,000
BTUH Output: Not noted on the furnace
Efficiency Rating: High-efficiency

Useful Life

Est. Useful Life new: 25 years based on industry standards
Serial number/year Z4811h5p7g
Est. age of furnace: 18 years based on the age of construction of the home
Est remaining life: - The age of the furnace is approximately 18 years. The remaining anticipated useful life expectancy is 7 years based on industry standards.
- The age of the air conditioning system is approximately 16 years. The remaining anticipated useful life expectancy is 9 years based on industry standards.
Servicing: - Recommend furnace and air conditioning systems to be cleaned, serviced, and shown to be in good working order by a qualified HVAC technician. There is no tag on the furnace which indicates any prior servicing of the systems.
- The air conditioning system was not tested as doing so with low exterior temperatures can damage the air conditioning system.
- *The inspection of the heat exchanger involves dismantling of the components of the furnace and is beyond the scope of a Home Inspection*



Furnace



A/C system compressor information tag

Flue/ Gas Piping

- Flue condition: No visible defects identified
- Flue clearances: Appears adequate
- Gas piping: No visible defects identified

Operation

- Thermostat: @ Floor 1
- Disconnect: Switch on furnace
- Combustion Air: Appears adequate
 - Filter: Located adjacent to the furnace

Note: The condition of the furnace filter is not a part of an inspection. A new filter should be installed when moving into the property.



Furnace filter location

Water Heater

Water Heater

Location: Garage
 Manufacturer: Bradford White
 Fuel Type: Natural gas (electricity is needed for this system to operate)
 Capacity: 75 gallon



Water Heater



Information tag

Useful Life

Est. Useful Life new: 12 years based on industry standards
 Serial number/year: Tc...
 Est. age of heater: 2 years based on the serial number
 Est. remaining life: - The age of the water heater is approximately 2 years. The remaining anticipated useful life expectancy is 10 years based on industry standards.

Bradford White water heaters manufacturing date codes

Letter # 1 = year code, Letter # 2 = month code (A= Jan, M=Dec)

A: 2004/1984	B: 2005/1984	C: 2006/1986	D: 2007/1987	E: 2008/1988
F: 2009/1989	G: 2010/1990	H: 2011/1991	J: 2012/1992	K: 2013/1993
L: 2014/1994	M: 2015/1995	N: 2016/1996	P: 2017/1997	S: 2018/1998
T: 2019/1999	W: 2020/2000	X: 2001	Y: 2002	Z: 2003

Gas, venting, & plumbing

- Flue secure: No visible defects identified
- Clearances: Appears adequate
- Draft Hood: not applicable; power vent
- Gas piping: No visible defects identified
- Water connection: No visible defects identified
- Expansion Tank: No visible defects identified



A proper gas shut off valve and sediment trap
are installed

Safety

- TPR valve: No defects were identified
- Earthquake Straps: No visible defects identified
- Safe water temperature: 120 deg F per industry standards
- Measured temperature: - *Temperature not measured*

Site

Site

- Grade at structure: The grade of the ground and hard surfaces away from the home appears to provide adequate drainage.
- Earth to wood contact: The clearance from the siding to the ground appears to be adequate.
- Vegetation contact: - Vegetation in contact with structure (WDO conducive condition). Recommend all vegetation by cut back so as to not be in contact with the structure.
- Roof drain discharge: Underground discharge

Driveway

- Type: Concrete
- Condition: Overall satisfactory.
- The grade of the driveway is very steep, however this item appears to serve its intended purpose. This grade can be a safety hazard during certain weather conditions and some vehicles may be unable to clear the transition from the sidewalk to the driveway and from the driveway into the garage.
 - The steps from the sidewalk to the garage are inconsistent in riser height, tread depth, and several are sloping downwards. This condition is a fall-safety hazard.
- Handrails: - A graspable handrail is not installed at the steps from the sidewalk to the garage as would typically be required as there are (4) or more stair risers.



