



INTEGRITY INSPECTION SERVICES LLC

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HOME INSPECTION REPORT

1234 Main St.
Naches WA 98937

Buyer Name

11/12/2018 9:00AM



Inspector

Ryan Franke

Lic. No. 809

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Agent

Agent Name

555-555-5555

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1: INSPECTION DETAILS

Information

Weather Conditions

Clear

Temperature

Cold (below 50°F)

Type of Building

Single family

Stories

One

Bedrooms/Bathrooms

3/2

Occupancy

Vacant

Approximate Age

2004

Age Based On

Listing

In Attendance

Client, Client's Agent

Shop/Outbuildings

N/A

Irrigation/Sprinkler System

Not Inspected

Inspection of Sprinkler/Irrigation system falls outside the scope of a Home Inspection and is excluded from this Report. Inspector does not attempt to operate sprinkler system. Inspector may note observations if system is operational at time of inspection.

2: SITE

Information

Site Grading

Mostly Level

Vegetation

Generally Maintained

Driveway

Concrete

Walkways

Concrete

Patios

Concrete

Stoops / Steps

Concrete

Retaining Walls

N/A

3: EXTERIOR

Information

Siding

Cottage Lap, Brick Veneer

Trim

Wood

Exterior / Entry Doors

Fiberglass Hinged

Windows

Vinyl

Decks / Balconies

N/A

Eaves, Soffits and Fascia

Wood

Observations

3.1.1 Siding, Flashing & Trim



MINOR DAMAGE

BACK EXTERIOR

Some minor damage/deterioration noted at exterior siding and/or trim. Probable past moisture from garden spigot. Recommend maintaining paint/seal to prevent further compromise due to moisture.

Recommendation

Contact a handyman or DIY project



3.2.1 Exterior Doors & Windows

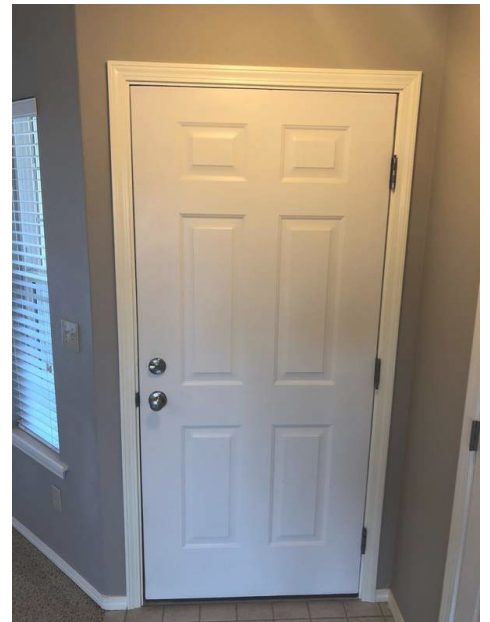


ADJUSTMENT NEEDED

Some entry doors or entry door hardware was not operating smoothly/properly and may be in need of adjustment or repair.

Recommendation

Contact a qualified door repair/installation contractor.



4: ROOFING

Information

Inspection Method

Walked on Roof

Roof Type

Gable, Hip, Combination

Roof Covering

Architectural Asphalt Shingle

Approximate Age

10-20 Years

Ventilation Type

Soffit Vents, Gable Vents, Roof Vents

Flashing

None

Skylights

Not Present

Chimney

None

Gutter Material

Metal

Coverings: Servicable

Roof covering appears to be in good serviceable condition.



Coverings: Inspection Limited

Inspector did not attempt to walk on some portions of roof due to frost/ice on roof at time of inspection.



Observations

4.4.1 Flashings

DRIP-EDGE FLASHING NOT INSTALLED



Drip-edge flashing protects roof eaves, soffits and fascia from possible moisture penetration and potential damage resulting from moisture. Some areas of home did not have a proper drip-edge flashing installed. Home may benefit from a proper drip-edge flashing installed at roof eaves. Recommend a qualified professional further evaluate and repair.

