

# Northwest Residential Inspection

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Home Inspector # 619

WSDA Structural Pest Inspector: Kevin Hergert # 79988

WSDA Inspection Control Number xxxxxxxxxxxx



Client: John Doe  
Address: xxxxx xx Ave. S.E., Sammamish, WA

Property Description: Tri-Level Single family home  
Property age/ size: Built 1979, 2025 s.f. per King Co. records  
Occupancy Status: Occupied

Inspection Date: 01/19/2010  
Inspection Time: 10:30 A.M. – 1:15 P.M.  
Weather Conditions: Cloudy, 53 deg F

Northwest Residential Inspection LLC

Kevin Hergert, Member

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## Summary of Inspection

All items listed in the Summary of each section are listed below. **Items in this font are considered minor and/or cosmetic. *Items in this font are considered a safety concern or substantial.*** Additional comments may be written in the body of the report. Please read the entire report.

The abbreviation WDO refers to Wood Destroying Organism as defined by the Wa. State Department of Agriculture.

All items listed below should be further evaluated, inspected, modified, and/or corrected by a licensed professional in that corresponding or related trade.

### Electrical System

- Knockout missing @ lower breaker

### Plumbing System

- Water pressure exceeds recommended maximum pressure of 80 PSI

### Heating System

- ***Furnace is fully functional, however near the end of its anticipated useful life***

### Water Heater

### Site

- Vegetation contact at front and east side. (WDO Conductive condition)

### Building Exterior

- Counter-flashing loose @ base of chimney. Potential roof leak
- ***Deck ledger not lag bolted to house. Potential separation from house***
- Graspable handrail missing at both stairways from deck to ground

### Crawlspace

- No visible evidence
- ***Standing water under Living room (WDO Conductive condition)***
- Numerous areas with little or no insulation
- Domestic water supply pipes not insulated

### Garage

- ***Fire separation breached by heat duct into garage***
- ***Springs to garage doors are loose and/or unattached***
- ***Photocell reverse not present at garage doors***

### Basement Den and Family Room

### Basement Bath and Utility Room

### Living Room

- Window seals blown at (2) windows

### Kitchen and Nook

- Dishwasher drain does not have "high loop" or air-gap. Potential cross contamination

### Hallways

- Double sided deadbolt at front door egress hazard in emergency
- ***Graspable handrail missing at upper stairway***

### Master Bedroom

### Master Bathroom

- No heat source in Master Bathroom

Front Bedrooms

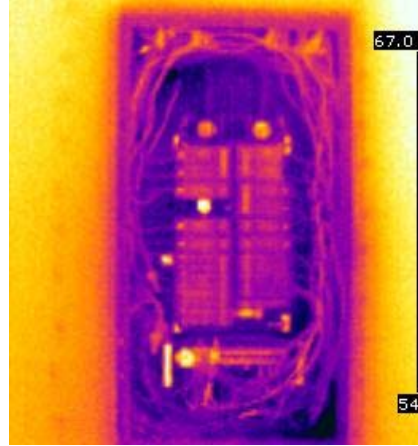
Main Bathroom

Attic

- Attic area over pantry not inspected due to restricted access

- *Non IC rated recessed cans are buried in insulation. Potential fire hazard*

## Electrical System



Infrared Image  
No evidence of over-heating

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### Service

Type: Underground  
Meter Location: Front of house  
Voltage: 240

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### Panel

Location: Basement Den  
Manufacturer: General Electric  
Type: Dual bus bar  
Panel Rating: 200 AMP  
Main Disconnect: 60 AMP @ lower bus  
Serv. wire Size/ Rating: 200 AMP  
Sub-panel: No  
Grounding: Copper to exterior ground rod, limited visibility  
Panel Clearance: 30" wide, 3' in front as required

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### Breakers/ Wiring

Type: Copper romex  
Breakers: No visible defects  
- Knockout missing @ lower breaker

# Plumbing System

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## Domestic Water

Supply: Public water  
Supply Pipe: Not visible  
House Piping: Copper where visible  
Pipe Condition: Satisfactory  
Main Water Shut off: Basement bath cabinet  
Water Pressure: 95 PSI @ hose bib  
- Water pressure exceeds recommended maximum pressure of 80 PSI



