



INTEGRITY INSPECTION SERVICES LLC

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HOME INSPECTION REPORT

1234 Main St.
Naches WA 98937

Buyer Name

09/12/2017 9:00AM



Inspector

Ryan Franke

Lic. No. 809

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ryan@inspectwithintegrity.com



Agent

Agent Name

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SUMMARY



RECOMMENDATIONS



SAFETY HAZARDS &
IMMEDIATE ATTENTION ITEMS

- Site - Vegetation, Grading & Drainage: Vegetation Against Home
- Exterior - Siding, Flashing & Trim: Caulking - Maintenance
- Exterior - Exterior Doors & Windows: Hardware Adjustment Needed
- Exterior - Exterior Doors & Windows: Screen Door
- Roofing - Gutter & Drainage Systems: Debris
- Roofing - Gutter & Drainage Systems: Downspouts Drain Near House
- Roofing - Gutter & Drainage Systems: Gutter Leakage
- Plumbing - Fixtures / Faucets: Shower Diverter Not Operating
- Plumbing - Drain / Waste, & Vent Systems: Leak Observed
- Plumbing - Appliances : Garbage Disposal Leaking
- Water Heater - Condition: Deferred Cost Item
- Water Heater - Condition: Leak - Minor
- Water Heater - Seismic Strapping : Seismic Strapping Not Installed**
- Electrical - Connected Devices and Fixtures: Unknown Switch / Device
- Electrical - Connected Devices and Fixtures: Damaged Device**
- Electrical - Connected Devices and Fixtures: Device Intermittent
- Electrical - Connected Devices and Fixtures: Loose / Unsecured Outlets**
- Electrical - GFCI & AFCI: Outlet(s) Won't Trip**
- Heating - Heating Equipment: Filter requires replacement
- Interiors - Walls: Cosmetic Damage
- Interiors - Windows: Single-Hung Windows
- Interiors - Doors: Door Doesn't Latch
- Interiors - Doors: Doors Missing or Not Installed
- Interiors - Doors: Door Stops Missing
- Interiors - Bathroom: Damaged Shower Curb
- Interiors - Safety Features : Carbon Monoxide Detectors**
- Garage - Garage Door: Threshold Seal

1: 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 preform regular inspection and maintenance of their home to maintain and repair systems and components as they age, or contract qualified professionals to preform 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.

Ryan Franke

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Information

In Attendance

Client, Client's Agent

Occupancy

Vacant

Approximate Age

2006

Age Based On

Listing, Electrical Inspection

Type of Building

Single family

Stories

One w/ Bonus

Weather Conditions

Light rain, Overcast

Temperature

Cool

2: 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.

Information

Driveway

Pavers

Site Grading

Mostly Level

Vegitation

In Contact with Home

Walkways

Pavers

Stoops / Steps

Concrete

Patios

Concrete

Fencing : Latch Not Operational

Fence gate latch was damaged or broken.



Recommendations

2.1.1 Vegetation, Grading & Drainage

VEGETATION AGAINST HOME

Trees, shrubs or vegetation in contact with exterior siding or trim will cause excessive wear and may lead to eventual deterioration. Recommend all vegetation be cleared and maintained with a minimum of 8" clearance from home and all other structures.

Recommendation

Contact a qualified landscaper or gardener.



3: 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.

Information

Siding

Cottage lap, Stucco, Stone

Trim

Wood

Exterior / Entry Doors

Wood

Eaves, Soffits and Fascia

wood

Flashing

Metal

Windows

Vinyl

Recommendations

3.1.1 Siding, Flashing & Trim

CAULKING - MAINTENANCE

Exterior caulking shrinks with time and exposure. Siding butt joints, windows, doors and trim all require regular maintenance to prevent possible moisture intrusion.

Recommend maintaining a proper seal at all exterior caulked joints.

Recommendation

Contact a qualified siding specialist.



3.2.1 Exterior Doors & Windows

HARDWARE ADJUSTMENT NEEDED

DINING ROOM

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

Recommendation

Contact a qualified door repair/installation contractor.



3.2.2 Exterior Doors & Windows

SCREEN DOOR

MASTER BEDROOM

Screen door damaged or not operating properly. Recommend repair.

