

Inspection Report

Sample

Property Address:
123
Tacoma WA 98418



Summit to Sound Inspections

Loren Chewning 1038
P.O. Box 1261
Issaquah, WA 98027
425-457-4497
License #: 1038

Table of Contents

[Cover Page](#)

[Table of Contents](#)

[Intro Page](#)

[1 Roofing](#)

[2 Exterior](#)

[3 Interiors](#)

[4 Structural Components](#)

[5 Plumbing System](#)

[6 Electrical System](#)

[7 Heating / Central Air Conditioning](#)

[8 Insulation and Ventilation](#)

[9 Built-In Kitchen Appliances](#)

[10 Out Building](#)

[General Summary](#)

[Invoice](#)

[Agreement](#)

Date: 11/19/2014	Time: 9:45 AM	Report ID: 11/19/2012
Property: 123 Tacoma WA 98418	Customer: Sample	Real Estate Professional:

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.

Standards of Practice:
ASHI American Society of Home Inspectors

In Attendance:
Customer and their agent

Type of building:
Single Family (1 story)

Style of Home:
Bungalow

Approximate age of building:
Over 30 Years

Home Faces:
North

Temperature:
Below 60 (F) = 15.5 (C)

Weather:
Cloudy

Ground/Soil surface condition:
Damp

Rain in last 3 days:
Don't know

Radon Test:
No

Water Test:
No

1. Roofing

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

Roof Covering:

3-Tab fiberglass
Composition
PVC/PLASTIC

Viewed roof covering from:

Walked roof

Sky Light(s):

None

Chimney (exterior):

N/A

Items

1.0 Roof Coverings

Comments: Inspected, Repair or Replace

The roof has 2 different styles to it. One is heavily pitched and the other is flat. The flat roof has a composition type shingle on and that is not standard for a flat roof, composition shingles should be layed on a 4/12 pitch or greater. The PVC style roof looks good but has some spots on the under laments where it was leaking and not repaired.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)



1.0 Item 7(Picture)

1.1 Skylights, Chimneys and Roof Penetrations

Comments: Inspected

Operating properly at time of inspection.

1.2 Roof Drainage Systems

Comments: Inspected, Repair or Replace

Missing a downspout on the rear of the home. The rest of the gutter system needs to be routed away from the foundation as it is causing a pond on the front of the home.



1.2 Item 1(Picture)



1.2 Item 2(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



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

Siding Style:
Lap

Siding Material:
Wood
Vinyl

Exterior Entry Doors:
Steel

Appurtenance:
Porch

Driveway:
Concrete

Items

2.0 Wall Cladding Flashing and Trim

Comments: Inspected, Repair or Replace

Remember that paint and caulk are the protective coverings for the exterior wood and seams/gaps on the home. So if these items fail it will damage the siding and beyond. Make sure you cover all gaps and holes with caulk and paint and inspect these areas regularly.

Paint failing on siding. Needs prep and paint at wood on vents, trim and other areas of the home. There is also many areas of vinyl siding that are damaged and in need of repair. The trim around the windows is rotten and needs replacement and painting.

The vinyl skirting on the home must be replaced.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)



2.0 Item 6(Picture)



2.0 Item 7(Picture)



2.0 Item 8(Picture)

2.1 Doors (Exterior)

Comments: Inspected, Repair or Replace

Both exterior door have gaps around them that must be sealed.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

2.2 Windows

Comments: Inspected

Operating properly at time of inspection. Recommend caulking around windows regularly.

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Comments: Inspected, Repair or Replace

The front porch is missing posts due to the pond being created by the downspouts. Also has rotted the support for the front porch.



2.3 Item 1(Picture)

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Inspected, Repair or Replace

The grading on the front of the home slopes towards the house and should be corrected. There is also a run near the driveway (which is also sloped towards the home) that looks like it will create water going back to the home during the rainy season.



2.4 Item 1(Picture)

2.5 Fence

Comments: Inspected, Repair or Replace
Damaged fence must be replaced.