Domestic Water Shut Off



Water Pressure @ hose bib

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## Sanitary Sewer

Discharge: Public sewer  
House Piping: ABS where visible  
Pipe Condition: Satisfactory

## Heating System



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### Furnace

Location: Basement mechanical closet  
Make/ Model: Payne 395BAW036060  
Fuel Type: Natural gas  
BTUH: 71,000  
Efficiency Rating: Mid-efficiency

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### Useful Life

Est. Useful Life new: 25 years  
Est. age of furnace: 23 years, manufactured 11/87 per plate  
*- Furnace is fully functional, however near the end of its anticipated useful life*

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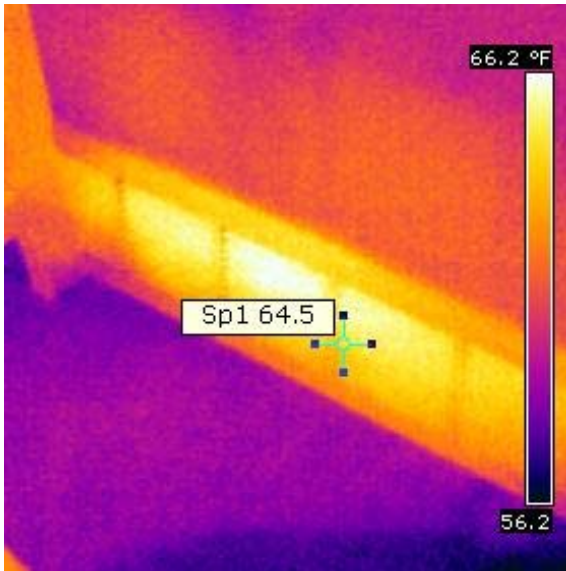
### Operation

Thermostat: Programmable @ floor 1 hall  
Disconnect: Switch on furnace  
Combustion Air: Appears adequate

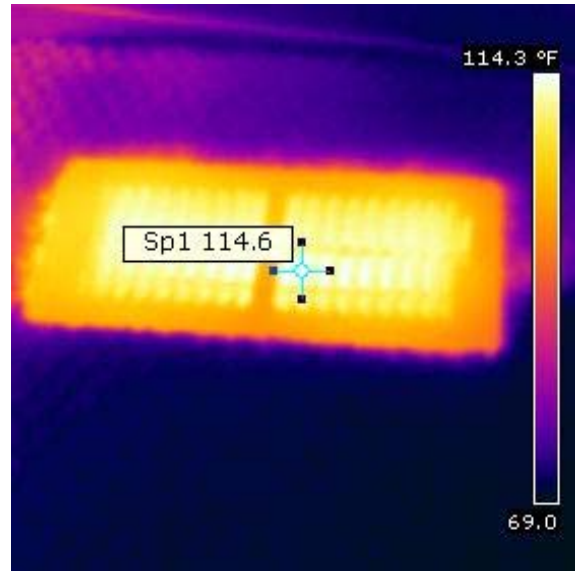
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### Heat Gain

Rating: 40-70 deg F  
@ return air: 65 deg F  
@ nearest register: 115 deg F  
Heat Gain: 50 deg F



Temperature @ return air



Temperature @ register

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### Heat Exchanger

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

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### Flue

Secure: Inspected  
clearances: Per requirements where visible

## Water Heater



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### Water Heater

Location: Basement mechanical closet  
Make/ Model: Rheem RHLN 1004204480  
Fuel Type: Natural gas  
Capacity: 40 gallon

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### Useful Life

Est. Useful Life new: 12 years  
Est. age of heater: 5 years (manufactured 10/04)

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### Safety

TMP valve: As per required  
Earthquake Straps: Installed  
Expansion Tank: Installed  
Flame Rollout: No visible evidence

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### Flue

Secure: Inspected  
Clearances: As required where visible  
Draft Hood: Inspected

---

### Water Temperature

Safe water temperature: 120 deg F per industry standards  
Measured temperature: 119 deg F



