



# Inspection Report

Elma WA 98541



**Prosser Inspections**

**Johny & Robb Prosser 1956 & 1878  
700 Slater Kinney RD SE #148  
Lacey, WA 98503**

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# Prosser Inspections

<b>Date:</b> 1/14/2021	<b>Time:</b> 01:00 PM	<b>Report ID:</b>
<b>Property:</b>	<b>Customer:</b>	<b>Real Estate Professional:</b> Floyd Sheldon Windermer Yelm

## 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.

**GENERAL PURPOSE AND SCOPE OF INSPECTION:** The purpose of a home inspection is to assess the condition of the Residence at the time of the inspection using visual observations, simple tools, and normal homeowner operational control, and to report deficiencies of specific systems and components. Unless specifically excluded below, a Washington State Licensed Home Inspector is responsible for performing a visual and non-invasive inspection of the readily accessible systems and components of a home as identified and described in Washington Administrative Code ("WAC") sections 308-408C-070 through -180, to the extent such systems and components exist at the Residence. Such components and systems include the roof, foundation, exterior, heating system, air-conditioning system, structure, plumbing and electrical systems, and other aspects of the home as may be identified in WAC 308-408C-070 through -180.

The Inspector shall prepare a written report of the general condition of those systems and components as they appear at the time of the inspection. The inspection report is a written opinion of what was visible and evident at the time of the inspection. The report is not a listing of repairs to be made and is not intended for use as a guide in re-negotiating or making a determination about a real estate transaction. Items that are not listed in the inspection report were not inspected and are not included under the scope of the inspection service provided. A home inspection is not technically exhaustive and does not identify concealed conditions or latent defects. The Inspector is acting as a licensed home inspector and is not acting as a licensed engineer or expert in any specific craft or trade. If the Inspector recommends consulting other specialized experts, Client should do so and such consultation will be at the Client's expense. Not all conditions are apparent at the time of inspection, and the written report is not a substitute for any seller disclosure statement as may be required by law. Inclusion of additional items to be inspected or items to be deleted from the inspection may be negotiated and/or mutually agreed upon by the Client and the Inspection Firm as indicated in an addendum of the Pre Inspection Agreement. An additional fee may be assessed.

**OUTSIDE THE SCOPE OF THE INSPECTION:** The following are specifically NOT within the scope of this inspection, unless otherwise agreed to in an addendum to this Agreement: Investigation of mold, asbestos, lead paint, water, soil, air quality or other environmental issues. Inspection of any area which is not exposed to view, is concealed, or is inaccessible because of soils, walls, floors, carpets, ceilings, furnishings, or any other obstruction is not included in this inspection. Destructive testing or dismantling beyond normal home owner access. All Exclusions and Limitation listed in WAC 308-408C-030 1-20. Determining compliance with installation guidelines, construction documents, manufacturer specifications, building codes, local ordinances, zoning regulations, covenants, or other restrictions, including local interpretations thereof.

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion of the condition of the property at the date and time of inspection. This Report does not imply or constitute a guarantee, warranty, or an insurance policy with regards to this property. The client is advised that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may become apparent in the future. The report is limited to the components of the property which were visible to the inspector during the process of

## Prosser Inspections

inspecting the property. Note that this inspection and report does not constitute a Code or Bylaw inspection, and that further interpretation from the appropriate authority/agency may be required.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies.

**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR** which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made. Property conditions change with time and use. For example, mechanical devices can fall at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

**In Attendance:**

Customer and their agent

**Type of building:**

Single Family (2 story)

**Style of Home:**

Craftsman

**Approximate age of building:**

15 Years

**Temperature:**

Below 60 (F) = 15.5 (C)

**Weather:**

Cloudy

**Ground/Soil surface condition:**

Wet

**Rain in last 3 days:**

Yes

**Standards Of practice:**

Washington State

**Utilities Status:**

All Utilities On

**Building Status:**

Occupied

# 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:**

1 layer of Roof Covering  
Asphalt Shingles

**Roof Covering Age:**

5 To 10 Years

**Viewed Roof Covering:**

Walked Roof

**Sky Light(s):**

No Skylights

**Chimney (exterior):**

No Chimney

**Number Of Chimney's:**

One

**Roof Penetration:**

Roof Vents  
Plumbing Stacks

**Gutter & Downspout Material:**

Aluminum

**Roof Viewing Restrictions:**

No Restrictions Noted

		IN	NI	NP	RR
1.0	Roof Coverings	•			
1.1	Skylights, Chimneys and Roof Penetrations	•			
1.2	Flashings	•			
1.3	Roof Drainage Systems	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

## Comments:

**1.0 (1)** At the time of the inspection a non-invasive visual examination of the roof revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.