Recommendation

Contact a qualified roofing professional.



5: INTERIORS

Information

Walls & Ceilings

Drywall

Floor Coverings

Carpet, Vinyl, Wood Laminate

Interior Doors

Hinged, Wood, Bi-fold

Windows

Vinyl, Fixed, Single-hung

Cabinetry

Wood

Countertops

Laminate

Installed Safety Equipment

Smoke Detectors

Walls: Interior Cracking

Interior cracks and/or nail-pops observed appear to be typical and not evidence of significant structural compromise. Recommend monitor. If any interior crack begin to grow or become irregular then further evaluation would be required.



Observations

5.1.1 Safety Equipment

CARBON MONOXIDE DETECTORS

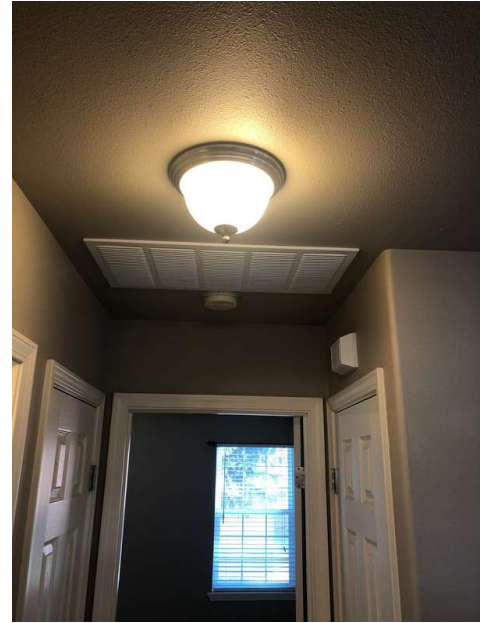


Safety Hazard

Carbon Monoxide Detectors are required to be installed on each floor and outside all bedroom/sleeping areas. Inspector was unable to confirm/identify Carbon Monoxide Detectors in all required locations at time of inspection. Recommend repair.

Recommendation

Recommended DIY Project



5.1.2 Safety Equipment

SMOKE DETECTORS MISSING

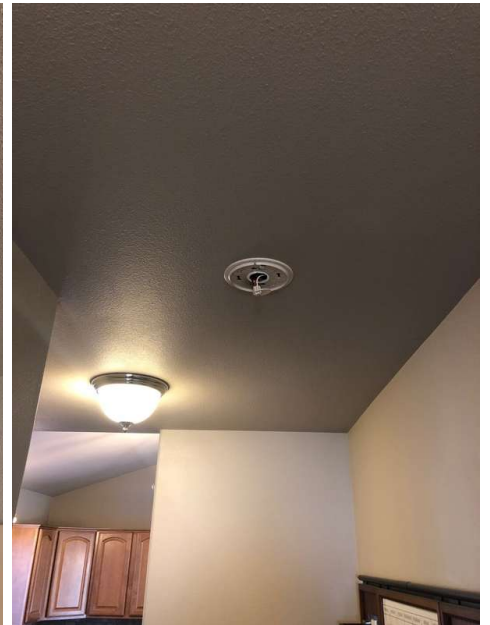
KITCHEN, MASTER BEDROOM, HALL



Inspector was unable to confirm installed Smoke Detectors in all required/recommended locations. Safety Hazard. Recommend repair or replace as needed.

Recommendation

Contact a qualified handyman.



