

INSPECTION REPORT

Sample Property

Tri-Cities, WA

INSPECTED BY

Dennis J Collier
Home Inspections
Plus LLC
1804

INSPECTION DATE

Sample date
09:00 AM

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GENERAL INFO

Property Address
Sample Property
Tri-Cities, WA

Date of Inspection
Sample date

Report ID
SAMPLE-REPORT

Customer(s)
Sample Client

Time of Inspection
09:00 AM

Real Estate Agent
Sample Agent
Sample Brokerage

INSPECTION DETAILS

In Attendance:
Customer and their agent

Type of building:
Townhome

Approximate age of building:
Over 50 Years

Temperature:
Over 65 (F) = 18 (C)

Weather:
Clear

Ground/Soil surface condition:
Damp

Rain in last 3 days:
No

COMMENT KEY & DEFINITIONS

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

RESULTS AT A GLANCE

85	32	96
ITEMS INSPECTED	SUMMARY COMMENTS	PHOTOS
Total number in report.	Total number in report.	Total number in report.

1. ROOFING

DESCRIPTION

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

STYLES & MATERIALS: ROOFING

Roof Covering:
Architectural

Viewed roof covering from:
Ground

Sky Light(s):
None

Chimney (exterior):
Metal Flue Pipe

ITEMS: ROOFING

1.0 ROOF COVERINGS

INSPECTED, REPAIR OR REPLACE

(1) General roof pictures.



1.0 Item 1 (Picture)



1.0 Item 2 (Picture)

(2) Moss growth on shingles facing North. This can lead to premature deterioration of shingles. Recommend cleaning and treatment by a licensed contractor.


1.0 Item 3 (Picture)


1.0 Item 4 (Picture)

1.1 FLASHINGS

INSPECTED

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

INSPECTED

1.3 ROOF DRAINAGE SYSTEMS

INSPECTED, REPAIR OR REPLACE

(1) Missing downspout at gutter above garage door. Recommend repair by a licensed contractor.


1.3 Item 1 (Picture)

(2) Gutter above garage door full of debris. Recommend cleaning by a licensed contractor.


1.3 Item 2 (Picture)


1.3 Item 3 (Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items

mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. EXTERIOR

DESCRIPTION

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

STYLES & MATERIALS: EXTERIOR

Siding Style:
Rock and Mortar

Siding Material:
Masonry

Exterior Entry Doors:
Steel
Insulated glass

Appurtenance:
Covered porch
Sidewalk

Driveway:
Asphalt

ITEMS: EXTERIOR

2.0 WALL CLADDING FLASHING AND TRIM

INSPECTED, REPAIR OR REPLACE

(1) Kick plate under slider needs paint or stain. Recommend painting or staining by a licensed contractor.



2.0 Item 1 (Picture)



2.0 Item 2 (Picture)

(2) Hole in rock siding right of garage door. Recommend repair by a licensed contractor.



2.0 Item 3 (Picture)



2.0 Item 4 (Picture)

(3) Missing paint at trim around garage door. Recommend painting by a licensed contractor.



2.0 Item 5 (Picture)



2.0 Item 6 (Picture)



2.0 Item 7 (Picture)

2.1 DOORS (EXTERIOR)

INSPECTED, REPAIR OR REPLACE

Front screen door shock broken and detached. Recommend repair by a licensed contractor.



2.1 Item 1 (Picture)



2.1 Item 2 (Picture)

2.2 WINDOWS

INSPECTED

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVER AND APPLICABLE RAILINGS

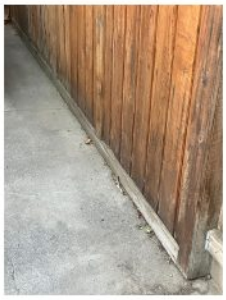
INSPECTED, REPAIR OR REPLACE

Patio cover, supports and paneling need paint or stain. Recommend painting or staining by a licensed contractor.