2.5 Item 1(Picture)

2.6 Eaves, Soffits and Fascias

Comments: Inspected, Repair or Replace

All bare wood must be painted or it will rot.



2.6 Item 1(Picture)



2.6 Item 2(Picture)

2.7 Doorbell

Comments: Inspected, Repair or Replace
Not operating.

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. Interiors

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

Ceiling Materials:
DRYWALL

Wall Material:
Drywall

Floor Covering(s):
Carpet
Laminated T&G

Interior Doors:
Hollow core

Window Types:
Thermal/Insulated
Single-hung

Window Manufacturer:
Alpine

Sliders

Cabinetry:
Veneer
Laminate

Countertop:
Laminate

Items

3.0 Ceilings

Comments: Inspected
Operating properly at time of inspection.

3.1 Walls

Comments: Inspected, Repair or Replace
Operating properly at time of inspection. Hole behind bathroom door needs repair.



3.1 Item 1(Picture)

3.2 Floors

Comments: Inspected, Repair or Replace
The flooring in the home shows signs of moisture as it is turning up on the corners. Also the floor in the home is very uneven and will require repair.

3.3 Counters and Cabinets (representative number)

Comments: Inspected, Repair or Replace
Not secured to the cabinets, which were also poorly installed in the kitchen.



3.3 Item 1(Picture)



3.3 Item 2(Picture)

3.4 Doors (representative number)

Comments: Inspected

Operating properly at time of inspection.

3.5 Windows (representative number)

Comments: Inspected

Operating properly at time of inspection.

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.

4. Structural Components

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

Foundation:
Masonry block

Method used to observe Crawlspace:
Unsafe conditions

Floor Structure:
Wood joists

Poured concrete
Skirting

Pests
Debris
Limited access

Wood beams

Wall Structure:
Wood

Columns or Piers:
Wood piers
Concrete Footers

Ceiling Structure:
4" or better

Roof Structure:
Plywood
Skip Sheathing
Rafters

Roof-Type:
Gable

Method used to observe attic:
Walked

Attic info:
Scuttle hole

Items

4.0 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.)

Comments: Inspected, Repair or Replace

I was unable to full inspect but from walking on the floor is was uneven and will require repair.



4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)

4.1 Columns or Piers

Comments: Inspected, Repair or Replace
Shifting piers under the home should be straightened.

4.2

Floors (Structural)

Comments: Inspected, Repair or Replace
Rotten subflooring found behind the hall toilet.

4.3 Roof Structure and Attic

Comments: Inspected, Repair or Replace

The attic appears to be in good condition; however, the sheathing under the carport and under the flat roof area must be replaced as it is damaged.



4.3 Item 1(Picture)



4.3 Item 2(Picture)



4.3 Item 3(Picture)



4.3 Item 4(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.

5. Plumbing System

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

Water Source:
Public

Water Filters:
None
(We do not inspect filtration systems)

Plumbing Water Supply (into home):
Galvanized (old)

Plumbing Water Distribution (inside home):
PEX

Washer Drain Size:
1 1/2" Diameter (undersized)

Plumbing Waste:
ABS

Year:
2005

Water Heater Power Source:
Electric

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

Manufacturer:
GE

Water Heater Location:
Closet

Items

5.0 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

The toilet is loose in both bathrooms.

5.1 Plumbing Water Supply, Distribution System and Fixtures

Comments: Inspected, Repair or Replace

All faucets and spouts are operating properly. The shower has little to no water pressure.