Steps from the sidewalk to the garage



The grade of the driveway is very steep. Some cars may “bottom” out when driving from the street into the garage

Front walks/ steps

Type: Concrete

Condition: - The riser heights at the front steps are inconsistent and excessive. This condition is a fall-safety hazard. The mid area landing appears to have settled downwards to the North.

Handrails: - A graspable handrail is not installed at the upper area of the front steps as would typically be required as there are (4) or more stair risers.

Barricades: A reasonable barricade is installed



A graspable handrail is not installed



The mid landing appears to have settled



The 1st riser from the mid landing is 12" +/-



Most riser heights are > 8"

Rear walks/ steps

Type: Concrete

Condition: - There is substantial settlement of the rear patio and side yard walkway. The concrete blocks steps are not properly installed. A trip hazard exists due to these conditions.

Miscellaneous

House Identification #: Installed

Overhead Power Lines: None on site

Retaining Walls: None that affect structure

Underground Oil Tank: Evidence of a buried oil tank was not identified. A buried oil tank would be unlikely based on the age of construction of the home

Irrigation System: None located

Other: - A water feature appears to be installed at the rear yard. This system was not active at the time of the inspection, therefore not inspected or tested.
- Seller: explain the plywood placed over a portion of the sidewalk at the front of the lot. Water is running out from this area. Note: the water meter for this home was not located.



Plywood set on top of the sidewalk

Building Exterior

General Condition

Structural Movement: No visible evidence of substantive structural movement identified

Exterior doors: - The base of the door jamb to the Dining room is rotted.

Windows (ext. cladding): No visible defects identified



Rotted door jamb

Siding and Vents

Type (primary): EIFS synthetic stucco and fiber cement board

Condition: No visible defects identified, except noted below

- EIFS synthetic stucco is installed at the front façade and some side areas of this home. This type of siding is reliant on a 100% failure proof system against moisture intrusion. Once moisture enters the wall, it is unable to escape resulting in structural wood rot. Evidence of wood rot was not identified; however, this is a non-invasive inspection. A full inspection of the EIFS material, which would include moisture testing, is outside of the scope of this home inspection. See the comment in the Living room section.

- The siding located in the vicinity of the exterior door to the Dining room is damaged. Recommend review and repair as deemed necessary by a licensed and qualified contractor.

Window/Door Flashing: No visible defects identified

Paint and caulking: No visible defects identified

Exterior vents: No visible defects identified



See image to right



Improper repair of the siding located adjacent to the door to the Dining room

Roof

Estimated Pitch: 4:12

Material: Concrete tile

Layers: 1+

How Inspected: From floor 2, the street, rear yard, and a drone

Roof access condition: Roof was not traversed as traversing the roof is deemed unsafe by the inspector

Condition: *Overall satisfactory, excepts as noted in the Living room section.*

Ventilation: Eave and roof hat vents

Flashing: No visible defects identified

Plumbing Vents: No visible defects identified

Flues and Chimneys: No visible defects identified



Roof (typical)



Roof (typical)



Roof (typical)



Roof (typical)



High ridge

Gutters/ Downspouts

Type: Continuous metal

Condition: No visible defects identified, except as noted below

- There is leakage at downspout joints and corner joints of several gutters.



Leakage from a gutter

Electrical

Switches/Lights: All visible and accessible tested

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

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

- The electrical outlet located adjacent to the crawlspace access is not properly wired; reverse polarity.

- Reverse polarity can be dangerous for a variety of reasons. Among these include items being active when the switch is turned off, energized collars of light fixtures, and failure of internal fuses of devices not tripping as the power source is on the wrong side. The repair is as simple as reversing the position of the wires in the outlet(s).

Exterior electrical outlets tested for proper GFCI protection

- Recommend GFCI protection for the exterior electrical outlets located adjacent to the crawlspace access.

- A ground fault circuit interrupter, also known as ground fault or GFCI protection, is essentially a fast-acting fuse that is intended to prevent electrocution. Ground fault interrupters (GFCI) are intended to trip when there is a difference in the currents in the hot and neutral wires. The GFCI protection may be located at the circuit breaker in the electrical panel or an individual electrical outlet with a reset type button. All electrical outlets down-circuit are protected; therefore not every GFCI protected electrical outlet will have a reset button. GFCI protection is different than the protection provided by the circuit

breakers located in the electrical panel. Those circuit breakers are intended to prevent electrical fires.

