



INTEGRITY INSPECTION SERVICES LLC

509-961-2863

ryan@inspectwithintegrity.com

<http://www.inspectwithintegrity.com>



HOME INSPECTION REPORT

1234 Main St.
Naches WA 98937

Buyer Name
11/11/2018 9:00AM



Inspector
Ryan Franke
Lic. No. 809
509-961-2863
ryan@inspectwithintegrity.com



Agent
Agent Name
555-555-5555
agent@spectora.com

Table of Contents

Table of Contents	2
SUMMARY	3
1: INSPECTION DETAILS	4
2: SITE	5
3: EXTERIOR	6
4: ROOFING	9
5: INTERIORS	12
6: APPLIANCES	15
7: FIREPLACES	16
8: ELECTRICAL	17
9: PLUMBING	20
10: WATER HEATER	23
11: HEATING SYSTEM	25
12: COOLING SYSTEM	27
13: STRUCTURAL COMPONENTS	28
14: INSULATION AND VENTILATION	29
15: GARAGE	30
16: POOLS/SPAS	33
STANDARDS OF PRACTICE	35

SUMMARY

- ⊖ 2.2.1 Site - Driveways, Walkways & Patios: Walkway Settling
- ⊖ 2.3.1 Site - Fencing & Retaining Walls: Gate Sticks/Rubs
- ⊖ 3.2.1 Exterior - Exterior Doors & Windows: Failed Seals
- ⊖ 3.3.1 Exterior - Decks, Porches & Steps: Questionable Construction Practices
- ⊖ 3.3.2 Exterior - Decks, Porches & Steps: Improper Flashing
- ⊖ 4.2.1 Roofing - Gutter Systems: Downspouts Drain Near House
- ⊖ 4.2.2 Roofing - Gutter Systems: Missing End Cap
- ⊖ 4.6.1 Roofing - Skylights : Failed Seal
- 🔧 5.1.1 Interiors - Safety Equipment : Smoke and Carbon Monoxide Detectors
- ⊖ 5.6.1 Interiors - Doors: Door in Need of Adjustment
- 🔧 5.6.2 Interiors - Doors: Door Stops Missing
- ⊖ 5.12.1 Interiors - Bedrooms: Damaged Closet Rod
- ⊖ 6.3.1 Appliances - Dishwasher: Noisy
- ⚠️ 8.3.1 Electrical - Branch Circuit Conductors: Exposed Ends & Splices
- ⚠️ 8.4.1 Electrical - Connected Devices & Fixtures: Exterior Weather Covers Damaged or Missing
- ⊖ 8.6.1 Electrical - GFCI & AFCI: Not Operating
- ⊖ 9.2.1 Plumbing - Fixtures & Faucets: Shower Diverter Not Operating Properly
- ⊖ 9.2.2 Plumbing - Fixtures & Faucets: Sink Not Secure
- ⊖ 9.2.3 Plumbing - Fixtures & Faucets: Spigot Leaking
- ⊖ 10.1.1 Water Heater - Equipment : Deferred Cost Item
- ⚠️ 10.3.1 Water Heater - Safety Featur: Seismic Strapping Not Installed or Improper
- ⚠️ 10.3.2 Water Heater - Safety Featur: Water Temperature High
- 🔧 11.1.1 Heating System - Heating Equipment: Filter requires replacement
- ⊖ 14.2.1 Insulation and Ventilation - Exhaust Systems: Exhaust Vent Disconnected
- ⊖ 15.3.1 Garage - Garage Door: Weather Seal Damaged
- ⚠️ 15.5.1 Garage - Safety Features : Bulkhead
- ⊖ 15.6.1 Garage - Interior: Significant Cracking

1: INSPECTION DETAILS

Information

Weather Conditions

Clear

Temperature

Cool (50-70°F)

Type of Building

Single family

Stories

Two

Bedrooms/Bathrooms

4/3

Occupancy

Furnished, Occupied

Approximate Age

1994

Age Based On

Listing

In Attendance

Client, Client's Agent, Home Owner

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

Concrete

Observations

2.2.1 Driveways, Walkways & Patios

 Recommendations

WALKWAY SETTLING

FRONT ENTRY

Settling noted at concrete walkway near entry stoop. Settling at walkway appears to be a cosmetic in nature only.