Recommendation

Contact a qualified door repair/installation contractor.



4: 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.

Information

Inspection Method

Walked on Roof

Roof Type

Hip

Roof Covering

Architectural Asphalt Shingle

Approximate Age

0-10 Years

Ventilation Type

Passive, Ridge Vents, Soffit Vents

Flashing

Metal

Gutter Material

Metal

Recommendations

4.2.1 Gutter & Drainage Systems

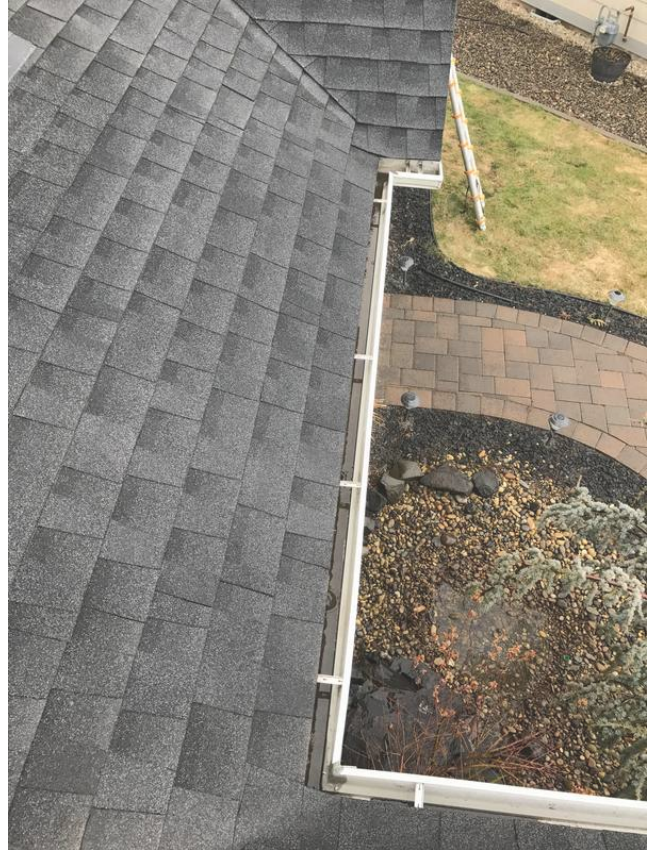
DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a qualified roofing professional.



4.2.2 Gutter & Drainage Systems

DOWNPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which could lead to eventual structural compromise. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified roofing professional.





4.2.3 Gutter & Drainage Systems

GUTTER LEAKAGE

Gutters were observed to be leaking in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to structural compromise.

Recommend a qualified professional further evaluate and repair.

Recommendation

Contact a qualified roofing professional.



5: 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.

Information

Source

Public

Main Water Shut-Off Location

Interior Closet

Supply Distribution

Pex

Drain / Waste & Vent System

ABS

Main Fuel Shut-Off Location

At Meter

Main Water Supply

Pex

Entry Closet



Water Pressure Tested / Recorded

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



Recommendations

5.1.1 Fixtures / Faucets

**SHOWER DIVERTER
NOT OPERATING**

HALL BATHROOM

Shower diverter valve was not diverting water flow to shower head properly or completely. Recommend repair.

This may be a symptom of not being used and may self repair with time.

Recommendation

Contact a qualified plumber.



5.2.1 Drain / Waste, & Vent Systems

LEAK OBSERVED

CRAWLSPACE (HALL BATHROOM)

Leak observed at waste drain plumbing.
Condition conducive to moisture damage.
Recommend a qualified professional further
evaluate and repair.

Recommendation

Contact a qualified plumber.



5.4.1 Appliances

GARBAGE DISPOSAL LEAKING

KITCHEN

Leak noted at garbage disposal. Condition
conductive to moisture damage.
Recommend a qualified professional further
evaluate and repair.

Recommendation

Contact a qualified plumber.