Plumbing

Hose Bibs: No visible defects identified

Gas Piping: No visible defects identified, except as noted below

- The exterior gas pipes should be coated with rust proof paint.



Rusting gas pipes

Decks

Structure: Enclosed deck structure; not visible

Connection to structure: Enclosed deck structure; not visible

Condition of deck structure: No visible defects identified

Decking: All weather

Condition: No visible defects identified

Barricades: A reasonable barricade is installed

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
Note: A visual observation of the crawlspace at least twice per year to check for moisture, rodents, disconnected heating ducts, plumbing leaks, or other defects is recommended.

Moisture Intrusion

- Ventilation: Appears adequate
Vapor Barrier: - The vapor barrier is not installed in the crawlspace. The purpose of the vapor barrier is to prevent moisture in the ground from rising up into the home.
Moisture Intrusion: - There is evidence of active moisture intrusion (standing water) at the crawlspace in the vicinity of the lower wall adjacent to the mechanical room. Minor wood rot is visible at the wall framing at this location. Recommend further review by a qualified drainage contractor.
Sump Pump: - There is a sump pump in the crawlspace. The system appears to be installed in a workmanlike manner and is serving its intended purpose; not tested.



Missing vapor barrier



Sump pump



Standing water at the wall adjacent to the mechanical room. Minor wood rot is visible.

Structural

- Foundation: No visible evidence of substantive movement identified. Minor foundation cracks are common.
- Mudsill: No visible defects identified, limited visibility
- Joists: No visible defects identified; limited visibility
- Post-Beams: No visible defects identified, limited visibility

Insulation

- Under-floor: Appears satisfactory
- Domestic Water Pipes: Appears satisfactory
- Heating Supply: Appears satisfactory

Plumbing

- Waste lines: Appears satisfactory (the underside of the subfloor and waste line connections are typically not visible as underfloor insulation is not disturbed as part of a home inspection)
- Domestic water lines: Appears satisfactory
- Valves/ Other: - *A domestic water pressure reducing valve is located in the crawlspace.*

Electrical

- Outlets: Not tested
- Wiring/ junction boxes: No visible defects identified

Heating/ Ventilation

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

Nuisance Pests

Visible Evidence: There was no visible evidence of pest intrusion or points of potential rodent access to the crawlspace identified. This is not a guarantee of past, present, or future pest intrusion and/or droppings and other related damage.

Rodent intrusion into a crawlspace is a common issue with homes throughout the Northwest. Most homes that are not “new” will have some evidence of prior rodent intrusion in the crawlspace. The evidence typically consists of rodent droppings, damaged insulation, or dead rodents. This home inspection is not an “exhaustive” pest inspection, including potential points of entry for rodent intrusion. Active intrusion is based on odor, recent trappings, and any gaps identified which may permit rodent intrusion.

Garage

Location: Attached

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

General Room Condition

- Visibility: Space is vacant
- Structural Movement: No visible evidence of substantive structural movement
- Moisture Intrusion: No visible evidence identified
- Walls: No visible defects identified
- Ceiling: No visible defects identified
- Slab: Overall satisfactory. Minor horizontal shrinkage cracks are typically not a concern

Safety

- Sources of ignition: All visible and accessible sources of ignition are properly located 18" or more above the slab, except as noted below
- All electrical outlets should be set 18" + above the slab they are a source of ignition for gas vapors.
- Safety bollard: There does not appear to be a need for a bollard as there is no substantive risk of vehicular impact with the mechanical equipment.
- Fire separation: There appears to be reasonable fire separation between the garage and living spaces, except is noted below
- The heat register in the garage is a breach in the 1 hour fire separation from the garage to the living spaces. This heat register could also allow carbon monoxide gasses to enter the living spaces from the garage..