Some loose or damaged bricks noted at entry veneer near walkway. If not repaired/remedied further deterioration may occur.

Recommendation

Contact a qualified masonry professional.



2.3.1 Fencing & Retaining Walls

 Recommendations

GATE STICKS/RUBS

Fence Gate sticks/rubs and does not operate smoothly/properly and may be in need of adjustment or repair.

Recommendation

Contact a qualified handyman.



3: EXTERIOR

Information

Siding

Lap Siding (LP or other), Brick Veneer

Trim

Wood

Exterior / Entry Doors

Fiberglass Hinged

Windows

Vinyl

Decks / Balconies

Wood

Eaves, Soffits and Fascia

Wood

Observations

3.2.1 Exterior Doors & Windows

 Recommendations

FAILED SEALS

EAST WINDOWS

Condensation or moisture staining noted between window panes may indicate a failed seal reducing visibility and thermal efficiency. Recommend qualified professional further evaluate and repair or replace as needed.

Recommendation

Contact a qualified window repair/installation contractor.





3.3.1 Decks, Porches & Steps

 Recommendations

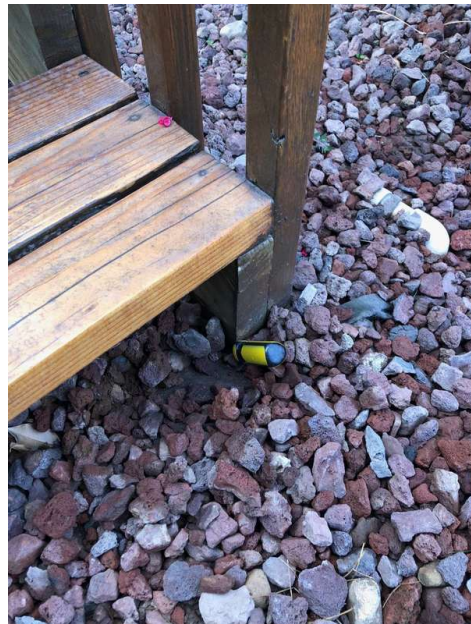
QUESTIONABLE CONSTRUCTION PRACTICES

DECK STAIRS

Lower section of deck stairs were not resting on a permanent footing and structural wood supports were in contact with soil. Deterioration and setting observed. Stairs were pitched and may be unsafe to walk on. Recommend further evaluation by a qualified professional and repair/remedy as needed.

Recommendation

Contact a qualified deck contractor.



3.3.2 Decks, Porches & Steps

 Recommendations

IMPROPER FLASHING

BACK DECK

Z-metal or ledger flashing not installed. Without a proper ledger flashing moisture may become trapped between ledger and home structure allowing for moisture damage and possible compromise. It is recommended that proper flashing be installed.

*No evidence of compromise was observed at time of inspection.

Recommendation

Contact a qualified handyman.



4: ROOFING

Information

Inspection Method

Walked on Roof

Roof Type

Gable, Hip, Combination

Roof Covering

Architectural Asphalt Shingle

Approximate Age

0-10 Years

Ventilation Type

Soffit Vents, Ridge Vents,
Thermostatically Controlled Fan

Flashing

Metal

Skylights

Present

Chimney

None

Gutter Material

Metal

Coverings: Servicable

Roof covering appears to be in good serviceable condition.



Observations

4.2.1 Gutter Systems

DOWNSPOUTS DRAIN NEAR HOUSE

THROUGHOUT EXTERIOR

One or more downspouts drain in close proximity to foundation. Recommend proper downspout extensions to drain a minimum of 4-6 feet from the foundation.