6: WATER HEATER

Information

Location

Garage

Power / Fuel Source

Gas

Manufacturer

Ruud

Capacity

50 gal

Approximate Age

2006

Seismic Strapping

Not present

TPR Valve

Proper (w/ Discharge Piping)

Water Temperature

Less than 120°F

Maximum safe water temperature to avoid potential scalding 120°F



Recommendations

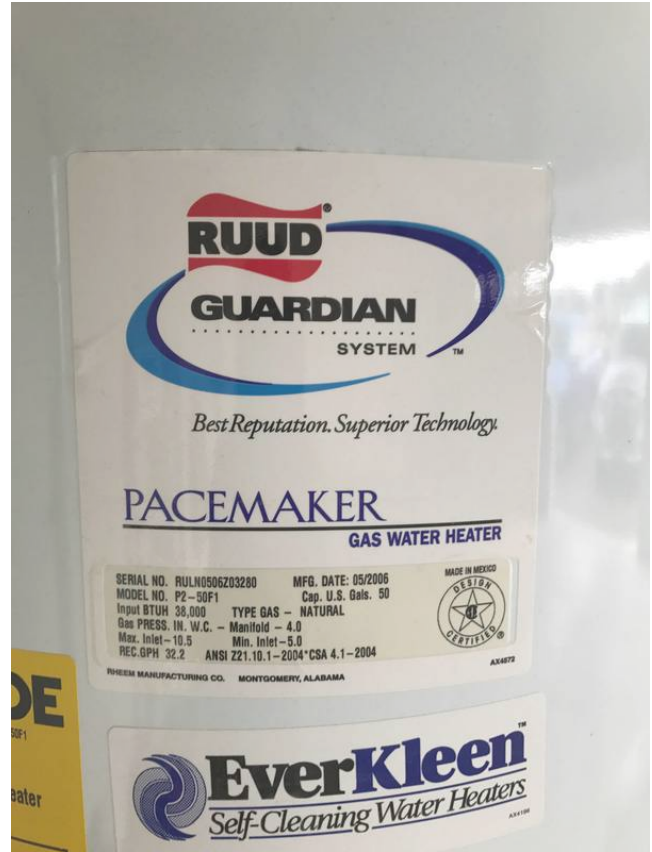
6.1.1 Condition

DEFERRED COST ITEM

Hot Water Tank is 10 years old or more and may be within 5 years of its estimated useful life. This comment is based off an estimated useful life of 10-15 years for Hot Water Tanks. Recommend Monitor.

Recommendation

Contact a qualified plumber.



6.1.2 Condition

LEAK - MINOR

Possible (minor) leak noted at base of Hot Water Tank. Recommend a qualified professional further evaluate and repair as needed.

Recommendation

Contact a qualified plumber.



6.4.1 Seismic Strapping

SEISMIC STRAPPING NOT INSTALLED

⚠ Safety Hazard and/or Requires Immediate Attention

Modern code requires Hot Water Tank seismic strapping at top and bottom thirds of tank using an approved strapping and anchored to framing. Recommend qualified professional further evaluate and repair.

Here is a helpful [article](#) on the subject.

Recommendation

Contact a qualified appliance repair professional.



7: 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.

Information

Electrical Service Conductors

Below ground, Aluminum, 240 volts

Main Disconnect Location

Service Panel

Panel Locations

Garage

Panel Manufacturer

Cutler Hammer

Panel Type / Capacity

200 amp

Service Panel Grounding

Conductor

Present

Branch Circuit Conductors

Copper, Stranded copper

Ground Source

Ground Rod



Recommendations

7.4.1 Connected Devices and Fixtures

UNKNOWN SWITCH / DEVICE

LIVING ROOM

Unknown switch/device noted. Recommend qualified electrician further evaluate.

Recommendation

Contact a qualified electrician.