All sources if ignition should be 18" or more above the garage slab

Garage Door

Type: Metal roll up
Door condition: No visible defects identified
Springs and tracks: No visible defects identified
Garage door openers: Yes
Auto reverse of impact: The door was not tested for auto reverse on impact as this test can damage the door and/or opener
Photo cell reverse sensors: The door(s) reversed when the photocell sensors were obstructed

Electrical

Switches/Lights: All visible and accessible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
- **Recommend GFCI protection for the garage electrical outlets.**
- A ground fault circuit interrupter, also known as ground fault or GFCI protection, is essentially a fast-acting fuse that is intended to prevent electrocution. Ground fault interrupters (GFCI) are intended to trip when there is a difference in the currents in the hot and neutral wires. The GFCI protection may be located at the circuit breaker in the electrical panel or an individual electrical outlet with a reset type button. All electrical outlets down-circuit are protected; therefore not every GFCI protected electrical outlet will have a reset button. GFCI protection is different than the protection provided by the circuit breakers located in the electrical panel. Those circuit breakers are intended to prevent electrical fires.

Heating and Venting

Heat ducts: No visible defects identified

Plumbing

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

Living Room and Dining Room

Location: Floor 1

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

General Room Condition

Visibility: Room is vacant

Structural Movement: No visible evidence of substantive structural movement identified

Moisture Intrusion: - There is evidence of active moisture intrusion at the N.W. corner of the Dining room. The source of this intrusion appears to be from the adjacent exterior door. Recommend review and repair by a licensed and qualified contractor.
- There is evidence of a prior moisture intrusion at the ceiling and wall area at the S.E. corner of the Living room. As the moisture reading is slightly elevated, this intrusion may be active. Recommend review and repair as deemed necessary by a licensed and qualified contractor. Note: As the siding at this area is EIFS, wood rot may exist within the wall.

Walls: No substantive visible defects identified

Ceiling: No substantive visible defects identified

Flooring: No substantive visible defects identified



Diverter flashing is installed at the roof above the area of leakage at the S.E. corner of the Living room



Evidence of prior moisture intrusion at the S.E. windows



The moisture reading is slightly elevated



Swollen baseboards at the N.W. corner of the Dining room



The door jamb and threshold are rotted



High moisture reading

Electrical

Switches/Lights: All visible and accessible tested

Outlets: All visible and accessible outlets were tested for proper polarity and grounding
Note: some electrical outlets may be controlled by a wall switch. Switched plugs are commonly identified by installing the outlet upside-down. Typically, only 1/2 of the outlet is switched.

Heating and Venting

Source: Forced air register

Air Flow/ Heat Gain: Appears to be sufficient

Windows

Glazing: No substantive visible defects identified, except as noted below
-At least (3) window seals are failed resulting in condensation between the glass (fogging) This issue is “cosmetic” as the fogging between the panes of glass cannot be removed.

Operation: Fixed

Doors/Millwork

Operation/latching: The door(s) appears to operate as intended

Door condition: - There is wood rot at the jamb and threshold of the exterior door at the Dining room. See the comments above regarding moisture intrusion.

Millwork condition: No substantive visible defects identified

Fireplace

Type: Direct vent gas fireplace

Tip: the inside of the glass cover of sealed direct vent gas fireplaces tends to become dirty over time. The glass can be removed for cleaning purposes. All gas valves should be in the Off position during removal of the glass and cleaning

Tested: Ignition of the fireplace

Condition: Satisfactory where visible

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.

General Room Condition

Visibility: Rooms are vacant
Structural Movement: No visible evidence of substantive structural movement identified
Moisture Intrusion: No substantive visible evidence identified
Walls: No substantive visible defects identified
Ceiling: No substantive visible defects identified
Flooring: No substantive visible defects identified
Cabinets: No substantive visible defects identified
Countertops: No substantive visible defects identified

Electrical

Switches/Lights: All visible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
Kitchen outlets tested for proper GFCI protection
- The electrical outlet located to the range does not trip when tested. Recommend replacement of this GFCI type outlet.