Water temperature @ kitchen faucet

# Site

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## Site

Grade at structure: Adequate grade away  
Earth to wood contact: Clearance as required  
Vegetation contact: - Vegetation contact at front and east side. (WDO Conductive condition)  
Roof drain discharge: Underground discharge

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## Driveway

Type: Asphalt  
Condition: Consistent with age, minor cracks at edges  
Trip Hazard: None

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## Front walks/ steps

Type: Concrete  
Condition: Satisfactory. Minor cracks and settlement consistent with age  
Trip Hazard: None  
Handrails: Not required  
Barricades: Not required

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## Rear walks/ steps

Type: Concrete pavers  
Condition: Satisfactory  
Trip Hazard: None  
Handrails: Not required  
Barricades: Not required

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## Miscellaneous

Overhead Power Lines: N/A  
Retaining Walls: None that affect structure  
Underground Oil Tank: No visible evidence  
Irrigation System: None visible

# Building Exterior

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## General Condition

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

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## Siding

Type: Cedar  
Condition: Satisfactory  
Window/Door Flashing: Satisfactory  
Caulking: Satisfactory

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## Roof

Estimated Pitch: 4:12  
Material: Composition  
Layers: 1+  
How Inspected: Traversed entire roof  
Condition: Satisfactory  
Ventilation: Eave and ridge vent  
Plumbing Vents: Satisfactory  
Flues: Satisfactory  
Flashing: - Counter-flashing loose @ base of chimney. Potential roof leak

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## Gutters/ Downspouts

Type: Continuous metal  
Condition: Satisfactory, minor debris in gutters

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## Electrical

Outlets: Tested, GFCI protected  
Switches/Lights: Tested

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## Plumbing

Hose Bibs: Anti-siphon  
Gas Piping: Inspected

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## Decks

Structure: Pressure treated joists  
Decking: Cedar  
Condition: Satisfactory  
Connection to Structure: Toe nails  
**- Deck ledger not lag bolted to house. Potential separation from house**  
Trip Hazard: None  
Handrails: - Graspable handrail missing at both stairways from deck to ground  
Barricades: As required



Deck ledger toe nailed to house  
Potential separation of deck from house



Graspable handrail missing at both stairways

# Crawlspace

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## General

Visibility: Space is vacant  
Access location: Basement family room  
How viewed: Traversed entire crawlspace

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## Moisture

Ventilation: Appears adequate  
Vapor Barrier: As required  
Ground Water: No visible evidence  
Surface Water: - **Standing water under Living room (WDO Conductive condition)**  
Sump Pump: None visible



Standing water under Living room

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## Structural

Foundation: No visible defects  
Mudsill: No visible defects  
Foundation Bolts: No visible defects; limited visibility  
Joists: No visible defects; limited visibility  
Post-Beams: Satisfactory  
Structural Movement: No visible evidence

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## Insulation

Under-floor: - Numerous areas with little or no insulation  
Domestic Water Pipes: - Domestic water supply pipes not insulated  
Heating Supply: Satisfactory



Missing under-floor insulation



Un-insulated domestic water pipes

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### Plumbing

Condition: Satisfactory  
Valves/ Other: None visible

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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

Conducive Conditions: None, except as noted above  
Visible Evidence: No visible evidence

# Garage

**Type:** Attached

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## General Room Condition

Visibility: Space is occupied. Numerous areas not accessible  
Structural Movement: No visible evidence  
Moisture Infiltration: No visible evidence  
Walls: Satisfactory  
Ceiling: Satisfactory  
Slab: Satisfactory

---

## Safety

Fire separation: **- Fire separation breached by heat duct into garage**  
Ignition point > above FF: In compliance  
Safety barricade to mech.: N/A



Breach of fire separation of garage to house

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## Garage Door

Type: Wood roll-up  
Springs & Fasteners: **- Springs to garage doors are loose and/or unattached**  
Auto Reverse: Tested  
Photocell reverse: **- Photocell reverse not present at garage doors**  
Remote openers: Not present