5.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspected, Repair or Replace

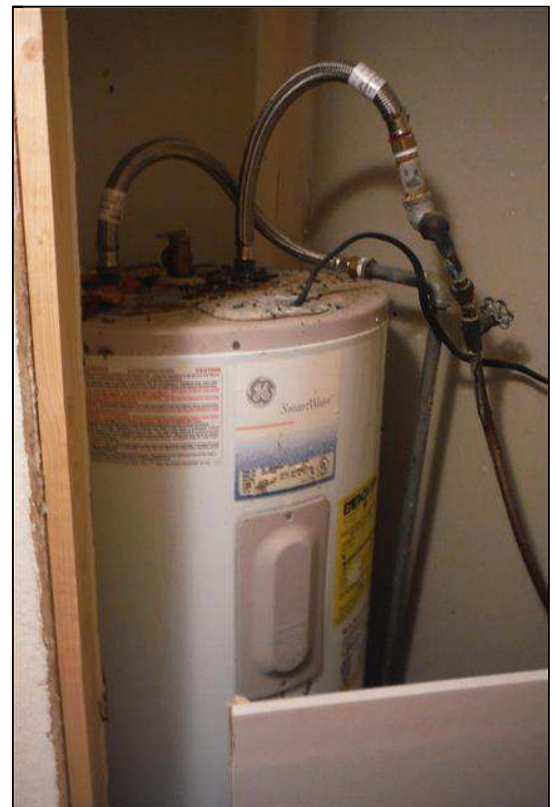
The water heater is rusting, full of rodent droppings and needs replacement, a drain pan and an expansion tank and seismic straps installed. It also needs the PRV to extend to the exterior of the home.



5.2 Item 1(Picture)



5.2 Item 2(Picture)



5.2 Item 3(Picture)

5.3 Washer and Dryer

Comments: Inspected, Repair or Replace
Washer drain line is leaking.



5.3 Item 1(Picture)

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.

6. Electrical System

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 Service Conductors:

Overhead service
Aluminum
220 volts
240 Volts

Panel capacity:

200 AMP
Adequate

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

GENERAL ELECTRIC

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Items

6.0 Service Entrance Conductors

Comments: Inspected, Repair or Replace

Operating properly at time of inspection. Seal the mast.



6.0 Item 1(Picture)



6.0 Item 2(Picture)

6.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Inspected

Operating properly at time of inspection.



6.1 Item 1(Picture)

6.2 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)

Comments: Inspected, Repair or Replace

Many outlets are ungrounded and the home is still operating on the knob and tube wiring in the attic. It is not possible to get insurance on a home with knob and tube that is covered with insulation. This must be re-wired and done by a licensed electrician.



6.2 Item 1(Picture)

6.3 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Comments: Inspected, Repair or Replace

Open ground in the main bathroom. Open electrical wires in the carport must be covered. The switch on the outside of the home (carport) has a non working GFCI and an extension cord wired into it. This is not code, also all exposed (romex) wiring must be in conduit on the outside of any dwelling.



6.3 Item 1(Picture)



6.3 Item 2(Picture)



6.3 Item 3(Picture)

6.4 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected, Repair or Replace

GFCI;s must be installed in all wet areas to include the exterior, carport, bath and kitchen.

6.5

Operating of AFCI (Arch Fault Circuit interrupters).

Comments: Not Present

Not required when home was built

6.6 Location of Main and Distribution Panels

Comments: Inspected

Exterior of home

6.7 Smoke Detectors

Comments: Inspected, Repair or Replace

Install more in the home.

6.8 Carbon Monoxide Detectors

Comments: Inspected

Operating properly at time of inspection.

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.

7. Heating / Central Air Conditioning

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

Heat Type:
Electric Base

Energy Source:
Electric

Items

7.0 Heating Equipment

Comments: Inspected, Repair or Replace

Only 1 of the heater works in the home.



7.0 Item 1(Picture)

7.1 Normal Operating Controls

Comments: Inspected, Repair or Replace
Must be replaced with the heaters.

7.2 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Inspected, Repair or Replace
The chimney ends in the attic.



7.2 Item 1(Picture)



7.2 Item 2(Picture)

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.

8. Insulation and Ventilation

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

Attic Insulation:

Blown
Cellulose
R-30 or better

Ventilation:

Gable vents
Box

Exhaust Fans:

Fan with light

Dryer Power Source:

220 Electric

Dryer Vent:

Metal

Floor System Insulation:

Batts

Items

8.0 Insulation in Attic

Comments: Inspected, Repair or Replace

Rodent infested must be removed and replaced, but can not be in contact with the knob and tube.