1.0 Item 1(Picture)



1.0 Item 2(Picture)

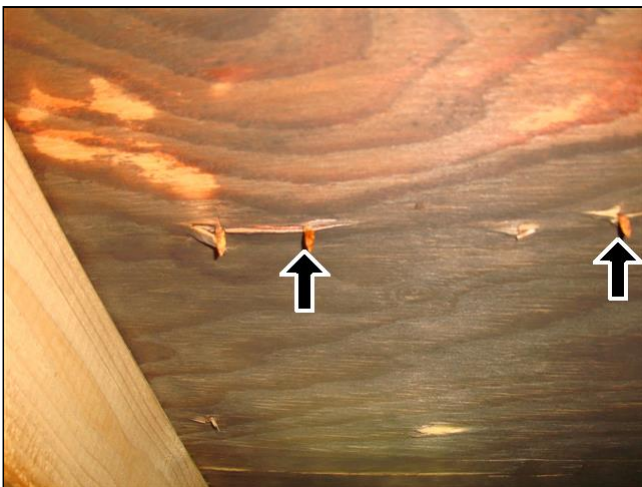


1.0 Item 3(Picture)



1.0 Item 4(Picture)

**1.0 (2)** Minor leak observed on rear side 2nd level. Water was observed in attic on nails exposed through roof sheathing. The issue did not appear to be major. We were unable to identify the cause. The roof surface was observed in good condition with no evidence of damage. The moisture could be moisture build up from bath exhaust fans venting into the attic. We recommend further evaluation by a qualified roofing contractor.



1.0 Item 5(Picture)



1.0 Item 6(Picture)



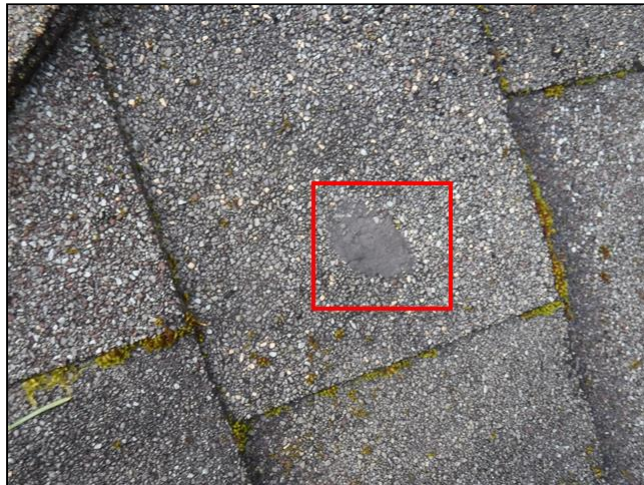
1.0 Item 7(Picture)



1.0 Item 8(Picture)

## Prosser Inspections

**1.0 (3) Minor asphalt shingle roof is patched.** Repaired areas should be closely monitored for indications of degradation that could affect the ability of the roof surface to protect against water infiltration. No adverse affects observed at the time of the inspection.



1.0 Item 9(Picture)

**1.0 (4) Minor asphalt shingle crack.** Shingle cracks should be closely monitored for indications of degradation that could affect the ability of the roof surface to protect against water infiltration. No adverse affects observed at the time of the inspection.



1.0 Item 10(Picture)

## Prosser Inspections

**1.1** At the time of the inspection a non-invasive visual examination of the roof penetrations revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**1.2 (1)** At the time of the inspection a non-invasive visual examination of the flashings revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**1.2 (2)** Flashing caulking will need to be replaced in the near future. No adverse affects noted at the time of the inspection.