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## Electrical

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

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## Windows

Glazing: No visible defects  
Tempered: Not required  
Operation: Tested  
Screen: None

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## Doors

Operation/latching: Tested  
Door condition: Satisfactory  
Self closing to house: Tested

## Basement Den and Family Room

**Location:** Basement

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### General Room Condition

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

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### Electrical

Switches/Lights: All visible tested  
Outlets: All visible tested  
Smoke Detector: None. Consistent with age of home

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### Heating

Source: Ceiling registers  
Air Flow/ Heat Gain: Satisfactory

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### Windows

Glazing: No visible defects  
Tempered: As required  
Operation: Tested  
Screen: None

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### Doors/Millwork

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

## Basement Bath and Utility Room

**Location:** Basement

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### 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: All visible tested, GFCI protected

---

### Heating

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

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### Utility

Appliances: Not tested  
Dryer connection: Electric  
Dryer venting: To outside

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### Doors/Millwork

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

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### Plumbing

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

# Living Room

**Location:** Floor 1

---

## General Room Condition

Visibility: Room 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: None. Consistent with age of home

---

## Heating

Source: Floor register  
Air Flow/ Heat Gain: Satisfactory

---

## Windows

Glazing: - Window seals blown at (2) windows  
Tempered: Not required  
Operation: Tested  
Screen: No visible defects

---

## Doors/Millwork

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

---

## Fireplace

Type: Sealed gas direct vent  
Tested: Ignition tested

# Kitchen and Nook

**Location:** Floor 1

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## 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

---

## Appliances

Dishwasher: Tested rinse cycle  
Dishwasher high loop: No  
Dishwasher air gap: No  
Range: Tested  
Microwave: Not tested  
Ventilation: Tested  
Refrigerator: Tested

---

## Plumbing

Functional flow: Appears adequate  
Hot/ Cold: Tested  
Drainage: Appears adequate  
Visible leaks: None visible  
Cross Connection: - Dishwasher drain does not have “high loop” or air-gap. Potential cross contamination  
Disposal: Tested  
Caulking: Satisfactory  
Fixtures: No visible defects



Potential cross contamination of sink drain water into dishwasher

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## Electrical

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

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**Heating**

Source: Floor register  
Air Flow/ Heat Gain: Satisfactory

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**Windows**

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

---

**Doors/Millwork**

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

# Hallways

**Location:** Floors 1 and 2

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## General Room Condition

Visibility: Space is vacant  
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

---

## Doors/Millwork

Operation/latching: - Double sided deadbolt at front door egress hazard in emergency  
Door condition: Satisfactory  
Millwork condition: Satisfactory



Double sided deadbolt at Front door. Key required for egress

---

## Stairwell

Handrails: - *Graspable handrail missing at upper stairway*  
Barricades: As required  
Balusters: As required  
Trip Hazard: None



Handrail missing

# Master Bedroom

**Location:** Floor 2

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## General Room Condition

Visibility: Room 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: None. Consistent with age of house

---

## Heating

Source: Floor register  
Air Flow/ Heat Gain: Satisfactory

---

## Windows

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

---

## Doors/Millwork

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

# Master Bathroom

**Location:** Floor 2

---

## 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: All visible tested, GFCI protected. Note: reset in Main Bathroom

---

## Heating

Source: - No heat source in Master Bathroom  
Air Flow/ Heat Gain: Satisfactory  
Mechanical ventilation: None

---

## Windows

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

---

## 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  
Cross Connection: None visible  
Caulking: Satisfactory  
Toilet Secure: Satisfactory  
Tub/Shower surround: Satisfactory  
Fixtures: No visible defects

## Front Bedrooms

**Location:** Floor 2

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### General Room Condition

Visibility: Room 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: None. Consistent with age of house

---

### Heating

Source: Floor register  
Air Flow/ Heat Gain: Satisfactory

---

### Windows

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

---

### Doors/Millwork

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

# Main Bathroom

**Location:** Floor 2

---

## 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: All visible tested, GFCI protected

---

## Heating

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

---

## Windows

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

---

## 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  
Cross Connection: None visible  
Caulking: Satisfactory  
Toilet Secure: Satisfactory  
Tub/Shower surround: Satisfactory  
Fixtures: No visible defects