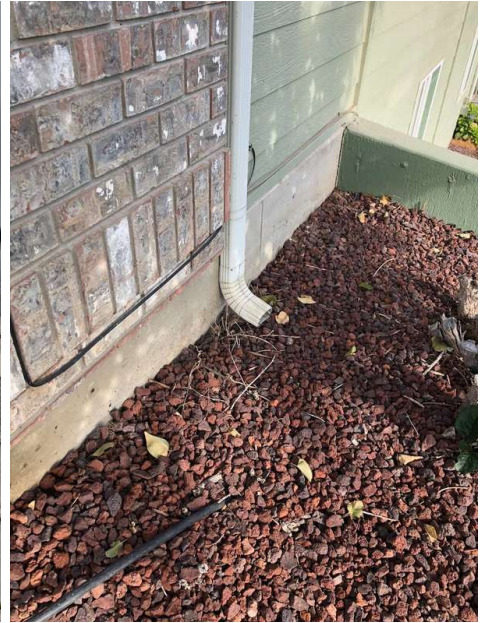
[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a handyman or DIY project



Recommendations



4.2.2 Gutter Systems

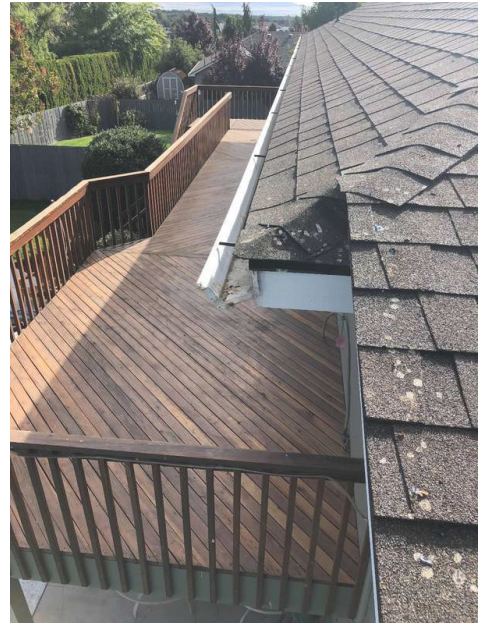
MISSING END CAP

BACK

Missing gutter end-cap. Recommend repair or replace as needed.

Recommendation

Contact a qualified handyman.



4.6.1 Skylights

FAILED SEAL

Condensation or moisture staining between window panes may indicate a failed seal. Recommend qualified professional further evaluate and repair or replace as needed.

Recommendation

Contact a qualified window repair/installation contractor.





5: INTERIORS

Information

Walls & Ceilings

Drywall

Floor Coverings

Carpet, Vinyl, Tile, Hardwood

Interior Doors

Hinged, Wood

Windows

Vinyl, Sliders, Single-hung, Fixed

Cabinetry

Wood

Countertops

Laminate, Granite/Quartz

Installed Safety Equipment

Smoke Detectors

Observations

5.1.1 Safety Equipment

SMOKE AND CARBON MONOXIDE DETECTORS

THROUGHOUT INTERIOR

 Maintenance / Information

Smoke and Carbon monoxide detectors are required at minimum on each floor and outside all sleeping areas. Installed safety devices should be checked/tested regularly for proper operation. Inspector recommends confirming local safety codes and installing/maintaining any required safety devices as needed. Smoke detectors throughout were missing or not installed.