1.2 Item 1(Picture)

**1.3** At the time of the inspection a non-invasive visual examination of the roof drainage systems revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

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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

<b>Siding Style:</b> Lap	<b>Siding Material:</b> Vinyl	<b>Exterior Entry Doors Style / Material:</b> Insulated Glass
<b>Decks Patios Walkways:</b> Concrete Sidewalk Wood Porch Covered Porch	<b>Driveway:</b> Concrete Gravel	<b>Retaining Wall:</b> Stone
<b>Lot Drainage:</b> Under Ground Drains	<b>Lot Grading:</b> Generally Slopes away Generally Slopes To Rear	<b>Exterior Viewing Restrictions:</b> Viewing Restrictions Under Deck Viewing restrictions Due To Storage

		IN	NI	NP	RR
2.0	Wall Cladding Flashing and Trim	•			
2.1	Doors	•			
2.2	Windows	•			
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover	•			
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls	•			
2.5	Eaves, Soffits and Fascias	•			
		<b>IN</b>	<b>NI</b>	<b>NP</b>	<b>RR</b>

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

2.0 (1) At the time of the inspection a non-invasive visual inspection of the wall cladding flashing and trim revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

2.0 (2) Warped vinyl siding observed at the rear of the home. It appears to be from potential BBQ to close to the siding. No adverse affects noted at the time of the inspection.



2.0 Item 1(Picture)

2.0 (3) **The wood trim is weathered and needs preparation and paint.** Ideally, all wooden surfaces should be stripped or sanded down to the bare wood, primed, and painted. No adverse affects observed at the time of the inspection.



2.0 Item 2(Picture)



2.0 Item 3(Picture)

## Prosser Inspections



2.0 Item 4(Picture)

**2.1** At the time of the inspection a non-invasive visual inspection of the exterior doors revealed no obvious issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**2.2 (1)** At the time of the inspection a non-invasive visual inspection of the exterior windows revealed no obvious issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**2.2 (2)** Rear sliding door missing screen.



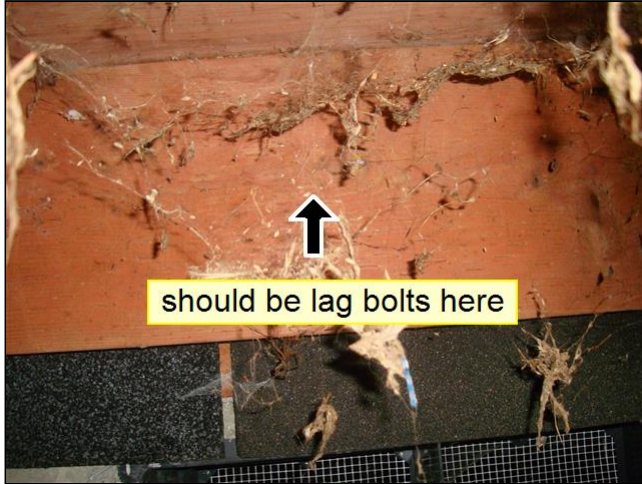
2.2 Item 1(Picture)

**2.3 (1)** At the time of the inspection a non-invasive visual inspection of the decks, balconies, stoops, steps, areaways, porches, patio/cover revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

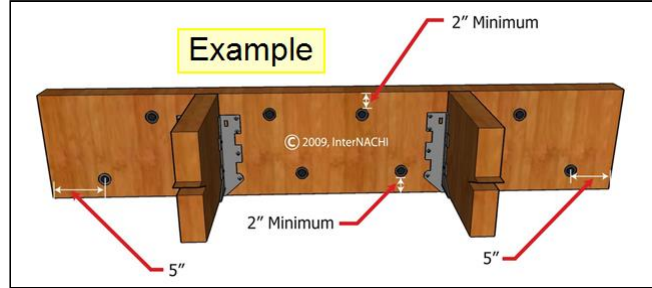
**2.3 (2) Deck ledger board is not bolted.** Ledger boards should be adequately supported and secured to prevent destabilizing the deck structure. Properly secured ledger boards are crucial to the support structure of the deck.

# Prosser Inspections

FAILURE CAN BE DRAMATIC AND WITHOUT WARNING. No adverse affects observed at the time of the inspection.



2.3 Item 1(Picture)



2.3 Item 2(Picture)

**2.3 (3) Stair railing is missing at a location where there is a risk of injury from falls.** Railings should be installed at exterior stairs having 4 or more risers. Absence of adequate stair railings is a safety concern, and in some cases may have legal consequences where a person is injured as a result of neglecting to provide adequate safety provisions at stairs.



2.3 Item 3(Picture)

**2.3 (4) Rear porch post minor damage.** Recommend monitor periodically and repair as needed. No adverse affects observed at the time of the inspection.