Appliances

Dishwasher: Tested a full cycle. Not all functions and settings are tested
Dishwasher drainage: Exterior air gap
Cooktop: - The ignitor at most of the burners continues to attempt to ignite after the burners are lit. This typically indicates a defective thermocouple.
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

Heating

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

Windows

- Glazing: No substantive visible defects identified
- Operation: The window(s) appear to operate as intended
- Screen: No substantive visible defects identified where installed

Doors/Millwork

- Operation/latching: The door(s) appears to operate as intended
- Door condition: No substantive visible defects identified
- Millwork condition: No substantive visible defects identified

Plumbing

- Overall functional flow: Appears adequate
- Sink(s): No substantive visible defects identified
- Garbage disposal: Tested for proper operation

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.

General Room Condition

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

Electrical

Switches/Lights: All visible and accessible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
Note: some electrical outlets may be controlled by a wall switch. Switched plugs are commonly identified by installing the outlet upside-down. Typically, only 1/2 of the outlet is switched.

Heating and Venting

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

Windows

Glazing: No substantive visible defects identified, except as noted below
- A window seal is failed resulting in condensation between the glass (fogging). This issue is “cosmetic” as the fogging between the panes of glass cannot be removed.
Operation: Fixed

Doors/Millwork

Operation/latching: The door(s) appears to operate as intended
- Recommend changing the lower hardware at the door to the deck to a passage type. This type of lock can result in accidental lock out on the deck. A deadbolt is provided to lock the door.
Door condition: No substantive visible defects identified
Millwork condition: No substantive visible defects identified

Floor 1 Bedroom/ Den

Location: Floor 1

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

General Room Condition

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

Electrical

Switches/Lights: All visible and accessible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
Note: some bedroom electrical outlets may be controlled by a wall switch. Switched plugs are commonly identified by installing the outlet upside-down. Typically, only 1/2 of the outlet is switched.
Smoke detector: - Recommend the installation of a smoke detector within this room if utilized as a bedroom.

Heating and Venting

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

Windows

Glazing: No substantive visible defects identified, except as noted below
- (2) window seals are failed resulting in condensation between the glass (fogging). This issue is "cosmetic" as the fogging between the panes of glass cannot be removed.
Operation: Fixed
Egress: Appears to provide reasonable emergency egress (exterior door)

Doors/Millwork

Operation/latching: The door(s) appears to operate as intended, except as noted below

- Recommend changing the lower hardware at the door to the deck to a passage type. This type of lock can result in accidental lock out on the deck. A deadbolt is provided to lock the door.
- The door from the hallway to this room does not latch.

Door condition: No substantive visible defects identified

Millwork condition: No substantive visible defects identified

Floor 1 Bathroom

Location: Floor 1

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

General Room Condition

Visibility: Room is vacant

Structural Movement: No visible evidence of substantive structural movement identified

Moisture Intrusion: No substantive visible evidence identified

Walls: No substantive visible defects identified

Ceiling: No substantive visible defects identified

Flooring: No substantive visible defects identified

Cabinets: No substantive visible defects identified

Countertops: No substantive visible defects identified

Mirrors: No substantive visible defects identified

Electrical

Switches/Lights: All visible and accessible tested

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

Heating and Venting

Source: Forced air register

Air Flow/ Heat Gain: Appears to be sufficient

Mechanical ventilation: No substantive visible defects identified

Note: bathroom ventilation fans (if available) should be operated for at least 20 minutes after a shower in order to remove the excess humidity. A timer type switch is a recommended.

Doors/Millwork

Operation/latching: The door(s) appears to operate as intended, except as noted below
- The door binds on the doorjamb.

Door condition: No substantive visible defects identified

Millwork condition: No substantive visible defects identified, except as noted below
- There is substantive moisture damage to the millwork in the bathroom where adjacent to the bathtub. This type of damage is typically related to water splashing out of the tub. Although damaged, this item serves its intended purpose.