2.3 Item 1 (Picture)


2.3 Item 2 (Picture)


2.3 Item 3 (Picture)


2.3 Item 4 (Picture)


2.3 Item 5 (Picture)

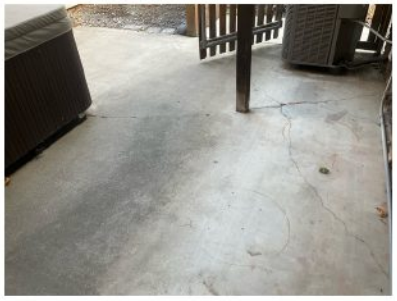
2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)

INSPECTED

Driveway, sidewalk and patio pictures.


2.4 Item 1 (Picture)


2.4 Item 2 (Picture)


2.4 Item 3 (Picture)


2.4 Item 4 (Picture)


2.4 Item 5 (Picture)


2.4 Item 6 (Picture)

2.5 EAVES, SOFFITS AND FASCIAS

INSPECTED

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. GARAGE

STYLES & MATERIALS: GARAGE

Garage Door Type:
One automatic

Garage Door Material:
Light inserts

Auto-opener Manufacturer:
OVERHEAD DOOR

ITEMS: GARAGE

3.0 GARAGE CEILINGS

INSPECTED

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

INSPECTED, REPAIR OR REPLACE

(1) Holes in garage drywall. This compromises the firewall. Recommend repair and paint by a licensed contractor.


3.1 Item 1 (Picture)


3.1 Item 2 (Picture)


3.1 Item 3 (Picture)

(2) Drywall has been cut out. Recommend repair and paint by a licensed contractor.


3.1 Item 4 (Picture)

3.2 GARAGE FLOOR

INSPECTED

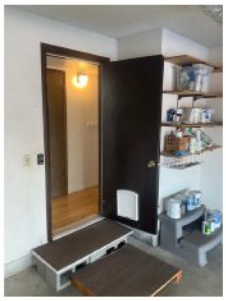
3.3 GARAGE DOOR (S)

INSPECTED

3.4 OCCUPANT DOOR (FROM GARAGE TO INSIDE OF HOME)

INSPECTED, REPAIR OR REPLACE

(1) Door from garage to home does not self close. This compromises the firewall between the two. Recommend installation of self closing hinges by a licensed contractor.



3.4 Item 1 (Picture)

(2) The doggy door installation in the door from garage to home compromises the firewall separation. Recommend door replacement by a licensed contractor.



3.4 Item 2 (Picture)

3.5 GARAGE DOOR OPERATORS (REPORT WHETHER OR NOT DOORS WILL REVERSE WHEN MET WITH RESISTANCE)

INSPECTED

3.6 GARAGE WINDOW (S)

NOT PRESENT

4. INTERIORS

DESCRIPTION

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

STYLES & MATERIALS: INTERIORS

Ceiling Materials:
Gypsum Board

Wall Material:
Gypsum Board

Floor Covering(s):
Area rug
Carpet
Laminated T&G
Tile

Interior Doors:
Hollow core

Window Types:
Both

Window Manufacturer:
UNKNOWN

Cabinetry:
Wood

Countertop:
Laminate

ITEMS: INTERIORS

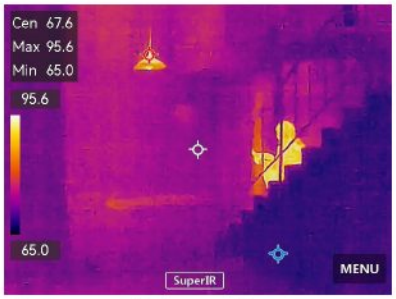
4.0 CEILINGS

INSPECTED

4.1 WALLS

INSPECTED

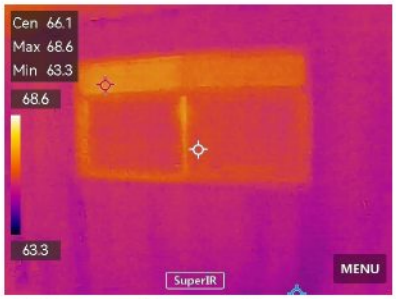
Interior infrared pictures.