5.5.1 Windows

SINGLE-HUNG WINDOWS

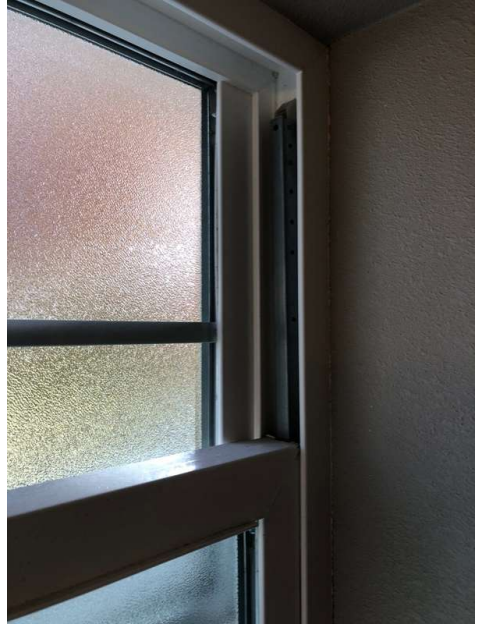
HALL BATHROOM, MASTER BATHROOM, LAUNDRY ROOM



Some single hung windows not operating smoothly/properly and may be in need of adjustment or repair.

Recommendation

Contact a qualified window repair/installation contractor.



5.6.1 Doors

DOOR IN NEED OF ADJUSTMENT

HALL BATHROOM, MASTER BATHROOM, LAUNDRY ROOM

One or more interior doors stick/rub or do not latch smoothly/properly and may be in need of adjustment or repair.

Recommendation

Contact a qualified door repair/installation contractor.





5.10.1 Cabinets & Countertops

ADJUST CABINET HARDWARE

HALL BATHROOM

Some cabinet hardware was not operating smoothly/properly and may be in need of adjustment or repair.

Recommendation

Contact a handyman or DIY project



6: APPLIANCES

Information

Installed Appliances - Inspected/Tested

Dishwasher, Range, Garbage Disposal, Range Hood

Installed Appliances are visually inspected and tested for basic operation using normal operating controls. Appliances may not be tested at the discretion of your Inspector.

Installed Appliances - Not Tested

N/A

Inspector does not attempt to test operation of some installed appliances (i.e. Washing Machine, Dryer, Trash Compacter) at time of inspection.

7: ELECTRICAL

Information

Electrical Service Conductors

Underground, Aluminum, 240 volts

Main Disconnect Location

Service Panel

Panel Locations

Garage



Panel Manufacturer

Cutler Hammer

Panel Type / Capacity

Breakers, 200 amp

Service Panel Grounding Conductor

Present

Ground Source

Unknown / Not Visible

Branch Circuit Conductors

Copper

8: PLUMBING

Information

Source
Public

Main Water Supply
Copper

Main Water Shut-Off Location
Entry Closet



Supply Distribution
Copper

Filters/Softener
None

Drain / Waste & Vent System
ABS

Sump Pump / Sewage Ejector
N/A

Main Fuel Shut-Off Location
At Meter

Water Pressure
Recorded

Maximum recommended water pressure for most residential situations 60-80 P.S.I

It is generally recommended to have a Pressure Regulator (pressure reducing valve) installed at or near main supply entrance to regulate system water pressure.

Drain / Waste, & Vent Systems: Past Sink Leak

Master Bathroom Crawlspace

Evidence of past leak noted. No active leak observed at time of inspection. Recommend monitor.



Observations

8.1.1 Supply Plumbing

HIGH WATER PRESSURE

High water pressure may put unneeded stress/strain on your plumbing system (pipes and fixtures). The generally recommended safe water pressure for residential application is 60-80 P.S.I. Recommend adjusting water pressure at Pressure Reducing Valve (or install a proper Pressure Reducing Valve if needed). Here is a helpful [article](#) on Water Reducing Valves.

Recommendation

Contact a qualified plumbing contractor.