8.1 Insulation Under Floor System

Comments: Inspected, Repair or Replace

Rodent infested must be replaced and installed where missing.

8.2 Vapor Retarders (in Crawlspace or basement)

Comments: Inspected, Repair or Replace

A 6 mil black vapor barrier must be installed.

8.3 Ventilation of Attic and Foundation Areas

Comments: Inspected

Operating properly at time of inspection.

8.4 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected

Not working.

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.

9. Built-In Kitchen Appliances

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

Dishwasher Brand:

NONE

Disposer Brand:

NONE

Exhaust/Range hood:

NONE

Range/Oven:

NONE

Built in Microwave:

NONE

Refrigerator:

NONE

Items

9.0 Dishwasher

Comments: Not Present

None

9.1 Ranges/Ovens/Cooktops

Comments: Not Present

None

9.2 Range Hood (s)

Comments: Not Present

None

9.3 Food Waste Disposer

Comments: Not Present

None

9.4 Microwave Cooking Equipment

Comments: Not Present

None

9.5 Fridge

Comments: Not Present

None

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.

10. Out Building

Items

10.0 Foundations (If all crawlspace areas are not inspected, provide an explanation. An opinion on performance is necessary)

Comments: Not Inspected

Unable to access.

10.1 Roof Covering (If the roof is inaccessible, report the method used to inspect)

Comments: Inspected

New roof again low pitch with composition shingles installed, and this is not allowed.

10.2 Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect)

Comments: Not Inspected

Unable to view.

10.3 Walls (interior and exterior)

Comments: Inspected, Repair or Replace

Wood to ground contact on exterior of home. Also damaged trim, missing paint must be repaired.



10.3 Item 1(Picture)

10.4 Ceiling and Floors

Comments: Inspected

The floor is soft next to the door in the front room.

10.5 Doors (Interior and Exterior)

Comments: Inspected

Operating properly at time of inspection.

10.6 Windows

Comments: Inspected, Repair or Replace

Broken window will need replacement.



10.6 Item 1(Picture)

10.7

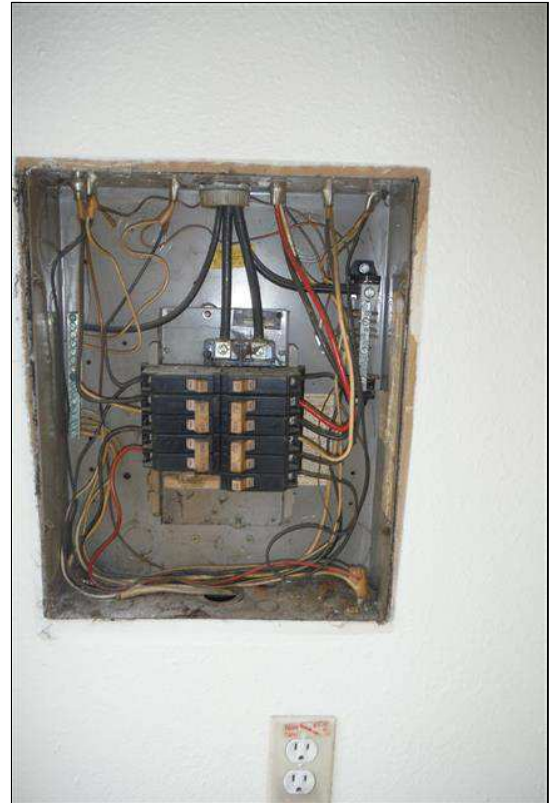
Service Entrance and Panels

Comments: Inspected

Operating properly at time of inspection.



10.7 Item 1(Picture)



10.7 Item 2(Picture)

10.8 Branch Circuits, Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.)

Comments: Inspected, Repair or Replace

There is a south outlet that does not operate.