4.1 Item 1 (Picture)



4.1 Item 2 (Picture)



4.1 Item 3 (Picture)

4.2 FLOORS

INSPECTED

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

INSPECTED

4.4 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

INSPECTED

4.5 DOORS (REPRESENTATIVE NUMBER)

INSPECTED, REPAIR OR REPLACE

Laundry room door will not latch closed. Recommend repair by a licensed contractor.



4.5 Item 1 (Picture)

4.6 WINDOWS (REPRESENTATIVE NUMBER)

INSPECTED

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. STRUCTURAL COMPONENTS

DESCRIPTION

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

STYLES & MATERIALS: STRUCTURAL COMPONENTS

Foundation:
Poured concrete

Method used to observe Crawlspace:
No crawlspace

Floor Structure:
Slab

Wall Structure:
Wood

Columns or Piers:
Supporting walls

Ceiling Structure:
2X4

Roof Structure:
Stick-built

Roof-Type:
Gable

Method used to observe attic:
From entry

Attic info:
Attic access

ITEMS: STRUCTURAL COMPONENTS

5.0 FOUNDATIONS, BASEMENT AND CRAWLSPACE (REPORT SIGNS OF ABNORMAL OR HARMFUL WATER PENETRATION INTO THE BUILDING OR SIGNS OF ABNORMAL OR HARMFUL CONDENSATION ON BUILDING COMPONENTS.)

INSPECTED

5.1 WALLS (STRUCTURAL)

INSPECTED

5.2 COLUMNS OR PIERS

INSPECTED

5.3 FLOORS (STRUCTURAL)

INSPECTED

5.4 CEILINGS (STRUCTURAL)

INSPECTED

Attic pictures.



5.4 Item 1 (Picture)



5.4 Item 2 (Picture)

5.5 ROOF STRUCTURE AND ATTIC

INSPECTED

Entering attic. Moisture level within reason.



5.5 Item 1 (Picture)



5.5 Item 2 (Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. PLUMBING SYSTEM

DESCRIPTION

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

STYLES & MATERIALS: PLUMBING SYSTEM

Water Source:
Public

Water Filters:
None

Plumbing Water Supply (into home):
Not visible

Plumbing Water Distribution (inside home):
Copper

Washer Drain Size:
2" Diameter

Plumbing Waste:
AGED

Water Heater Power Source:
Electric

Water Heater Capacity:
50 Gallon (2-3 people)

Water Heater Location:
Utility Room

WH Manufacturer:
BRADFORD-WHITE

ITEMS: PLUMBING SYSTEM

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

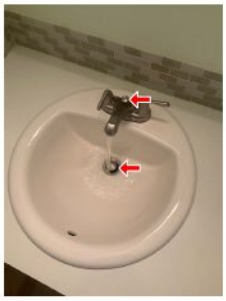
INSPECTED, REPAIR OR REPLACE

(1) Leak under kitchen sink. Recommend repair by a licensed contractor.

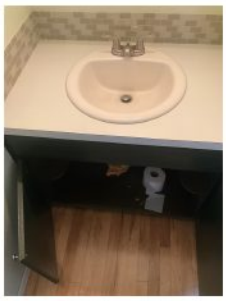

6.0 Item 1 (Picture)


6.0 Item 2 (Picture)

(2) Sink stopper in downstairs bathroom sink will not set. Recommend repair by a licensed contractor.


6.0 Item 3 (Picture)

(3) Leak under downstairs bathroom sink. Recommend repair by a licensed contractor.


6.0 Item 4 (Picture)

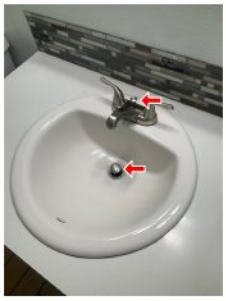

6.0 Item 5 (Picture)

(4) Linoleum installed over floor drain in laundry room. A hole was cut without a proper screen installed. Recommend repair by a licensed contractor.