Recommendations



8.2.1 Fixtures & Faucets

LEAKING VALVE/FIXTURE

LAUNDRY ROOM

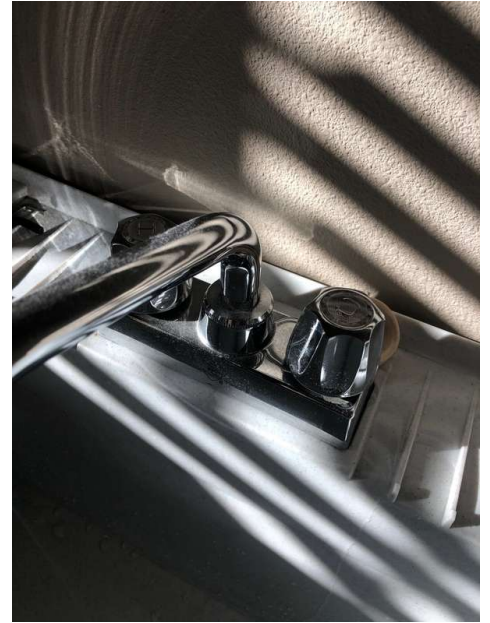
Faucets/fixtures leaking or not operating properly. Recommend repair or replace as needed.

Recommendation

Contact a qualified handyman.



Recommendations



8.2.2 Fixtures & Faucets

 Recommendations

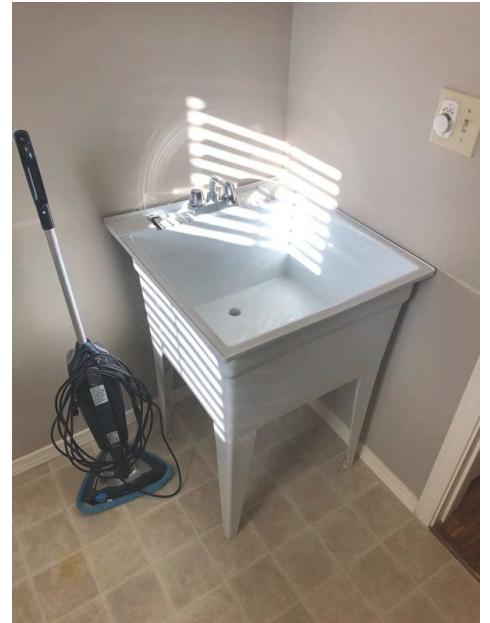
SINK NOT SECURE

LAUNDRY ROOM

Sink not secured. Condition conducive to stress at plumbing fittings and possible leaks. Recommend securing/fastening sink to wall.

Recommendation

Contact a qualified handyman.



8.2.3 Fixtures & Faucets

 Recommendations

SPIGOT HANDLE DAMAGED

BACK EXTERIOR

Garden spigot/hose-bib handle damaged.

Recommendation

Contact a qualified professional.



8.2.4 Fixtures & Faucets

SPIGOT LEAKING

 Recommendations

Leak noted at exterior garden spigot/s. Recommend repair or replace as needed.

Recommendation

Contact a qualified handyman.



8.3.1 Drain / Waste, & Vent Systems

DRAIN STOP NOT OPERATING PROPERLY

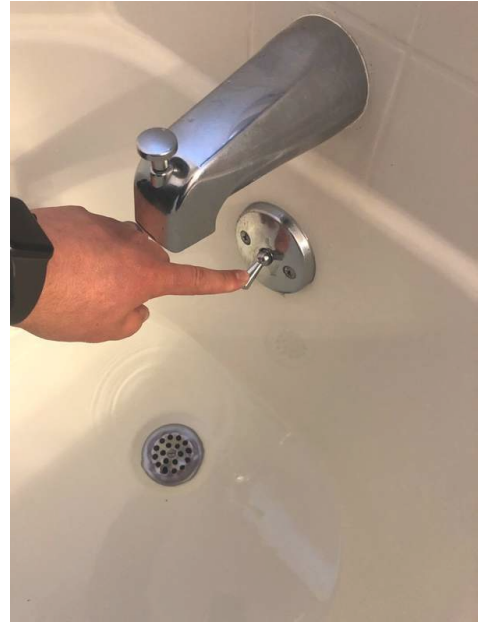
 Recommendations

BATHROOM

Mechanical drain stop/plug not operating properly. Drain stop appears to be reversed and requires holding in the down position to drain tub.