7.4.2 Connected Devices and Fixtures

DAMAGED DEVICE

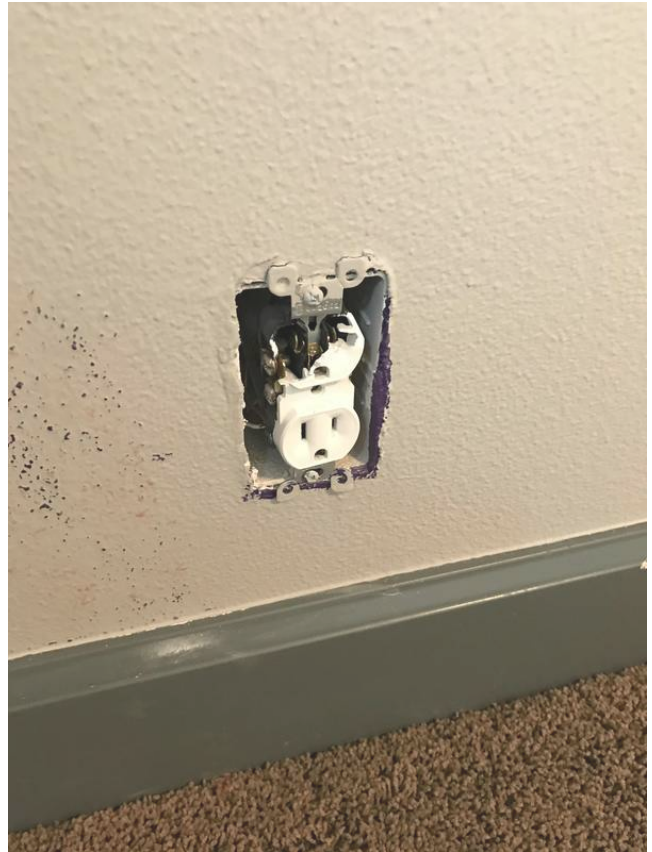
BEDROOM

⚠ Safety Hazard and/or Requires Immediate Attention

Damages switch or outlets observed.
Recommend a qualified professional further evaluate and repair.

Recommendation

Contact a qualified electrician.



7.4.3 Connected Devices and Fixtures

DEVICE INTERMITTENT

LIVING ROOM

A switch or outlet was intermittent at time of inspection. Recommend a qualified professional further evaluate and repair.

Recommendation

Contact a qualified electrician.



7.4.4 Connected Devices and Fixtures

LOOSE / UNSECURED OUTLETS

KITCHEN, HALL BATHROOM

⚠️ Safety Hazard and/or Requires Immediate Attention

Loose or unsecured outlets may risk short or possible electrical shock. Recommend a qualified electrician further evaluate and repair.

Recommendation

Contact a qualified electrician.



7.6.1 GFCI & AFCI

OUTLET(S) WON'T TRIP

EXTERIOR, GARAGE

⚠️ Safety Hazard and/or Requires Immediate Attention

One or more outlets won't "trip" when tested. Recommend a qualified electrician further evaluate all required GFCI locations and repair as needed.

Recommendation

Contact a qualified electrician.





8: HEATING

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

Information

Heat Type Gas-Fired Heat, Forced Air	Energy Source Gas	Location Garage
Manufacturer Trane	Approximate Age 2006	Recorded Temperature (primary) 118°F
Filter Type Disposable	Distrabution Central	Ductwork Insulated

Recommendations

8.1.1 Heating Equipment

FILTER REQUIRES REPLACEMENT

HALLWAY

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 qualified HVAC professional.



9: AIR CONDITIONING

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

Information

Type Heat pump	Configuration Split	Energy Source/Type Electric
Manufacturer Trane	Approximate Age 2006	Distribution Central

Temperature Split / Differential More Than 21°F



10: INTERIORS

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

Information

Windows

Single-hung, Sliders, Vinyl,
Fixed

Floor Coverings

Carpet, Tile, Wood

Walls & Ceilings

Drywall

Interior Doors

Hinged, Bi-Fold, Hollow Core

Countertops

Laminate

Smoke & Carbon Monoxide

Detectors

Smoke Detectors

Cabinetry

Wood

Recommendations

10.1.1 Walls

COSMETIC DAMAGE

Some interior cosmetic damage was noted at walls and/or ceilings.

Recommendation

Contact a qualified general contractor.