6.0 Item 6 (Picture)


6.0 Item 7 (Picture)

(5) Sink stopper in upstairs hallway bathroom sink will not set. Recommend repair by a licensed contractor.



6.0 Item 8 (Picture)

(6) Leak under master bathroom sink. Recommend repair by a licensed contractor.



6.0 Item 9 (Picture)



6.0 Item 10 (Picture)

6.1 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

INSPECTED

6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

INSPECTED

Hot water tank located in downstairs closet. Manufacture date of 2020.



6.2 Item 1 (Picture)

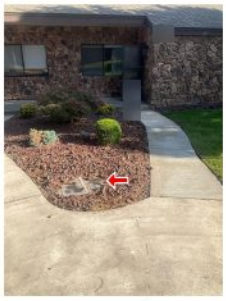


6.2 Item 2 (Picture)

6.3 MAIN WATER SHUT-OFF DEVICE (DESCRIBE LOCATION)

INSPECTED, REPAIR OR REPLACE

(1) Main water shutoff located at meter near front door.



6.3 Item 1 (Picture)

(2) Interior main water shutoff valve stuck. Unable to test. Recommend repair by a licensed contractor.



6.3 Item 2 (Picture)

6.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (INTERIOR FUEL STORAGE, PIPING, VENTING, SUPPORTS, LEAKS)

NOT PRESENT

6.5 MAIN FUEL SHUT-OFF (DESCRIBE LOCATION)

NOT PRESENT

6.6 SUMP PUMP

NOT PRESENT

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. ELECTRICAL SYSTEM

DESCRIPTION

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

STYLES & MATERIALS: ELECTRICAL SYSTEM

Electrical Service Conductors: Below ground	**Panel Capacity:** 200 AMP	**Panel Type:** Circuit breakers
Electric Panel Manufacturer: GENERAL ELECTRIC SIEMENS	**Branch wire 15 and 20 AMP:** Copper	**Wiring Methods:** Romex

ITEMS: ELECTRICAL SYSTEM

7.0 SERVICE ENTRANCE CONDUCTORS

INSPECTED

Electrical service enters at patio.



7.0 Item 1 (Picture)



7.0 Item 2 (Picture)

7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION

PANELS

INSPECTED

Service panels located in garage.


7.1 Item 1 (Picture)



7.1 Item 2 (Picture)



7.1 Item 3 (Picture)

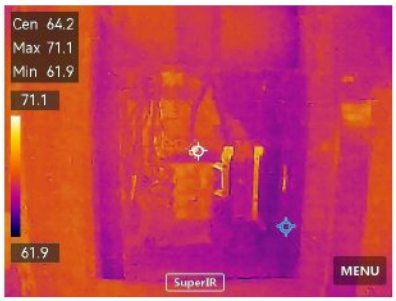

7.1 Item 4 (Picture)


7.1 Item 5 (Picture)


7.1 Item 6 (Picture)


7.1 Item 7 (Picture)


7.1 Item 8 (Picture)



7.1 Item 9 (Picture)



7.1 Item 10 (Picture)

7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATABILITY OF THEIR AMPERAGE AND VOLTAGE

INSPECTED

7.3 CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF

CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED INSIDE THE HOUSE, GARAGE, AND ON THE DWELLING'S EXTERIOR WALLS)

INSPECTED

7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, ALL RECEPTACLES IN GARAGE, CARPORT AND EXTERIOR WALLS OF INSPECTED STRUCTURE

INSPECTED

7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

INSPECTED

7.6 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)

NOT PRESENT

7.8 SMOKE DETECTORS

INSPECTED, REPAIR OR REPLACE

(1) The smoke detectors should be tested before moving in to home. Detectors older than ten years loose their effectiveness. Recommend downstairs smoke alarms are replaced with a centrally located smoke/ carbon monoxide combination unit. Recommend installation by a licensed contractor.