## Attic

**Location:** Over main body of house

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### General

Visibility: Space is vacant  
Access location: Floor 2 hallway ladder and Kitchen pantry  
How viewed: Traversed entire attic space accessible from hallway ladder  
- Attic area over pantry not inspected due to restricted access

---

### Moisture

Roof Ventilation: Appears adequate  
Moisture Intrusion: No visible evidence  
Bath/Kitchen fans : All vent to outside

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### Structural

Structure Type: Manufactured trusses  
Sheathing: Plywood  
Structural Movement: No visible evidence

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### Insulation

Type: Blown in  
Approximate Depth: 10"  
Condition: Satisfactory

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### Flues/Vent Stacks

Plumbing Stacks: All vented to exterior  
Gas Flues: No visible defects

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### Electrical

Outlets: None visible  
Wiring/ junction boxes: No visible defects  
*- Non IC rated recessed cans are buried in insulation. Potential fire hazard*



Recessed can buried in insulation and constrained by plywood

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### Structural Pests

Conducive Conditions: None  
Visible Evidence: No visible evidence

## Structural Pest Inspection Diagram

### Wood Destroying Organisms (WDO)

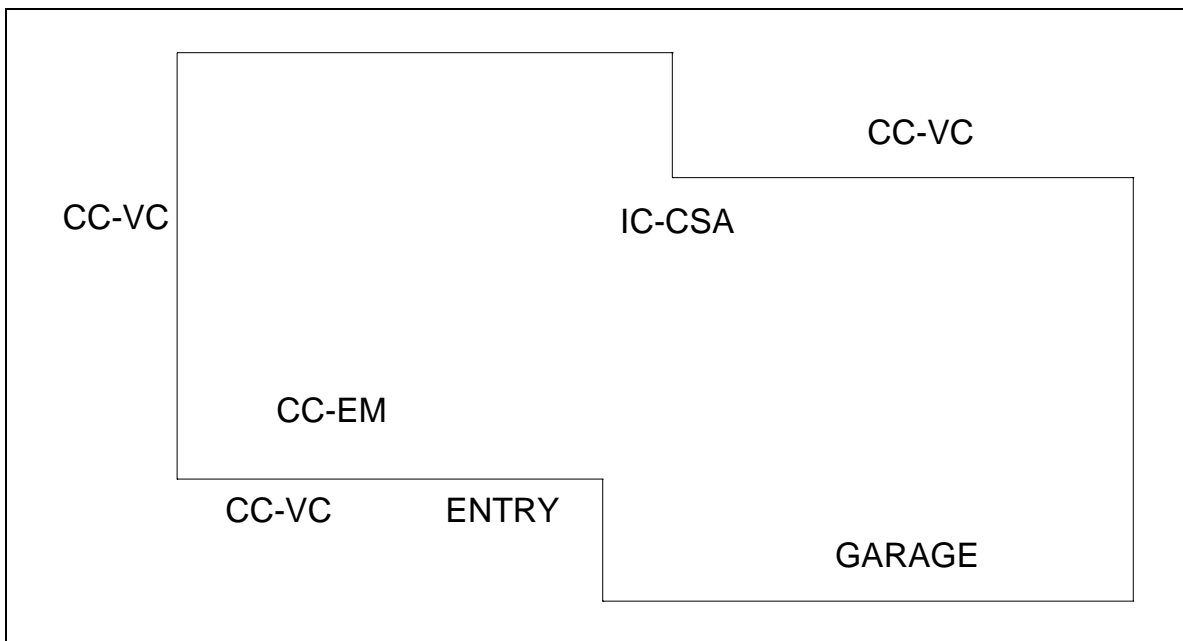
WDO-AB	Anobid Beetles
WDO-CA	Carpenter Ants
WDO-DT	Dampwood Termites
WDO-MA	Moisture Ants
WDO-OB	Other Beetles
WDO-RF	Rot Fungus
WDO-ST	Subterranean Termites

### 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



END OF REPORT