Bath Hardware: No substantive visible defects identified

Plumbing

Overall functional flow: Appears adequate

Sink(s): No substantive visible defects identified

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

Bathtub-Shower enclosure: No substantive visible defects identified

Note: shower pans and shower doors within the house are not tested with a person inside, therefore actual conditions for usage are not tested

Toilet: No substantive visible defects identified

Note: plumbing fixture valves within the house are not tested. Some valves are prone to leakage once turned on and off or to another position

Laundry Room

Location: Floor 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 identified
Moisture Intrusion: No substantive visible evidence identified
Walls: No substantive visible defects identified, except as noted below
- There is a hole in the North wall (cosmetic), however this item appears to serve its intended purpose.
Ceiling: No substantive visible defects identified
Flooring: No substantive visible defects identified
Cabinets: No substantive visible defects identified
Countertops: No substantive visible defects identified

Electrical

Switches/Lights: All visible and accessible tested
Outlets: None accessible

Heating and Venting

Source: Forced air register
Air Flow/ Heat Gain: Appears to be sufficient
Mechanical ventilation: No substantive visible defects identified

Windows

Glazing: No substantive visible defects identified
Operation: The window(s) appear to operate as intended
Screen: No substantive visible defects identified where installed

Doors/Millwork

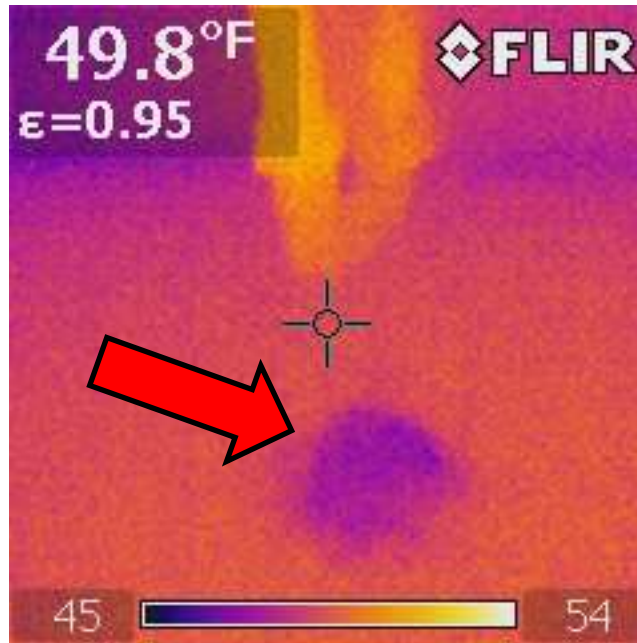
Operation/latching: The door(s) appears to operate as intended
Door condition: No substantive visible defects identified
Millwork condition: No substantive visible defects identified

Plumbing

Overall functional flow: Appears adequate

Sink(s): No substantive visible defects identified, except as noted below
- There is visible leakage from the sink into the sink base cabinet.

Note: plumbing fixture valves within the house are not tested. Some valves are prone to leakage once turned on and off or to another position



Leakage into the sink base cabinet

Laundry Machines

Clothes washer: Tested a full cycle. Not all functions and settings are 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 identified
- Moisture Intrusion: No substantive visible evidence identified
- Walls: No substantive visible defects identified
- Ceiling: No substantive visible defects identified
- Flooring: No substantive visible defects identified, except as noted below
- The flooring throughout floor 1 has an inconsistent finish, however this item appears to serve its intended purpose.
- Note: Flooring covered by rugs or furniture may discolor at a different rate than uncovered flooring. Personal belongings, including rugs, are not moved during an inspection*
-

Electrical

- Switches/Lights: All visible and accessible tested
- Outlets: All visible and accessible outlets were tested for proper polarity and grounding
- Note: Some lights may be controlled by several light switches. As a result, the On position for a switch may not always be in the Up position*
- Doorbell: No visible defects identified
- Smoke detector: Yes
- CO Detectors: Carbon monoxide detectors are installed and appear to be in compliance with RCW 19.27.530
- RCW 19.27.530 *Carbon monoxide ... for any owner-occupied single-family residence that is sold on or after July 26, 2009, the seller must equip the residence with carbon monoxide alarms in accordance with the requirements of the state building code before the buyer or any other person may legally occupy the residence following such sale. An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units and on each level of the dwelling and in accordance with the manufacturer's recommendations.*
-