7.8 Item 1 (Picture)

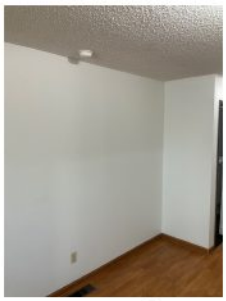

7.8 Item 2 (Picture)

(2) The smoke detectors should be tested before moving in to home. Detectors older than ten years loose their effectiveness. Recommend upstairs smoke alarms are replaced. Recommend installation by a licensed contractor.


7.8 Item 3 (Picture)


7.8 Item 4 (Picture)


7.8 Item 5 (Picture)



7.8 Item 6 (Picture)



7.8 Item 7 (Picture)

7.9 CARBON MONOXIDE DETECTORS

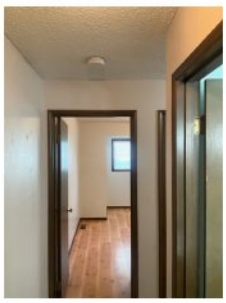
INSPECTED, REPAIR OR REPLACE

(1) No permanently mounted carbon monoxide detector on main floor. Recommend downstairs smoke alarms are replaced with a centrally located smoke/carbon monoxide combination unit. Recommend installation by a licensed contractor.



7.9 Item 1 (Picture)

(2) No permanently mounted carbon monoxide detector upstairs. Recommend installation of a centrally located smoke/carbon monoxide combination unit. Recommend installation by a licensed contractor.



7.9 Item 2 (Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. HEATING / CENTRAL AIR CONDITIONING

DESCRIPTION

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

STYLES & MATERIALS: HEATING / CENTRAL AIR CONDITIONING

Heat Type:
Heat Pump Forced Air (also provides cool air)

Energy Source:
Electric

Number of Heat Systems (excluding wood):
One

Heat System Brand:
LENNOX

Ductwork:
Insulated

Filter Type:
Disposable

Filter Size:
Adequate

Types of Fireplaces:
Conventional

Operable Fireplaces:
One

Number of Woodstoves:
None

Cooling Equipment Type:
Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy Source:
Electricity

Number of AC Only Units:
One

Central Air Brand:
LENNOX

ITEMS: HEATING / CENTRAL AIR CONDITIONING

8.0 HEATING EQUIPMENT

INSPECTED

Furnace located in laundry room. Manufacture date of 2016.



8.0 Item 1 (Picture)



8.0 Item 2 (Picture)



8.0 Item 3 (Picture)

8.1 NORMAL OPERATING CONTROLS

INSPECTED

8.2 AUTOMATIC SAFETY CONTROLS

INSPECTED

8.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

INSPECTED

8.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

INSPECTED

8.5 CHIMNEYS, FLUES AND VENTS (FOR FIREPLACES, GAS WATER HEATERS OR HEAT SYSTEMS)

INSPECTED, REPAIR OR REPLACE

Chimney not accessible. Recommend inspection and cleaning by a licensed contractor before first use.



8.5 Item 1 (Picture)

8.6 SOLID FUEL HEATING DEVICES (FIREPLACES, WOODSTOVE)

INSPECTED

Living room fireplace.



8.6 Item 1 (Picture)



8.6 Item 2 (Picture)



8.6 Item 3 (Picture)



8.6 Item 4 (Picture)

8.7 GAS/LP FIRELOGS AND FIREPLACES

NOT PRESENT

8.8 COOLING AND AIR HANDLER EQUIPMENT

INSPECTED

AC unit located on patio. Manufacture date of 2016.



8.8 Item 1 (Picture)



8.8 Item 2 (Picture)

8.9 NORMAL OPERATING CONTROLS

INSPECTED

8.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

INSPECTED

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service

door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. INSULATION AND VENTILATION

DESCRIPTION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

STYLES & MATERIALS: INSULATION AND VENTILATION

Attic Insulation:
Blown

Ventilation:
Gable vents

Exhaust Fans:
None

Dryer Power Source:
220 Electric

Dryer Vent:
Both

Floor System Insulation:
NONE

ITEMS: INSULATION AND VENTILATION

9.0 INSULATION IN ATTIC

INSPECTED

Attic pictures.