Recommendation

Contact a qualified handyman.



8.3.2 Drain / Waste, & Vent Systems

 Recommendations

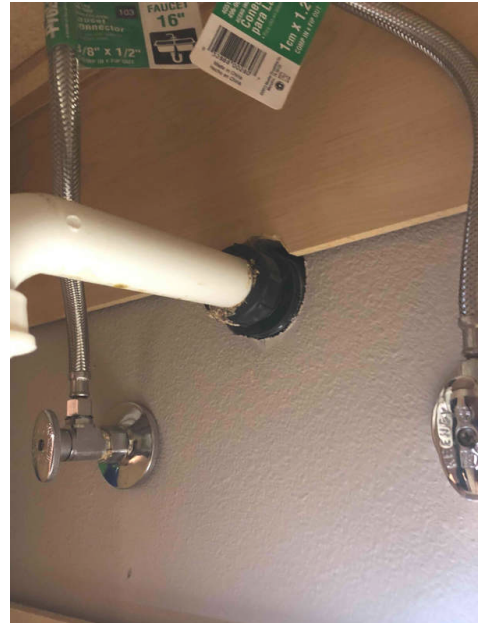
POTENTIAL LEAK

MASTER BATHROOM

Evidence of past leaks or potential leaks observed at drain plumbing. No active leaks observed at time of inspection. Recommend monitor.

Recommendation

Recommend monitoring.



9: WATER HEATER

Information

Type Water Storage Tank	Manufacturer AO Smith	Aproximate Age 2013
Capacity 50 gal	Fuel Source Gas	Location Garage
Seismic Strapping Not present	TPR Valve Improper (w/o Discharge Piping)	
Water Temperature More than 120°F - safety hazard The generally accepted maximum safe water temperature to avoid potential scalding is 120F		



Observations

9.3.1 Safety Features

SEISMIC STRAPPING NOT INSTALLED OR IMPROPER

 Safety Hazard

Modern safety standards requires seismic strapping at top and bottom thirds of installed Hot Water Tanks. See this helpful [link](#) for approved strapping and anchoring techniques. Recommend repair.

Recommendation

Contact a qualified handyman.



9.3.2 Safety Features

 Safety Hazard

TPRV DISCHARGE PIPE MISSING/IMPROPER

Temperature Pressure Relief Valve discharge piping missing or improper. A proper discharge pipe of approved, rigid, high temp material must be installed and terminate within 24" to 8" of floor, or waste drain with a visual air gap to prevent possible back-flow. Discharge pipe must **not reduce in size** or be connected to any other discharge piping. No point of discharge pipe may be tapped, T-ed, threaded or exposed to freezing temperature. Recommend repair or replace as needed.

Recommendation

Contact a qualified appliance repair professional.



10: HEATING SYSTEM

Information

Type

Forced air

Location

Garage

Approximate Age

2004

Manufacturer

Goodman

Energy Source/Type

Gas

Filter Type

Disposable



Filter Size

16x20x

Distrabution

Central

Recorded Temperature

Satisfactory



Operation

Tested, Operational

Inspector attempts to operate Heating System/s using normal operating controls (i.e. Thermostat).

Observations

10.1.1 Heating Equipment

FILTER REQUIRES REPLACEMENT

The furnace filter appears to be beyond its expected lifespan. A dirty Furnace Filter may cause excessive wear and undue maintenance to HVAC system. Recommend replacement.

Recommendation

Contact a handyman or DIY project

 Maintenance / Information



11: COOLING SYSTEM

Information

Type Air conditioner	Approximate Age 2004	Manufacturer Goodman
Energy Source Electric	Configuration Split System	Distrabution Central
Operation Not Tested		
Temperature Split / Differential Not Determined		

The AC or Heat Pump Temperature Split is the comparison of the Return Air (air going into the system) as compared to the Supply Air (air coming out of the system). A healthy AC/Heat Pump should be operating with a 14-21°F Temperature Split.