10.8 Item 1(Picture)

10.9 Carbon alarm.

Comments: Inspected

Operating properly at time of inspection.

10.10 Smoke Detectors

Comments: Inspected

Operating properly

10.11 Heating Equipment

Comments: Inspected

Operating properly at time of inspection. Recommend installing more.



10.11 Item 1(Picture)



10.11 Item 2(Picture)

10.12 Water Supply System and Fixtures

Comments: Inspected

Operating properly at time of inspection.

10.13 Drains, Wastes and Vents

Comments: Inspected, Repair or Replace

The vent for the plumbing must end over the roof line.

10.14 Water Heating Equipment

Comments: Inspected, Repair or Replace

Should be strapped, have an expansion tank, drain pan, PRV routed outside, ect..



10.14 Item 1(Picture)

10.15 Dishwasher

Comments: Inspected
Operating properly at time of inspection.



10.15 Item 1(Picture)

10.16 Range Hood

Comments: Inspected, Repair or Replace
Requires replacement.



10.16 Item 1(Picture)

10.17 Ranges/Ovens/Cooktops

Comments: Not Present

None

10.18 Microwave Cooking Equipment

Comments: Not Present

None

10.19 Bathroom Exhaust Fans / heaters

Comments: Not Present

Not present.

10.20 Dryer Vents

Comments: Inspected

Operating properly at time of inspection.

General Summary



Summit to Sound Inspections

**P.O. Box 1261
Issaquah, WA 98027
425-457-4497
License #: 1038**

**Customer
Sample**

**Address
123
Tacoma WA 98418**

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

The roof has 2 different styles to it. One is heavily pitched and the other is flat. The flat roof has a composition type shingle on and that is not standard for a flat roof, composition shingles should be layed on a 4/12 pitch or greater. The PVC style roof looks good but has some spots on the under laments where it was leaking and not repaired.

1. Roofing



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)

1. Roofing



1.0 Item 4(Picture)



1.0 Item 5(Picture)

1. Roofing



1.0 Item 6(Picture)



1.0 Item 7(Picture)

1.2 Roof Drainage Systems

Inspected, Repair or Replace

Missing a downspout on the rear of the home. The rest of the gutter system needs to be routed away from the foundation as it is causing a pond on the front of the home.

1. Roofing



1.2 Item 1(Picture)



1.2 Item 2(Picture)

2. Exterior



2.0 Wall Cladding Flashing and Trim

Inspected, Repair or Replace

Remember that paint and caulk are the protective coverings for the exterior wood and seams/gaps on the home. So if these items fail it will damage the siding and beyond. Make sure you cover all gaps and holes with caulk and paint and inspect these areas regularly.

Paint failing on siding. Needs prep and paint at wood on vents, trim and other areas of the home. There is also many areas of vinyl siding that are damaged and in need of repair. The trim around the windows is rotten and needs replacement and painting.

2. Exterior



The vinyl skirting on the home must be replaced.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)



2.0 Item 6(Picture)



2.0 Item 7(Picture)



2.0 Item 8(Picture)

2. Exterior



2.1 Doors (Exterior)

Inspected, Repair or Replace

Both exterior door have gaps around them that must be sealed.



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

The front porch is missing posts due to the pond being created by the downspouts. Also has rotted the support for the front porch.



2.3 Item 1(Picture)

2.4

2. Exterior



Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

The grading on the front of the home slopes towards the house and should be corrected. There is also a run near the driveway (which is also sloped towards the home) that looks like it will create water going back to the home during the rainy season.



2.4 Item 1(Picture)

2.5 Fence

Inspected, Repair or Replace

Damaged fence must be replaced.



2.5 Item 1(Picture)

**2.6 Eaves, Soffits and Fascias
Inspected, Repair or Replace**

All bare wood must be painted or it will rot.

2. Exterior



2.6 Item 1(Picture)



2.6 Item 2(Picture)

2.7 Doorbell

Inspected, Repair or Replace

Not operating.