9.0 Item 1 (Picture)



9.0 Item 2 (Picture)

9.1 INSULATION UNDER FLOOR SYSTEM

NOT PRESENT

9.2 VAPOR RETARDERS (IN CRAWLSPACE OR BASEMENT)

NOT PRESENT

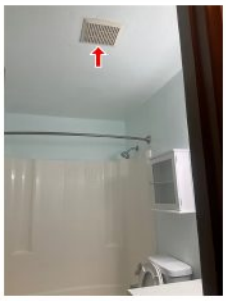
9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

INSPECTED

9.4 VENTING SYSTEMS (KITCHENS, BATHS AND LAUNDRY)

INSPECTED, REPAIR OR REPLACE

(1) Upstairs bathroom fan very loud. Recommend replacement by a licensed contractor before.



9.4 Item 1 (Picture)

(2) Attic pictures.



9.4 Item 2 (Picture)



9.4 Item 3 (Picture)

9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS IN ATTIC

NOT PRESENT

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. BUILT-IN KITCHEN APPLIANCES

DESCRIPTION

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

STYLES & MATERIALS: BUILT-IN KITCHEN APPLIANCES

Dishwasher Brand:
BRAND NOT VISIBLE

Disposer Brand:
BADGER

Exhaust/Range hood:
BROAN

Range/Oven:
UNKNOWN

Built in Microwave:
NONE

Trash Compactors:
NONE

Refrigerator:
GOOD

ITEMS: BUILT-IN KITCHEN APPLIANCES

10.0 DISHWASHER

INSPECTED

Dishwasher operational at time of inspection.



10.0 Item 1 (Picture)

10.1 RANGES/OVENS/COOKTOPS

INSPECTED

Range operational at time of inspection.



10.1 Item 1 (Picture)

10.2 RANGE HOOD (S)

INSPECTED

Range hood light and fan operational at time of inspection. Buyer should be aware fan is not vented to exterior.



10.2 Item 1 (Picture)



10.2 Item 2 (Picture)

10.3 TRASH COMPACTOR

NOT PRESENT

10.4 FOOD WASTE DISPOSER

INSPECTED

In sink food waste disposer operational at time of inspection.



10.4 Item 1 (Picture)

10.5 MICROWAVE COOKING EQUIPMENT

NOT PRESENT

10.6 REFRIGERATOR

INSPECTED, REPAIR OR REPLACE

Refrigerator operational at time of inspection. Water to ice maker not hooked up. Ice maker not inspected. Unable to locate valve for water supply. Recommend asking current owner for location. Recommend current owner prove there is water available at this tube for future use.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

SUMMARY

Home Inspections Plus LLC
Kennewick, WA
509-430-7778

Customer
Sample Client

Address
Sample Property
Tri-Cities, WA

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. ROOFING

1.0 ROOF COVERINGS

INSPECTED, REPAIR OR REPLACE

(2) Moss growth on shingles facing North. This can lead to premature deterioration of shingles. Recommend cleaning and treatment by a licensed contractor.



1.0 Item 3 (Picture)



1.0 Item 4 (Picture)

1.3 ROOF DRAINAGE SYSTEMS

INSPECTED, REPAIR OR REPLACE

(1) Missing downspout at gutter above garage door. Recommend repair by a licensed contractor.



1.3 Item 1 (Picture)

(2) Gutter above garage door full of debris. Recommend cleaning by a licensed contractor.



1.3 Item 2 (Picture)



1.3 Item 3 (Picture)

2. EXTERIOR

2.0 WALL CLADDING FLASHING AND TRIM

INSPECTED, REPAIR OR REPLACE

(1) Kick plate under slider needs paint or stain. Recommend painting or staining by a licensed contractor.



2.0 Item 1 (Picture)



2.0 Item 2 (Picture)

(2) Hole in rock siding right of garage door. Recommend repair by a licensed contractor.


2.0 Item 3 (Picture)


2.0 Item 4 (Picture)

(3) Missing paint at trim around garage door. Recommend painting by a licensed contractor.