2.3 Item 4(Picture)

## Prosser Inspections

**2.4 (1)** At the time of the inspection a non-invasive visual inspection of the vegetation, grading, drainage, driveways, patio floor, walkways revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**2.4 (2)** The inspection of any and all retaining walls is outside the Washington State Standards of Practice and a thorough inspection of the retaining walls of this home was not done.

**2.5 (1)** At the time of the inspection a non-invasive visual inspection of the eaves, soffits and fascias revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**2.5 (2) Fascia requires painting.** The paint on the fascia's is observed to be deteriorated. Paint is required to preserve the fascia's from weather damage. Deteriorated paint on wood fascia's will result in rot and damage to the wood. Failure to provide periodic painting as part of normal preventative maintenance actions will result in deterioration of the fascia. No adverse affects observed at the time of the inspection.



2.5 Item 1(Picture)



2.5 Item 2(Picture)



2.5 Item 3(Picture)

## Prosser Inspections

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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

Attached garages or carports. The inspection of attached garages and carports includes their framing, siding, roof, doors, windows, and installed electrical/mechanical systems pertaining to the operation of the home. The inspector will inspect the condition and function of the overhead garage doors and associated hardware. Test the function of the garage door openers, their auto-re-verse systems and secondary entrapment devices (photoelectric and edge sensors) when present. Inspect the condition and installation of any pedestrian doors. Inspect fire separation between the house and garage when applicable. Report as a fire hazard the presence of any ignition source (gas and electric water heaters, electrical receptacles, electronic air cleaners, motors of installed appliances, etc.) that is within eighteen inches of the garage floor. Describe any deficiencies of these systems or components. The inspector is not required to: Determine whether or not a solid core pedestrian door that is not labeled is fire rated. Verify the functionality of garage door opener remote controls. Move vehicles or personal property. Operate any equipment unless otherwise addressed in the SOP.

#### Styles & Materials

**Garage Door Type:**

Two Automatic

**Garage Door Material:**

Metal

**Garage Structure Type:**

Attached / Integrated

**Garage Sheet Rock/Fire Wall:**

Not Visable

**Garage Shelving Or Cabinets:**

Cabinets  
Shelves

**Detached Garage:**

Not Applicable

		IN	NI	NP	RR
3.0	Garage Walls	•			
3.1	Garage Door Operators	•			
3.2	Occupant Door	•			
3.3	Garage Ceilings	•			
3.4	Garage Floor	•			
3.5	Garage Door (s)	•			
		IN	NI	NP	RR

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## Comments:

**3.0 (1)** At the time of the inspection a non-invasive visual inspection of the garage walls revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**3.0 (2) Garage interior inspection was obstructed by home owners storage.** Walls and floor were not fully inspected in areas because the owners belongings blocked the walls and floor from view and from being inspected. They are exempt from this report and inspection. Damage may exist in these areas. It is recommended that these areas be visually inspected before closing.

**3.1** At the time of the inspection a non-invasive visual inspection of the garage door operator(s) revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**3.2 (1)** At the time of the inspection a non-invasive visual inspection of the garage occupant door revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**3.2 (2) Garage occupant door automatic closer is defective or missing.** A door closer provided for the door between the home interior and the garage shall be installed in a manner to ensure the door closes and latches in accordance with current industry standards for installation and safety. Doors between a home and an attached garage must be maintained to be gas-proof.

**3.3 (1)** At the time of the inspection a non-invasive visual inspection of the garage ceiling revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**3.3 (2) Drywall is cracked.** Minor cracks in drywall and plaster are normally a cosmetic issue, which can be readily repaired. No adverse affects observed at the time of the inspection.



3.3 Item 1(Picture)



## Prosser Inspections

**3.4 (1)** At the time of the inspection a non-invasive visual inspection of the garage floor revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**3.4 (2)** Stairs in garage going to loft and occupant door rise/run was observed to be uneven. This a safety caution.



3.4 Item 1(Picture)



3.4 Item 2(Picture)

**3.5** At the time of the inspection a non-invasive visual inspection of the garage doors revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

The garage 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.