3. Interiors

3.1 Walls

Inspected, Repair or Replace

Operating properly at time of inspection. Hole behind bathroom door needs repair.

3. Interiors



3.1 Item 1(Picture)

3.2 Floors

Inspected, Repair or Replace

The flooring in the home shows signs of moisture as it is turning up on the corners. Also the floor in the home is very uneven and will require repair.

3.3 Counters and Cabinets (representative number)

Inspected, Repair or Replace

Not secured to the cabinets, which were also poorly installed in the kitchen.

3. Interiors



3.3 Item 1(Picture)



3.3 Item 2(Picture)

4. Structural Components

4.0 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, Repair or Replace

I was unable to full inspect but from walking on the floor is was uneven and will require repair.

4. Structural Components



4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)

4.1 Columns or Piers

4. Structural Components

Inspected, Repair or Replace

Shifting piers under the home should be straightened.

4.2 Floors (Structural)

Inspected, Repair or Replace

Rotten subflooring found behind the hall toilet.

4.3 Roof Structure and Attic

Inspected, Repair or Replace

The attic appears to be in good condition; however, the sheathing under the carport and under the flat roof area must be replaced as it is damaged.



4.3 Item 1(Picture)



4.3 Item 2(Picture)

4. Structural Components



4.3 Item 3(Picture)



4.3 Item 4(Picture)

5. Plumbing System

5.1 Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace

All faucets and spouts are operating properly. The shower has little to no water pressure.

5.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected, Repair or Replace

The water heater is rusting, full of rodent droppings and needs replacement, a drain pan and an expansion tank and seismic straps installed. It also needs the PRV to extend to the exterior of the home.

5. Plumbing System



5.2 Item 1(Picture)



5.2 Item 2(Picture)

5. Plumbing System



5.2 Item 3(Picture)

5.3 Washer and Dryer Inspected, Repair or Replace

Washer drain line is leaking.

5. Plumbing System



5.3 Item 1(Picture)

6. Electrical System

6.0 Service Entrance Conductors

Inspected, Repair or Replace

Operating properly at time of inspection. Seal the mast.

6. Electrical System



6.0 Item 1(Picture)



6.0 Item 2(Picture)

6.2 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, Repair or Replace

Many outlets are ungrounded and the home is still operating on the knob and tube wiring in the attic. It is not possible to get insurance on a home with knob and tube that is covered with insulation. This must be re-wired and done by a licensed electrician.

6. Electrical System



6.2 Item 1(Picture)

6.3 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure Inspected, Repair or Replace

Open ground in the main bathroom. Open electrical wires in the carport must be covered. The switch on the outside of the home (carport) has a non working GFCI and an extension cord wired into it. This is not code, also all exposed (romex) wiring must be in conduit on the outside of any dwelling.

6. Electrical System



6.3 Item 1(Picture)



6.3 Item 2(Picture)



6.3 Item 3(Picture)

6.4 Operation of GFCI (Ground Fault Circuit Interrupters)

6. Electrical System

Inspected, Repair or Replace

GFCI;s must be installed in all wet areas to include the exterior, carport, bath and kitchen.

6.7 Smoke Detectors

Inspected, Repair or Replace

Install more in the home.

7. Heating / Central Air Conditioning

7.0 Heating Equipment

Inspected, Repair or Replace

Only 1 of the heater works in the home.



7.0 Item 1(Picture)

7.1 Normal Operating Controls

Inspected, Repair or Replace

Must be replaced with the heaters.

7.2 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Inspected, Repair or Replace

The chimney ends in the attic.

7. Heating / Central Air Conditioning



7.2 Item 1(Picture)



7.2 Item 2(Picture)

8. Insulation and Ventilation

8.0 Insulation in Attic

Inspected, Repair or Replace

Rodent infested must be removed and replaced, but can not be in contact with the knob and tube.

8.1 Insulation Under Floor System

Inspected, Repair or Replace

8. Insulation and Ventilation

Rodent infested must be replaced and installed where missing.