Cold Weather

Prolonged operation of a Cooling System below 60F (outdoor air temperature) may result in damage to equipment. In mild temperature (between 50-60F) inspector may attempt to confirm basic operation of Cooling System by briefly operating but will not operate for a prolonged period of time or attempt to determine Temperature Split. Below 50F Inspector will not attempt to operate Cooling System but recommends further evaluation by a qualified professional prior to next cooling season.



12: STRUCTURAL COMPONENTS

Information

Roof Type

Gable, Hip

Foundation

Poured Concrete

Wall Structure

Wood Framed

Roof Structure

Truss System

Floor Structure

Wood I-Joists

Attic Inspection

Traversed

Roof Sheathing

OSB

Sub-floor

OSB

Attic View



Crawlspace Inspection

Traversed

Crawlspace View



13: INSULATION AND VENTILATION

Information

Attic Insulation

Blown Fiberglass

Attic Ventilation

Gable Vents, Roof Vents, Soffit Vents

Crawlspace Insulation

Fiberglass Batt

Foundation Venting

Present

Vapor Barrier

Installed

Ductwork Insulation

Present

Plumbing Insulation

Present

Observations

13.1.1 Attic

EXHAUST VENTS NOT TERMINATING TO EXTERIOR

KITCHEN ATTIC

An exhaust vent was not a secured/sealed termination to exterior. Recommend repair or replace as needed.

Recommendation

Contact a qualified handyman.



Recommendations



13.1.2 Attic

POSSIBLE MOLD

MASTER BATHROOM ATTIC

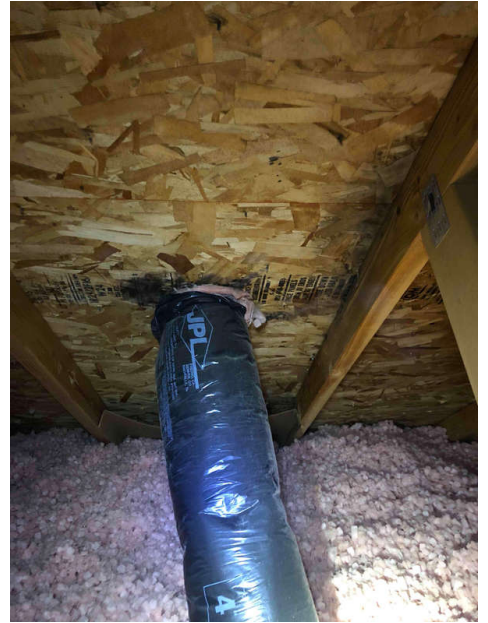
Black spotty staining and/or white biological growth noted in attic near bathroom exhaust vent. Possible mold, possible health risk. Recommend further evaluation and testing by a qualified environmental contractor and repair/remedy as needed.

Recommendation

Contact a qualified environmental contractor



Recommendations



13.3.1 Crawlspace

**FOUNDATION VENT/S
COMPROMISED**

 Recommendations

Damaged, loose or missing foundation vent screen/s. Condition conducive to pest intrusion at crawlspace. Recommend repair or replace as needed.

Recommendation

Contact a qualified handyman.



14: GARAGE

Information

Garage Type

Attached

Appliance Safety Features

Elevated 18", Bulkhead Not Installed, Installed In Alcove

Garage Door Safety Features

Photoelectric Eye, Edge Sensor (force)

Observations

14.5.1 Safety Features

BULKHEAD

A bulkhead/barrier must be present/installed when gas appliances are located inline with the drive-path (back wall) of garage. In case of emergency the bulkhead is designed to protect gas appliances from impact and a potential safety hazard. Recommend qualified professional further evaluate and repair or replace as needed.

Recommendation

Contact a qualified professional.



STANDARDS OF PRACTICE

Inspection Details

Thank you for choosing Integrity Inspection Services to conduct your Home Inspection. We understand that the function of this Report is to assist you in understanding the condition of the home including fire, health and safety issues as well as any potential unforeseen major out-of-pocket expenses.