## 4. 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:**

Below Ground

**Panel capacity:**

200 AMP

**Panel Type:**

Circuit Breakers

**Electric Panel Manufacturer:**

CUTLER HAMMER

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex Non-Metalic Sheathed Cable

**GFCI Protected Outlets:**

GFCI Outlets At Exterior

GFCI Outlets At Garage

GFCI Outlets in Kitchen

GFCI Outlets At Bathrooms

**AFCI Protected Outlets:**

No AFCI Protected Outlets In This Home

**Smoke & Carbon Monoxide Detectors:**

Smoke Detector In Hall

Smoke Detector In Each Bedroom

Carbon Monoxide Detector Installed

**Electrical System Operation restrictions:**

Main Electrical Disconnect Was Not

Operated

Breakers In Off Position Are Not Operated

Wiring That Is concealed is Not Inspected

Outlet Cover Plates Are Not Removed

		IN	NI	NP	RR
4.0	Service Entrance Conductors	•			
4.1	Distribution Panels, Breakers and Grounding	•			
4.2	Connected Devices, Outlets and Fixtures	•			
4.3	Branch Circuits	•			
4.4	Operation of GFCI Outlets and AFCI Outlets	•			
4.5	Location of Main and Distribution Panels	•			
4.6	Smoke and Carbon Monoxide Detectors	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

**4.0** At the time of the inspection a non-invasive visual inspection of the garage service entrance conductors revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**4.1** At the time of the inspection a non-invasive visual inspection of the electrical panel revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.



4.1 Item 1(Picture)



4.1 Item 2(Picture)

## Prosser Inspections

**4.2 (1)** At the time of the inspection a non-invasive visual inspection of the connected devices, outlets and fixtures revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**4.2 (2) An electrical outlet is observed to be not adequately secured to its outlet box.** A loose receptacle may in certain circumstances present a risk of fire and electrical shock should the receptacle or exposed copper on wires come in contact with the side of the metal outlet box. Loose receptacles should be repaired to ensure they are properly positioned and secured in their outlet boxes. Regular home maintenance routines should include checking for and correcting loose receptacle. Bathrooms and kitchen.



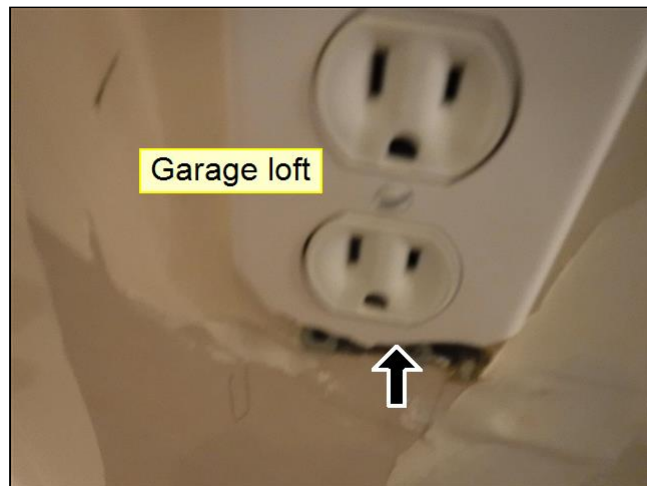
4.2 Item 1(Picture)



4.2 Item 2(Picture)

**4.2 (3) An outlet or switch has a damaged or missing receptacle cover.**

An outlet with a missing or damaged cover, is subject to damage and deterioration. Receptacles displaying damage or deterioration should be immediately replaced and a suitable cover installed



4.2 Item 3(Picture)

## Prosser Inspections

**4.2 (4)** Recommend replacing this exterior outlet due to burn marks. Rear of home next to AC unit.



4.2 Item 4(Picture)

**4.3** At the time of the inspection a non-invasive visual inspection of the branch circuits revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**4.4 No AFCI Protection.** AFCI (Arc Fault Circuit Interrupters). As a safety upgrade we recommend having a licensed electrical contractor install "Combination Type" AFCI breakers on the circuits to these rooms.

**4.5 The main panel box is located at the garage.**

**4.6** Smoke alarms were not tested for function at the time of the inspection as this is out of scope for a general home inspection. They are present and in the correct recommended locations. Recommend testing prior to moving in.

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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.