2.0 Item 5 (Picture)


2.0 Item 6 (Picture)


2.0 Item 7 (Picture)

2.1 DOORS (EXTERIOR)

☐ INSPECTED, REPAIR OR REPLACE

Front screen door shock broken and detached. Recommend repair by a licensed contractor.


2.1 Item 1 (Picture)


2.1 Item 2 (Picture)

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVER AND APPLICABLE RAILINGS

☐ INSPECTED, REPAIR OR REPLACE

Patio cover, supports and paneling need paint or stain. Recommend painting or staining by a licensed contractor.


2.3 Item 1 (Picture)


2.3 Item 2 (Picture)


2.3 Item 3 (Picture)


2.3 Item 4 (Picture)


2.3 Item 5 (Picture)

3. GARAGE

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

INSPECTED, REPAIR OR REPLACE

(1) Holes in garage drywall. This compromises the firewall. Recommend repair and paint by a licensed contractor.


3.1 Item 1 (Picture)


3.1 Item 2 (Picture)


3.1 Item 3 (Picture)

(2) Drywall has been cut out. Recommend repair and paint by a licensed contractor.



3.1 Item 4 (Picture)

3.4 OCCUPANT DOOR (FROM GARAGE TO INSIDE OF HOME)

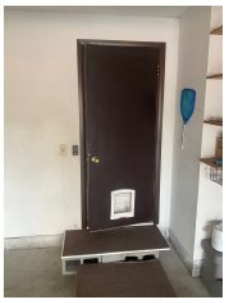
INSPECTED, REPAIR OR REPLACE

(1) Door from garage to home does not self close. This compromises the firewall between the two. Recommend installation of self closing hinges by a licensed contractor.



3.4 Item 1 (Picture)

(2) The doggy door installation in the door from garage to home compromises the firewall separation. Recommend door replacement by a licensed contractor.



3.4 Item 2 (Picture)

4. INTERIORS

4.5 DOORS (REPRESENTATIVE NUMBER)

INSPECTED, REPAIR OR REPLACE

Laundry room door will not latch closed. Recommend repair by a licensed contractor.


4.5 Item 1 (Picture)

6. PLUMBING SYSTEM

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

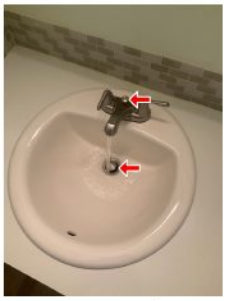
INSPECTED, REPAIR OR REPLACE

(1) Leak under kitchen sink. Recommend repair by a licensed contractor.


6.0 Item 1 (Picture)


6.0 Item 2 (Picture)

(2) Sink stopper in downstairs bathroom sink will not set. Recommend repair by a licensed contractor.


6.0 Item 3 (Picture)

(3) Leak under downstairs bathroom sink. Recommend repair by a licensed contractor.


6.0 Item 4 (Picture)

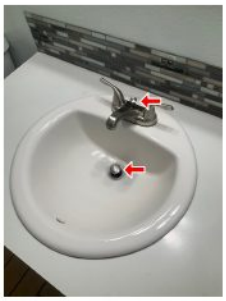

6.0 Item 5 (Picture)

(4) Linoleum installed over floor drain in laundry room. A hole was cut without a proper screen installed. Recommend repair by a licensed contractor.


6.0 Item 6 (Picture)


6.0 Item 7 (Picture)

(5) Sink stopper in upstairs hallway bathroom sink will not set. Recommend repair by a licensed contractor.


6.0 Item 8 (Picture)

(6) Leak under master bathroom sink. Recommend repair by a licensed contractor.


6.0 Item 9 (Picture)


6.0 Item 10 (Picture)

6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

INSPECTED

Hot water tank located in downstairs closet. Manufacture date of 2020.



6.2 Item 1 (Picture)

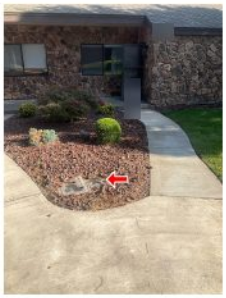


6.2 Item 2 (Picture)

6.3 MAIN WATER SHUT-OFF DEVICE (DESCRIBE LOCATION)

INSPECTED, REPAIR OR REPLACE

(1) Main water shutoff located at meter near front door.