10.4.1 Windows

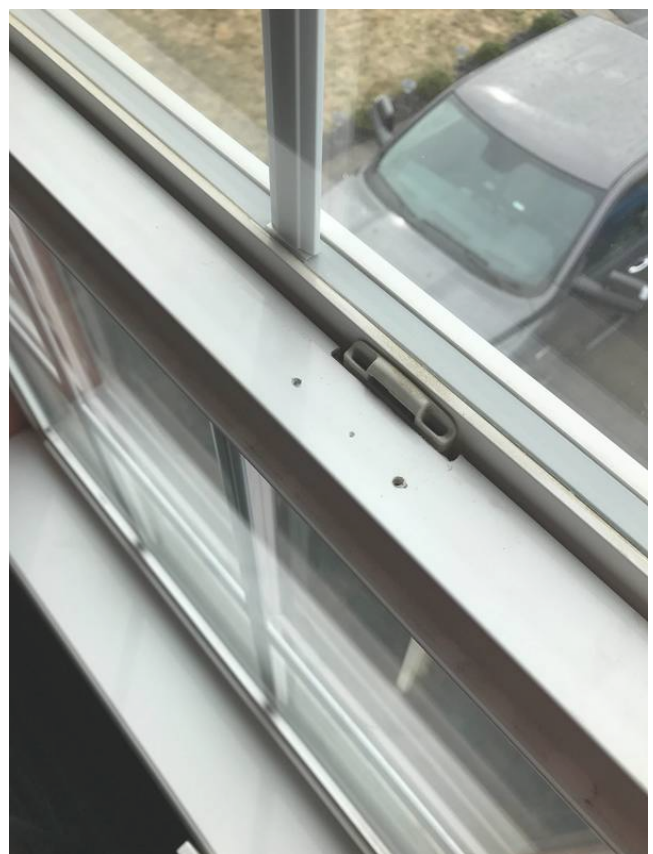
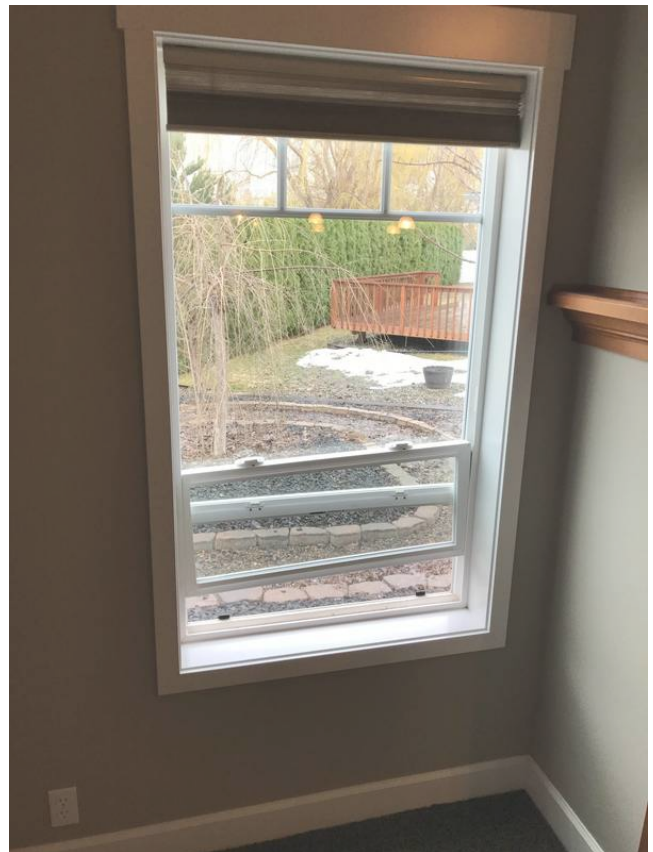
SINGLE-HUNG WINDOWS

LIVING ROOM, BONUS ROOM

Some single hung windows not operating smoothly/properly and may be in need of adjustment or repair. Recommend qualified professional further evaluate and repair.

Recommendation

Contact a qualified professional.



