



SUMMARY

1234 Main St. Naches WA 98937

Buyer Name
09/11/2018 9:00AM

Ryan Franke

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2.1.1 Vegetation & Grading

VEGETATION AGAINST HOME

Recommendations

Trees, shrubs and/or vegetation in contact with home may cause undue wear and trap moisture against home leading to eventual compromise. Recommend all vegetation be maintained with a minimum of 8" clearance from home/ exterior siding.

Recommendation

Contact a qualified landscaping contractor



3.2.1 Exterior Doors & Windows

ADJUSTMENT NEEDED

Recommendations

GARAGE ENTRY, FRONT ENTRY, BACK ENTRY

Entry door hardware throughout was not operating smoothly/properly and may be in need of adjustment or repair.

Recommendation

Contact a qualified door repair/installation contractor.



4.2.1 Gutter Systems

CLEAN GUTTERS

 Maintenance / Information

Gutters contain dirt or debris that may restrict proper drainage. Full gutters may also add unneeded weight to gutter system leading to potential failure. [Here is a DIY resource](#) for cleaning your gutters.

Recommendation
Contact a handyman or DIY project



5.5.1 Windows

WINDOW BLINDS DAMAGED

MASTER BEDROOM

 Recommendations

Some window blinds were damaged or did not operate properly and may be in need of adjustment or repair.

Recommendation
Contact a qualified handyman.



5.6.1 Doors

HARDWARE MISSING

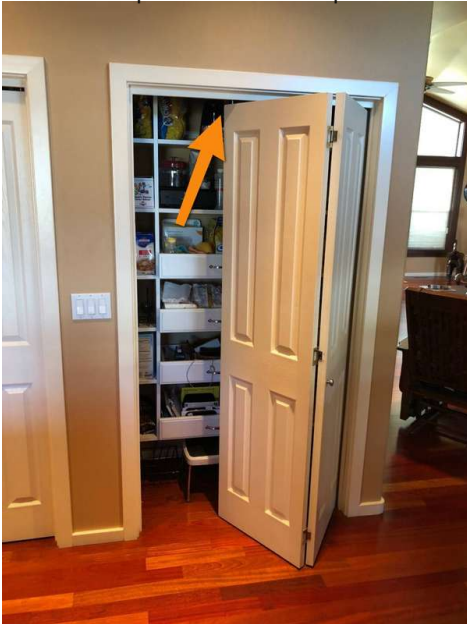
KITCHEN



Some interior closet door hardware was missing or not installed and was not operating smoothly/properly.

Recommendation

Contact a qualified door repair/installation contractor.



6.11.1 Wall Oven

BURNER NOT OPERATING



Inspector was unable to confirm operation of Broil function at lower oven.

Recommendation

Contact a qualified appliance repair professional.



8.4.1 Connected Devices & Fixtures

LIGHT INOPERABLE

LIVING ROOM

Inspector was unable to confirm operation of one or more lights at time of inspection. New light bulb possibly needed. Recommend further evaluation and repair as needed.

Recommendation

Contact a qualified electrical contractor.



9.1.1 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 Booster Pump. Here is a helpful [article](#) on Water Reducing Valves.

Recommendation

Contact a qualified plumbing contractor.





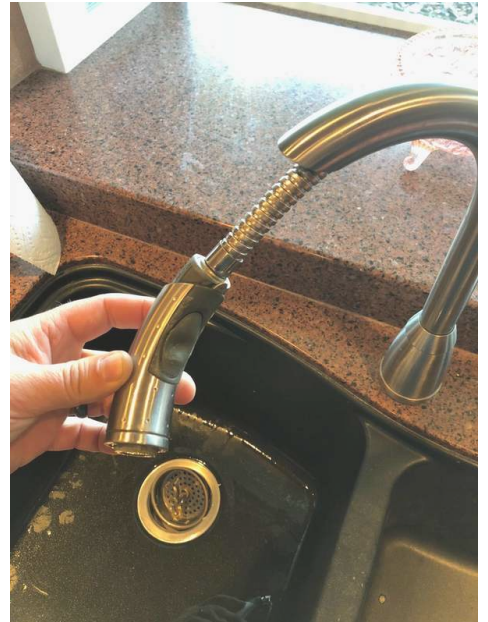
9.2.1 Fixtures & Faucets
FIXTURE DAMAGED

KITCHEN

Fixture damaged or not operating properly and may be in need of repair.

Recommendation
Contact a qualified handyman.

 Recommendations



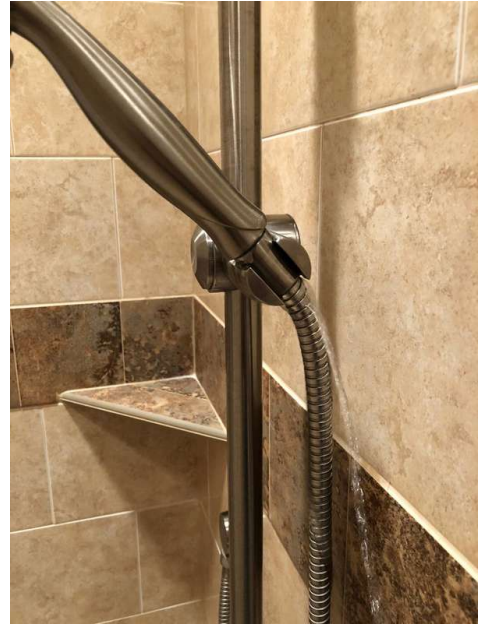
9.2.2 Fixtures & Faucets
SHOWER HEAD LOOSE/LEAKING

MASTER BATHROOM

Shower head leaking and may be in need of adjustment or repair.