Recommendation

Contact a handyman or DIY project



5.6.1 Doors

DOOR IN NEED OF ADJUSTMENT

THROUGHOUT INTERIOR

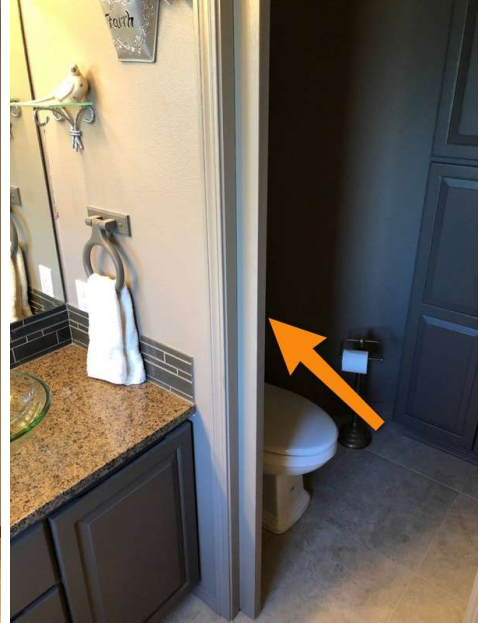
 Recommendations

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

*Master bathroom door was missing some hardware and may be difficult to operate.

Recommendation

Contact a qualified door repair/installation contractor.



5.6.2 Doors

DOOR STOPS MISSING

THROUGHOUT INTERIOR

One or more interior door stops were missing or not installed at time of inspection. Door stops protect interior walls and door hardware from potential damage.

Recommendation

Contact a handyman or DIY project





5.12.1 Bedrooms

DAMAGED CLOSET ROD

BASEMENT BEDROOM

Closet rod was fallen/compromised and in need of repair.

Recommendation

Contact a qualified handyman.



6: APPLIANCES

Observations

6.3.1 Dishwasher

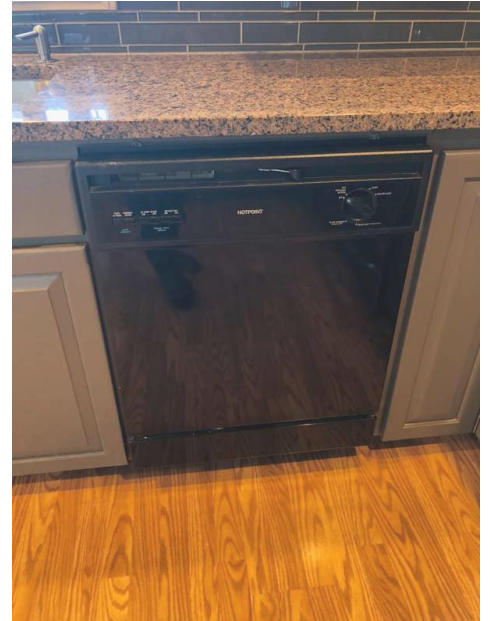
Recommendations

NOISY

Dishwasher was noisy when operating and may be in need of service or repair. Recommend a qualified professional further evaluate and repair as needed.

Recommendation

Contact a qualified appliance repair professional.



7: FIREPLACES

Information

Type

Gas Insert

Blower/Fan

Installed

Inspection Method

Tested, Operational



8: ELECTRICAL

Information

Electrical Service Conductors

Underground, Aluminum, 240 volts

Main Disconnect Location

Service Panel

Panel Locations

Garage



Panel Manufacturer

Square D

Panel Type / Capacity

Breakers, 200 amp

Service Panel Grounding Conductor

Present

Ground Source

Ground Rod

Branch Circuit Conductors

Copper

Observations

8.3.1 Branch Circuit Conductors

EXPOSED ENDS & SPLICES

KITCHEN, BACK DECK

Wire splices/connections and terminations must be secured/protected in an approved junction box. Potential safety hazard. Recommend a qualified professional repair as needed.

Recommendation

Contact a qualified electrical contractor.





8.4.1 Connected Devices & Fixtures

 Safety Hazard

EXTERIOR WEATHER COVERS DAMAGED OR MISSING
THROUGHOUT EXTERIOR

Some exterior switches or outlets did not have proper exterior weather covers. Recommend repair or replace as needed.

Recommendation

Contact a qualified handyman.