## 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

<b>Water Source:</b> Public	<b>Water Meter Location:</b> Exterior Front	<b>Water Pressure:</b> 60 PSI
<b>Hose Bibbs:</b> Exterior Front Exterior Rear Exterior Right Exterior Left	<b>Plumbing Water Supply (into home):</b> Polyvinyl Chloride ( PVC ) White or Clear	<b>Plumbing Water Distribution (inside home):</b> Copper
<b>Drainage Sewer System:</b> Private Septic System	<b>Drain Waste &amp; Vent Type / Material:</b> ABS	<b>Washer Drain Size:</b> 2" Diameter
<b>Water Heater Manufacturer:</b> RHEEM	<b>Water Heater Age:</b> 5 Years To 10 Years Old	<b>Water heater Temperature:</b> 120 Degrees
<b>Water Heater Power Source:</b> Electric	<b>Water Heater Capacity:</b> 50 Gallon (2-3 people)	<b>Water Heater Location:</b> Closet
<b>Facility Provisions:</b> Kitchen Sink Main Bathroom Hall Bathroom Guest Bathroom Laundry Tap Exterior Hose Bibs	<b>Plumbing Restrictions &amp; Exclusions:</b> Hot Tub Was Not Inspected Concealed Water Lines Not Inspected Water Shut Off Valves Not Operated Bath tub Overflows Not tested Septic System Not Inspected	

		IN	NI	NP	RR
5.0	Plumbing Drain, Waste and Vent Systems	•			
5.1	Plumbing Water Supply, Distribution System and Fixtures	•			
5.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
5.3	Main Water Shut-off Device Location	•			
5.4	Gas or Fuel Oil Distribution System	•			
5.5	Main Fuel Shut-off Location	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

**5.0 (1)** At the time of the inspection a non-invasive visual inspection of the plumbing drain, waste and vent systems revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**5.0 (2)** Water heater or HVAC drip line terminates in crawl space. This should terminate outside to prevent unwanted moisture in the crawl space. No adverse affects observed at the time of the inspection.



5.0 Item 1(Picture)

**5.0 (3)** Drip line disconnected. Recommend connecting to prevent unwanted moisture in the crawl space. No adverse affects observed at the time of the inspection.



5.0 Item 2(Picture)

## Prosser Inspections

**5.1 (1)** At the time of the inspection a non-invasive visual inspection of the plumbing water supply, distribution system and fixtures revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**5.1 (2)** Toilet seat master bath damaged.



5.1 Item 1(Picture)



## Prosser Inspections

**5.2 (1)** At the time of the inspection a non-invasive visual inspection of the hot water systems, controls, chimneys, flues and vents revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**5.2 (2) Water heater has no earth quake strap.** No support has been provided for the water tank. Support must be such that the tank is plumb and secure. In geographic areas where there is a risk of earthquakes, water tanks must be anchored to prevent them from tipping during a seismic event, which could rupture the fuel lines or electrical supply wires. Adequate support of water tanks is required to prevent fire, explosion, fuel spillage, or electrical shock hazards should the tank move, shift, or topple. Provisions for support should be through consultation with the local fuel supply agency and/or fire marshal. **Repairs by a licensed plumber are recommended.**

**5.2 (3) Water heater age is past it's warranty period.** The water heater is 7 years old and the warranty is 6 years. Water heaters can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems.

**5.3 I could not locate the main shut-off for water.** Please ask the current owners for the location. Otherwise, you will need to use a water key at the street meter or have a plumber install one.

**5.4 (1)** At the time of the inspection a non-invasive visual inspection of the gas or fuel oil distribution system revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**5.4 (2)** Recommend having the propane tank re-certified in the near future.

**5.5 The main fuel shut off is at propane tank outside.**

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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. 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

<b>Heat Type:</b> Heat Pump Forced Air (also provides cool air)	<b>Heat System Manufacturer:</b> TRANE	<b>Furnace / Heater Location:</b> Interior Closet Kitchen
<b>Furnace Age:</b> Service Furnace 15 To 20 Years Old	<b>Energy Source:</b> Electric	<b>Number of Heat Systems (excluding wood):</b> Two
<b>Ductwork:</b> Insulated	<b>Filter Type:</b> Disposable	<b>Filter Size:</b> Unknown due to Accessibility Unknown ask seller
<b>Types of Fireplaces:</b> Propane Gas Logs Vented	<b>Operable Fireplaces:</b> One	<b>Free Standing Woodstoves Or Inserts:</b> Not Applicable
<b>A/C or Heat Pump Manufacturer:</b> TRANE	<b>Cooling Equipment Type:</b> Heat Pump Forced Air (also provides warm air)	<b>A/C or Heat Pump Age:</b> Service A/C or Heat Pump 15 To 20 Years Old
<b>Cooling Equipment Energy Source:</b> Electricity	<b>Number of AC Only Units:</b> One	<b>Viewing Obstructions:</b> Furnace Access/Viewing Obstruction HVAC Duct Viewing Obstruction in Attic Air Filter Access/Viewing Obstruction