8.2 Vapor Retarders (in Crawlspace or basement)

Inspected, Repair or Replace

A 6 mil black vapor barrier must be installed.

10. Out Building

10.3 Walls (interior and exterior)

Inspected, Repair or Replace

Wood to ground contact on exterior of home. Also damaged trim, missing paint must be repaired.



10.3 Item 1(Picture)

10.6 Windows

Inspected, Repair or Replace

Broken window will need replacement.



10.6 Item 1(Picture)

10.8

10. Out Building

Branch Circuits, Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.)

Inspected, Repair or Replace

There is a south outlet that does not operate.



10.8 Item 1(Picture)

10.13 Drains, Wastes and Vents

Inspected, Repair or Replace

The vent for the plumbing must end over the roof line.

10.14 Water Heating Equipment

Inspected, Repair or Replace

Should be strapped, have an expansion tank, drain pan, PRV routed outside, ect..



10.14 Item 1(Picture)

10.16 Range Hood

Inspected, Repair or Replace

Requires replacement.

10. Out Building



10.16 Item 1(Picture)

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Loren Chewning



INVOICE

Summit to Sound Inspections
 P.O. Box 1261
 Issaquah, WA 98027
 425-457-4497
 License #: 1038
 Inspected By: Loren Chewning

Inspection Date: 11/19/2014
Report ID: 11/19/2012

Customer Info:	Inspection Property:
Sample	123 Tacoma WA 98418
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Discount	-50.00	1	-50.00
Heated Sq Ft 0-1,500 Sq Ft	400.00	1	400.00
Outbuilding	100.00	1	100.00

Tax \$0.00
Total Price \$450.00

Payment Method: Cash
Payment Status: Paid At Time Of Inspection
Note: Thank you

TO THE HOME INSPECTOR: THE FOLLOWING ARE INSTRUCTIONS ON HOW TO INCLUDE YOUR INSPECTION AGREEMENT

Free of charge:

HG Staff will set up one of our sample agreements with your information for free as a sample demonstration on format, selecting fields to auto-populate etc using one of our sample agreement forms. You can do this yourself too if you have a specific agreement you have had prepared using your own contract agreement form, or we will do it for you for an extra fee at your request.

How To Use One Of Our Sample Agreements:

1. At the menu line in HG software choose "Office" then "Edit Report Docs" and find one of the sample agreements you like. They are named agreement-sample1.html and so forth.
2. Clean up the text as necessary using the built in editor and wherever you want a word to be replaced with the name, address, invoice amount etc. simply click on the drop down menu at the top labeled "Insert Merge Field" and choose the word to be populated with real name information.
3. Save As. Use the button with a disk on it and the "+" on it to save it as "disclaim.html". Now you are ready to use the online click agreement and it will also insert a copy of your agreement in the report.

How To Add Your Own Agreement:

1. At the menu line in HG software choose "Office" then "Edit Report Docs" and choose the Disclaim File:
2. Clear out this content and paste in yours. Note: if pasting from MS Word you must paste it first in MS notepad (Start /All Programs: Accessories: notepad), then copy from note pad and paste it here.
3. Next, clean up the text as necessary from the paste in, and wherever you want a word to be replaced with the name, address, invoice amount etc. simply click on the drop down menu at the top labeled "Insert Merge Field" and choose the word to be populated with real name information.
4. Save. Now you are ready use the online click agreement and it will also insert a copy of your agreement in the report.

Fees: Inspectors who need help using their own agreement can ask us for a fee to help them format and place in correctly. Fee is based on number of pages and if there are tables, drawings etc and how much work is involved. A simple contract with a few pages can be done easily following the instructions above, or watch a video tour at our support page on our website.

Disclaimer: The sample agreements we offer are samples. They have been used and are being used by inspectors but at your own risk. We strongly advise an attorney to review and make edits as necessary. By using any of our sample agreements you hold harmless HomeGauge and SHGI Corp and its owners. There, our disclaimer is over.