8.6.1 GFCI & AFCI

 Recommendations

NOT OPERATING

GARAGE, HALL BATHROOM

Some GFCI outlets were not operating properly at time of inspection and may be in need of replacement. Recommend further evaluation by a qualified professional and repair or replace as needed.

Recommendation

Contact a qualified electrical contractor.



9: PLUMBING

Information

Source
Public

Main Water Supply
Copper

Main Water Shut-Off Location
Garage



Supply Distribution
Copper

Filters/Softener
Installed

Drain / Waste & Vent System
ABS

Main Fuel Shut-Off Location
At Meter

Water Pressure

Recorded, Pressure Regulator Not Found

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.



Ejector Pump

Game Room

Sump Pumps and Sewage Ejectors must be maintained and regularly inspected to ensure proper continuous operation. Ejector Pump was operating at time of inspection with no visible signs of defect. Recommend regular maintenance and inspection.



Observations

9.2.1 Fixtures & Faucets



SHOWER DIVERTER NOT OPERATING PROPERLY

BASEMENT BATHROOM, HALL BATHROOM

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

Recommendation

Contact a qualified plumbing contractor.



9.2.2 Fixtures & Faucets



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.



9.2.3 Fixtures & Faucets

SPIGOT LEAKING

FRONT, BACK EXTERIOR

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

Recommendation

Contact a qualified handyman.



10: WATER HEATER

Information

Type Water Storage Tank	Manufacturer State	Aproximate Age 1994
Capacity 40 gal	Fuel Source Gas	Location Garage
Seismic Strapping Not present	TPR Valve Proper (w/ Discharge Piping)	
Water Temperature More than 120°F - safety hazard The generally accepted maximum safe water temperature to avoid potential scalding is 120F		

Observations

10.1.1 Equipment



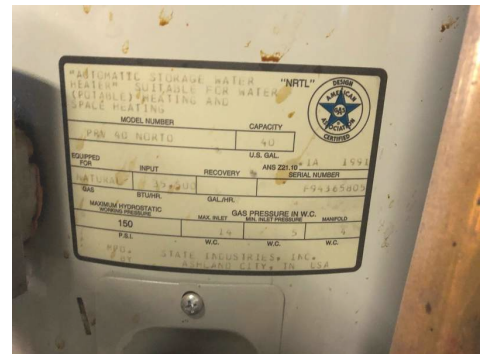
Recommendations

DEFERRED COST ITEM

Hot Water Tank appears to be 12 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 12-15 years. Recommend Monitor. Anticipate maintenance and/or future replacement.

Recommendation

Recommend monitoring.



10.3.1 Safety Features



Safety Hazard

SEISMIC STRAPPING NOT INSTALLED OR IMPROPER

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 appliance repair professional.



10.3.2 Safety Features

 Safety Hazard**WATER TEMPERATURE HIGH**

Water temperature was measured above maximum recommended safe water temperature (120F) and may have the potential for scalding. Recommend adjusting water temperature to no more than 120F to prevent potential scaling.

Recommendation

Contact a qualified appliance repair professional.



11: HEATING SYSTEM

Information

Type Forced air	Location Garage	Approximate Age 2013
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Manufacturer Day & Night	Energy Source/Type Gas	Filter Type Disposable
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Distribution Central	Recorded Temperature Satisfactory
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Operation Tested, Operational Inspector attempts to operate Heating System/s using normal operating controls (i.e. Thermostat).
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Observations