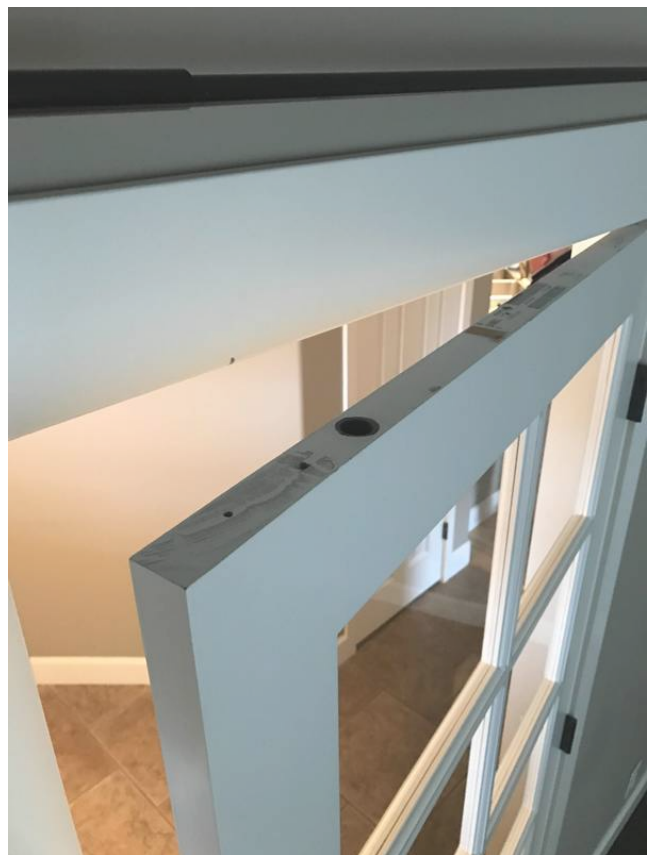
10.5.1 Doors

DOOR DOESN'T LATCH

Door/s doesn't latch properly and may be in need of adjustment or repair.

Recommendation

Contact a quality handyman.



10.5.2 Doors

DOORS MISSING OR NOT INSTALLED

BEDROOM

Some interior doors and/or closet doors were missing or not installed at time of inspection. Recommend repair.

Recommendation

Contact a qualified door repair/installation contractor.



10.5.3 Doors

DOOR STOPS MISSING

Some interior or entry door Door Stops were missing or not installed. This may result in damage to walls and/or door hardware.

Recommendation

Recommended DIY Project



10.9.1 Bathroom

DAMAGED SHOWER CURB

MASTER BATHROOM

Shower curb was loose or damaged.
Condition conducive to moisture damage.
Recommend repair.

Recommendation

Contact a qualified general contractor.



10.10.1 Safety Features

CARBON MONOXIDE DETECTORS

⚠️ Safety Hazard and/or Requires Immediate Attention

State law required Carbon Monoxide Detectors be installed on each floor and outside all bedroom/sleeping areas. Inspector was unable to confirm all required Co. detectors at time of inspection. Recommend repair.

Recommendation

Recommended DIY Project

11: FIREPLACES AND FUEL-BURNING APPLIANCES

Includes solid fuel and gas fireplaces, stoves, dampers, fireboxes and hearths.

Information

Inspection Method	Type
Tested	Gas, Insert

12: 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.

Information

Crawlspace Insulation

Batt, Fiberglass

Vapor Barrier

Installed

Foundation Vents

Attic Insulation

Batt, Blown, Fiberglass

Ductwork Insulation

Present

Plumbing Insulation

Present

Attic Ventilation

Ridge Vents, Soffit Vents

Dryer Vent

Metal

Exhaust Fans

Fan Only

13: 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.

Information

Roof Type

Hip

Floor Structure

Wood

Foundation

Concrete

Roof Sheathing

OSB

Sub-floor

OSB

Wall Structure

Wood

Roof Structure

Truss System

Foundation: Typical Cracks

Small vertical cracks known as shrinkage or typical cracks were noted. These vertical cracks are not typically considered to be any reason for concern. If any vertical cracks begin to grow then further evaluation would be required. Recommend monitor.



14: 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.

Information

Garage Door Safety Features

Photoelectric Eye, Edge Sensor
(force)

Fire Separation

N/A

Gas Appliance Safety Features

Elevated 18", Bulkhead

Garage Type

Attached

Recommendations

14.1.1 Garage Door

THRESHOLD SEAL

Garage door threshold seal was worn or damaged. Recommend repair.

Recommendation

Contact a qualified garage door contractor.