Windows

- Glazing: No substantive visible defects identified
- Operation: Fixed

Doors/Millwork

Operation/latching: The door(s) appears to operate as intended

Door condition: No substantive visible defects identified

Millwork condition: No substantive visible defects identified

Stairwell

Condition: Overall satisfactory. The stairwell serves its intended purpose

Graspable handrails: A reasonable graspable handrail is installed, except as noted below

- A graspable handrail is not installed at the stairs to the garage as is typically required as there are (4) or more risers.

Barricades: A reasonable safety barricade is installed



A graspable handrail is not installed

Master Bedroom Suite

Location: Floor 2

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

General Room Condition

Visibility: Room is vacant

Structural Movement: No visible evidence of substantive structural movement identified

Moisture Intrusion: No substantive visible evidence identified

Walls: No substantive visible defects identified

Ceiling: No substantive visible defects identified

Flooring: No substantive visible defects identified

Cabinets: No substantive visible defects identified

Countertops: No substantive visible defects identified

Mirrors: No substantive visible defects identified

Electrical

Switches/Lights: All visible and accessible tested

Outlets: All visible and accessible outlets were tested for proper polarity and grounding
- An electrical outlet is not provided at the right sink area as would typically be required.

Note: some bedroom electrical outlets may be controlled by a wall switch.

Switched plugs are commonly identified by installing the outlet upside-down.

Typically, only 1/2 of the outlet is switched.

Bathroom outlets tested for proper GFCI protection

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

Smoke detector: Yes



The tub motor is GFCI protected at the electrical outlet located below the tub (accessible thru the cabinet)

Heating and Venting

Source: Forced air register

Air Flow/ Heat Gain: Appears to be sufficient

Mechanical ventilation: No substantive visible defects identified

Note: bathroom ventilation fans (if available) should be operated for at least 20 minutes after a shower in order to remove the excess humidity. A timer type switch is a recommended.

Windows

Glazing: No substantive visible defects identified

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

Egress: Appears to provide reasonable emergency egress (exterior door)

Screen: No substantive visible defects identified where installed

Skylight: No substantive visible defects identified

Doors/Millwork

Operation/latching: The door(s) appears to operate as intended, except as noted below

- Recommend changing the lower hardware at the door to the deck to a passage type. This type of lock can result in accidental lock out on the deck. A deadbolt is provided to lock the door.
- The door to the deck binds on the doorjamb.

Door condition: No substantive visible defects identified

Millwork condition: No substantive visible defects identified, except as noted below

- There is substantive moisture damage to the millwork in the bathroom where adjacent to the shower. This type of damage is typically related to water splashing out of the shower. Although damaged, this item serves its intended purpose.

Bath Hardware: No substantive visible defects identified



Moisture damaged millwork



This type of lock can result in accidental lockout on the deck

Plumbing

Overall functional flow: Appears adequate

Sink(s): No substantive visible defects identified

Bathtub-Shower: No substantive visible defects identified. The tub was tested to the overflow.
- The tub jets were tested.

Bathtub-Shower enclosure: No substantive visible defects identified

Note: shower pans and shower doors within the house are not tested with a person inside, therefore actual conditions for usage are not tested

Toilet: No substantive visible defects identified

Note: plumbing fixture valves within the house are not tested. Some valves are prone to leakage once turned on and off or to another position

Bedrooms 2 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 identified
Moisture Intrusion: No substantive visible evidence identified
Walls: No substantive visible defects identified
Ceiling: No substantive visible defects identified
Flooring: No substantive visible defects identified

Electrical

Switches/Lights: All visible and accessible tested
Outlets: All visible and accessible outlets were tested for proper polarity and grounding
*Note: some bedroom electrical outlets may be controlled by a wall switch.
Switched plugs are commonly identified by installing the outlet upside-down.
Typically, only 1/2 of the outlet is switched.*
Smoke detector: Yes