6.3 Item 1 (Picture)

(2) Interior main water shutoff valve stuck. Unable to test. Recommend repair by a licensed contractor.



6.3 Item 2 (Picture)

7. ELECTRICAL SYSTEM

7.8 SMOKE DETECTORS

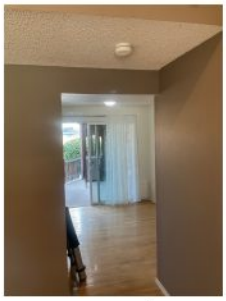
INSPECTED, REPAIR OR REPLACE

(1) The smoke detectors should be tested before moving in to home. Detectors older than ten years loose their effectiveness. Recommend downstairs smoke alarms are replaced with a centrally located smoke/carbon

monoxide combination unit. Recommend installation by a licensed contractor.



7.8 Item 1 (Picture)


7.8 Item 2 (Picture)

(2) The smoke detectors should be tested before moving in to home. Detectors older than ten years loose their effectiveness. Recommend upstairs smoke alarms are replaced. Recommend installation by a licensed contractor.


7.8 Item 3 (Picture)


7.8 Item 4 (Picture)


7.8 Item 5 (Picture)


7.8 Item 6 (Picture)



7.8 Item 7 (Picture)

7.9 CARBON MONOXIDE DETECTORS

INSPECTED, REPAIR OR REPLACE

(1) No permanently mounted carbon monoxide detector on main floor. Recommend downstairs smoke alarms are replaced with a centrally located smoke/carbon monoxide combination unit. Recommend installation by a licensed contractor.



7.9 Item 1 (Picture)

(2) No permanently mounted carbon monoxide detector upstairs. Recommend installation of a centrally located smoke/carbon monoxide combination unit. Recommend installation by a licensed contractor.



7.9 Item 2 (Picture)

8. HEATING / CENTRAL AIR CONDITIONING

8.0 HEATING EQUIPMENT

INSPECTED

Furnace located in laundry room. Manufacture date of 2016.



8.0 Item 1 (Picture)



8.0 Item 2 (Picture)



8.0 Item 3 (Picture)

8.5 CHIMNEYS, FLUES AND VENTS (FOR FIREPLACES, GAS WATER HEATERS OR HEAT SYSTEMS)

INSPECTED, REPAIR OR REPLACE

Chimney not accessible. Recommend inspection and cleaning by a licensed contractor before first use.



8.5 Item 1 (Picture)

8.8 COOLING AND AIR HANDLER EQUIPMENT

INSPECTED

AC unit located on patio. Manufacture date of 2016.



8.8 Item 1 (Picture)



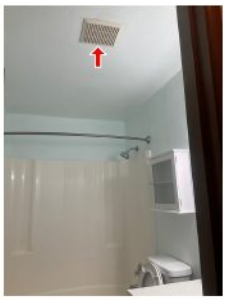
8.8 Item 2 (Picture)

9. INSULATION AND VENTILATION

9.4 VENTING SYSTEMS (KITCHENS, BATHS AND LAUNDRY)

INSPECTED, REPAIR OR REPLACE

(1) Upstairs bathroom fan very loud. Recommend replacement by a licensed contractor before.



9.4 Item 1 (Picture)

10. BUILT-IN KITCHEN APPLIANCES

10.2 RANGE HOOD (S)

INSPECTED

Range hood light and fan operational at time of inspection. Buyer should be aware fan is not vented to exterior.



10.2 Item 1 (Picture)



10.2 Item 2 (Picture)

10.6 REFRIGERATOR

INSPECTED, REPAIR OR REPLACE

Refrigerator operational at time of inspection. Water to ice maker not hooked up. Ice maker not inspected. Unable to locate valve for water supply. Recommend asking current owner for location. Recommend current owner prove there is water available at this tube for future use.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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