11.1.1 Heating Equipment

FILTER REQUIRES REPLACEMENT

HALL

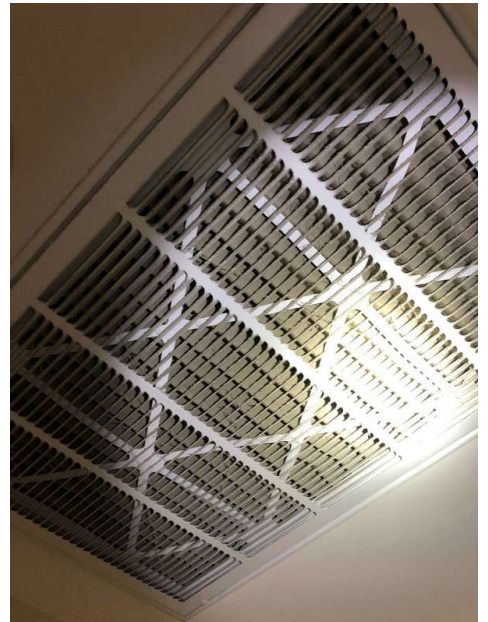
The furnace filter appears to be beyond its expected lifespan. A dirty Furnace Filter may cause excessive wear and undue maintenance to HVAC system. Recommend replacement.

Recommendation

Contact a handyman or DIY project



Maintenance / Information



12: COOLING SYSTEM

Information

Approximate Age

2013

Manufacturer

Day & Night

Energy Source

Electric

Configuration

Split System

Distrabution

Central

Operation

Tested, Operational

Type

Air conditioner



Temperature Split / Differential

14-21°F, Satisfactory

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.



13: STRUCTURAL COMPONENTS

Information

Roof Type

Gable, Hip

Roof Structure

Truss System

Roof Sheathing

Plywood

Foundation

Poured Concrete, Basement

Floor Structure

Unknown/Not Visible

Sub-floor

Unknown/Not Visible

Wall Structure

Wood Framed

Attic Inspection

Traversed

Crawlspace Inspection

N/A

14: INSULATION AND VENTILATION

Information

Attic Insulation

Blown Fiberglass

Attic Ventilation

Ridge Vents, Soffit Vents,
Thermostatically Controlled Fan

Crawlspace Insulation

N/A

Foundation Venting

N/A

Vapor Barrier

N/A

Ductwork Insulation

N/A

Plumbing Insulation

N/A

Observations

14.2.1 Exhaust Systems

EXHAUST VENT DISCONNECTED



Exhaust vent connection/s is disconnected and/or compromised and not properly terminating to exterior. Recommend reattaching with a more permanent method.

Recommendation

Contact a qualified HVAC professional.



15: GARAGE

Information

Garage Type

Attached

Appliance Safety Features

Elevated 18", Bulkhead Not Installed

Garage Door Safety Features

Photoelectric Eye, Edge Sensor (force)

Observations

15.3.1 Garage Door

WEATHER SEAL DAMAGED

 Recommendations

Damaged or deteriorated exterior seal may not provide adequate protection from weather.

*Also, garage entry door.

**No step/stoop installed at garage entry door. Possible fall/trip hazard. recommend installing a proper step or stoop.

Recommendation

Contact a qualified handyman.





15.5.1 Safety Features

BULKHEAD

GARAGE

A bulkhead/barrier should 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 general contractor.



15.6.1 Interior

SIGNIFICANT CRACKING

Significant cracking observed at garage floor. Settling and heaving may simply be indication or poor initial compaction or evidence of significant ongoing compromise. Inspector recommends further inquiry as to recent activity and further evaluation by a qualified professional. Monitoring cracks over time is recommended.

Recommendation

Contact a qualified general contractor.





16: POOLS/SPAS

Information

Fence/Barrier

Present

Heat Source

Gas Furnace, Not Installed

Installed Equipment

Winterized/Not Operational



Pool Details

In-Ground

Installed Equipment : Pool Heater

Pool furnace or other heat source was disconnected, turned off or otherwise not operational and does not appear to be in use. Status/condition of gas furnace unknown.



Installed Equipment : Recommend Maintenance

Pool and installed equipment require regular maintenance and inspection to function properly. A visual inspection of pool and installed equipment was provided. Inspector recommends regular maintenance and inspection by a qualified pool 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.

Ryan Franke

509-823-1677

ryan@inspectwithintegrity.com

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.

Fireplaces

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

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.