Recommendation
Contact a qualified handyman.

 Recommendations

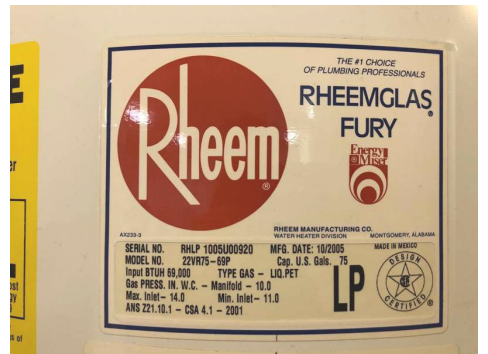


10.1.1 Equipment
DEFERRED COST ITEM

 Maintenance / Information

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.



10.1.2 Equipment
FLAME ROLL-OUT

 Safety Hazard

Scorching or evidence of flame roll-out noted at Hot Water Tank. Flame roll-out may be an indication of poor operation or other defects. Recommend further evaluation by a qualified professional and repair or replace as needed.

Recommendation
 Contact a qualified plumbing contractor.



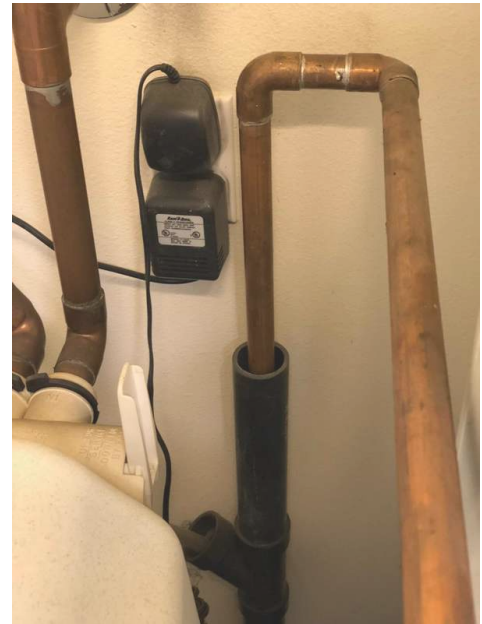
10.1.3 Equipment

NO AIR GAP AT TPR DISCHARGE

 Recommendations

Temperature Pressure Relief Valves terminating in waste drains must have a visual air gap to ensure waste drain plumbing cannot exchange with potable water supply. Recommend a proper air gap be provided at TPR discharge piping.

Recommendation
Contact a qualified handyman.



10.1.4 Equipment

EXPANSION TANK LEAKING

 Recommendations

Rust or evidence of leaking noted at expansion tank. Recommend repair or replace as needed.

Recommendation
Contact a qualified plumbing contractor.



10.3.1 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 appliance repair professional.



10.3.2 Safety Features

WATER TEMPERATURE HIGH

 Safety Hazard

Water temperature was measured above maximum recommended safe water temperature of 120°F. Recommend adjusting water temperature to no more than 120°F to prevent potential scaling.

Recommendation

Contact a qualified appliance repair professional.



11.1.1 Heating Equipment

CONDENSATE LEAK

 Recommendations

Evidence of a condensate leak noted at furnace. Condition conducive to rust/deterioration and potential compromise. Recommend a qualified professional further evaluate and repair.

Recommendation

Contact a qualified HVAC professional.



12.2.1 Distribution Systems

CONDENSATE LEAK

CRAWLSPACE

Leaking observed at Furnace Plenum and/or ducting. Probable condensate leak. Condition conducive to eventual deterioration and loss of system efficiency. Recommend a qualified professional further evaluate and repair/remedy as needed.

Recommendation

Contact a qualified HVAC professional.



14.3.1 Crawlspace

FOUNDATION VENT/S RESTRICTED

THROUGHOUT EXTERIOR

Some foundation vents throughout are blocked or restricted with landscaping, leaves/debris and/or insulation. Recommend opening/clearing all foundation vents to ensure adequate crawlspace ventilation.



Recommendation
Contact a qualified handyman.



16.1.1 Heat Source

CONDENSATE LEAK

Recommendations

Evidence of condensate leak noted at furnace cabinet. Recommend further evaluation/inquiry and repair as needed.

Recommendation
Contact a qualified HVAC professional.



16.4.1 Garage Doors

OPENER NOISY

Recommendations

Garage door opener was noisy when operating and may be at or nearing the end of its useful life. Recommend further evaluation and maintenance or repair.

Recommendation

Contact a qualified garage door contractor.