Heating and Venting

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

Windows

Glazing: No substantive visible defects identified, except as noted below
- A window seal appears to be failed resulting in condensation between the glass (fogging); North window in the street facing bedroom. This issue is “cosmetic” as the fogging between the panes of glass cannot be removed.
Operation: The window(s) appear to operate as intended
Egress: Appears to provide reasonable emergency egress
Screen: No substantive visible defects identified where installed

Doors/Millwork

Operation/latching: The door(s) appears to operate as intended
Door condition: No substantive visible defects identified
Millwork condition: No substantive visible defects identified

Main Bathroom and Adjacent Room

Location: Floor 2

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

General Room Condition

- Visibility: Room is vacant
- Structural Movement: No visible evidence of substantive structural movement identified
- Moisture Intrusion: No substantive visible evidence identified
- Walls: No substantive visible defects identified
- Ceiling: No substantive visible defects identified
- Flooring: No substantive visible defects identified
- Cabinets: No substantive visible defects identified
- Countertops: No substantive visible defects identified
- Mirrors: No substantive visible defects identified, except as noted below
- There is deterioration of the mirror reflective properties at the lower edge of the mirror, however this item serves its intended purpose.
-

Electrical

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

Heating and Venting

- Source: Forced air register
- Air Flow/ Heat Gain: Appears to be sufficient
- Mechanical ventilation: No substantive visible defects identified
Note: bathroom ventilation fans (if available) should be operated for at least 20 minutes after a shower in order to remove the excess humidity. A timer type switch is a recommended.
-

Windows

- Glazing: No substantive visible defects identified
- Operation: The window(s) appear to operate as intended
- Screen: No substantive visible defects identified where installed

Doors/Millwork

Operation/latching: The door(s) appears to operate as intended

Door condition: No substantive visible defects identified

Millwork condition: No substantive visible defects identified

Bath Hardware: No substantive visible defects identified

Plumbing

Overall functional flow: Appears adequate

Sink(s): No substantive visible defects identified

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

Bathtub-Shower enclosure: No substantive visible defects identified

Note: shower pans and shower doors within the house are not tested with a person inside, therefore actual conditions for usage are not tested

Toilet: No substantive visible defects identified

Note: plumbing fixture valves within the house are not tested. Some valves are prone to leakage once turned on and off or to another position

Attic

Location: Over main body of house

General

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

Moisture

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



Bathroom ventilation duct (typical)

Structural

Structure Type: Rafters
Sheathing: OSB

Insulation

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

Flues/Vent Stacks

Plumbing Stacks: All vented to exterior where visible
Gas Flues: No visible defects identified, limited visibility

Electrical

Outlets: None located

Wiring/ junction boxes: No visible defects identified

Nuisance Pests

Visible Evidence: - There is evidence of possible current rodent activity in the attic as there is an odor of rodents at this area. Recommend setting traps and continue to monitor.

Pest intrusion into the Attic is a common issue with homes throughout the Northwest. Most homes that are not "new" will have some evidence of prior pest intrusion into the Attic. The evidence typically consists of rodent droppings, bee hives, or bird nests. This home inspection is not an "exhaustive" pest inspection, including potential points of entry for pest intrusion. Active intrusion is based on odor, recent trappings, and any gaps identified which may permit pest intrusion.

Structural Pest Inspection Diagram

Exterior

- EXT (1): Vegetation in contact with the structure. WDO conducive condition.
- EXT (2): EIFS type siding (front façade and some side areas)
- EXT (3): Damaged siding and rotted door jamb/threshold

Attic

There are no structural pests or substantive conducive conditions identified.

Interior/Garage

- INT (1): Active moisture intrusion/ rotted door jamb
- INT (2): Possible active moisture intrusion. This area is at an areas with EIFS siding.

Crawlspace

- CRL (1): Standing water at the lower area of a wall in the crawlspace
- CRL (2): Missing vapor barrier (typical)



EXTERIOR

Outline from King Co