WA State Standard of Practice state:

"The purpose of a home inspection is to assess the condition of the residence at the time of the inspection using visual observations, simple tools and normal homeowner operational controls; and to report deficiencies of specific systems and components. Inspectors must perform all inspections in compliance with the SOP set forth by the Washington state department of licensing."

This report contains a review of components in the following basic categories: **site, exterior, roofing, structure, insulation/ventilation, electrical, HVAC, plumbing and interior**. Additional categories may or may not be included depending on the particular home. This Report is designed to be easy to read and comprehend, however it is important to read the entire Report to obtain a full understanding of the scope, limitations and exclusions of the Inspection. In addition to the descriptive items of the Report there are comments which are meant to help you further understand certain conditions observed. Comments in **BLUE are primarily informational do not reflect any kind of defect**. Comments in **ORANGE are typically defects but are not necessarily urgent or safety related** **RED comments are to be considered urgent and/or safety related and should be addressed as soon as possible**. It is always recommended that you call a licensed and qualified professional when contracting repairs on your home.

**A home inspection is not to be considered technically exhaustive nor does it identify concealed conditions or latent defects. A home inspection should be considered a "snap-shot" of the home from one single point in time. As all homes age and are in a continual state of deterioration, the homeowner must perform regular inspection and maintenance of their home to maintain and repair systems and components as they age, or contract qualified professionals to perform such regular inspection and maintenance as needed.*

***This Inspection Report reflects a contracted agreement between Integrity Inspection Services LLC and the Client who's name appears on the Report. Any use of this Inspection Report by parties not reflected in the original agreement is made at that users own risk and Integrity Inspection Services LLC has no obligation or contractual agreement with that party. Integrity Inspection Services LLC retains the rights to all information found in this Report.*

If you have any questions with your Home Inspection Report, please do not hesitate to call or email.

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Site

The inspection of the site includes the building perimeter, land grade, and water drainage directly adjacent to the foundation; trees and vegetation that adversely affect the structure; walks, grade steps, driveways, patios, and retaining walls contiguous with the structure.

Exterior

An inspection of the exterior includes the visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys.

Roofing

An inspection of the roof includes the roof covering materials; gutters and downspout systems; visible flashings; roof vents; skylights, and any other roof penetrations; and the portions of the chimneys and flues visible from the exterior.

Interiors

The inspection of the interior includes the walls, ceilings, floors, windows, and doors; steps, stairways, balconies and railings.

Electrical

The inspection of the electrical system includes the service drop through the main panel; sub-panels including feeders; branch circuits, connected devices, and lighting fixtures.

Plumbing

An inspection of the plumbing system includes visible water supply lines; visible waste/soil and vent lines; fixtures and faucets; domestic hot water system and fuel source.

Heating System

The inspection of the heating system includes the fuel source; heating equipment; heating distribution; operating controls; flue pipes, chimneys and venting; auxiliary heating units.

The inspection of the air conditioning system includes the cooling equipment; cooling distribution equipment and the operating controls.

Cooling System

The inspection of the heating system includes the fuel source; heating equipment; heating distribution; operating controls; flue pipes, chimneys and venting; auxiliary heating units.

The inspection of the air conditioning system includes the cooling equipment; cooling distribution equipment and the operating controls.

Structural Components

An inspection of the structure will include the visible foundation; floor framing; roof framing and decking; other support and substructure/superstructure components; stairs; ventilation (when applicable); and exposed concrete slabs in garages and habitable areas.

Insulation and Ventilation

The inspection of the insulation and ventilation includes the type and condition of the insulation and ventilation in viewable unfinished attics and subgrade areas as well as the installed mechanical ventilation systems.

Garage

The inspection of attached garages and carports includes their framing, siding, roof, doors, windows, and installed electrical/mechanical systems pertaining to the operation of the home.