		IN	NI	NP	RR
6.0	Heating Equipment	•			
6.1	Normal Operating Controls	•			
6.2	Automatic Safety Controls		•		
6.3	Distribution Systems	•			
6.4	Presence of Installed Heat Source in Each Room	•			
6.5	Chimneys, Flues and Vents	•			
6.7	Gas/LP Firelogs and Fireplaces	•			
6.8	Cooling and Air Handler Equipment		•		
		IN	NI	NP	RR

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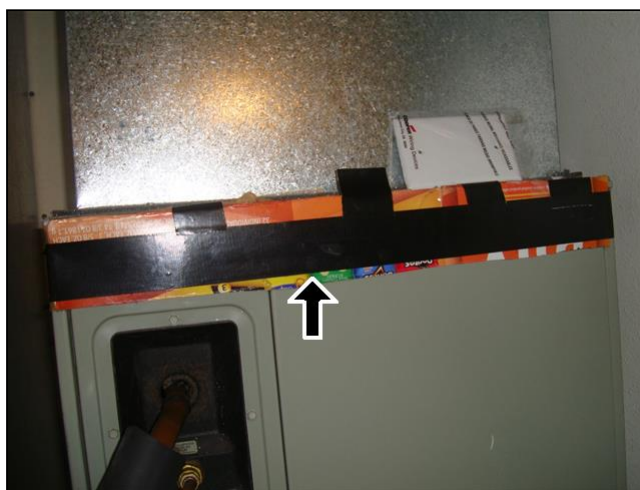
## Comments:

**6.0 (1)** At the time of the inspection a non-invasive visual inspection of the heating equipment revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**6.0 (2) Service Furnace.** A visual inspection has revealed that the furnace is due for its annual cleaning and maintenance. Annual cleaning and maintenance will prolong the life of the installed components and increase energy efficiency.

**6.0 (3)** Unable to verify furnace age due to accessibility to the data plate. The furnace appeared to be as old as the home. Generally they last 7-15 years. They can last longer if well maintained and serviced annually.

**6.0 (4)** Recommend removing cardboard from HVAC unit. Could be a potential fire hazard.



6.0 Item 1(Picture)

## Prosser Inspections

**6.1** At the time of the inspection a non-invasive visual inspection of the normal operating controls revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**6.2** The furnace was obstructed with owners storage, therefore, the automatic safety controls were not inspected.

**6.3** At the time of the inspection a non-invasive visual inspection of the HVAC distribution system revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**6.5** At the time of the inspection a non-invasive visual inspection of the chimneys, flues and vents revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**6.7 Propane fireplace is inoperative.** The gas fireplace appears to be in operative at the time of inspection. An attempt to use normal operating controls and procedures was ineffective in attempting to turn on and operate the fireplace. Pilot was not lit. Recommend having the fireplace serviced prior to use.

**6.8 (1) Air conditioner is due for annual service.** A visual inspection has revealed that the air conditioner is due for its annual cleaning and maintenance. Annual cleaning and maintenance will prolong the life of the installed components and increase energy efficiency.

**6.8 (2) Unable to evaluate air conditioning system due to outdoor ambient air temperature being below 60 degrees.** Operating below this temperature can damage air conditioning compressor.

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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.

# 7. 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

<b>Foundation:</b> Poured Concrete	<b>Crawl Space Access:</b> Exterior Access	<b>Method used to observe Crawlspace:</b> Crawled
<b>Floor Structure:</b> Engineered I Beam Floor Joists	<b>Wall Structure:</b> 2 X 4 Wood	<b>Columns or Piers:</b> Wood Columns Concrete Piers
<b>Ceiling Structure:</b> 2X4 Ceiling Joist	<b>Roof Structure:</b> 2 X 4 Rafters Plywood Sheathing	<b>Roof-Type:</b> Gable
<b>Method used to observe attic:</b> Walked	<b>Attic Access:</b> Ceiling Hatch	<b>Structural Viewing Restrictions:</b> Attic Insulation Obstruction Attic Clearance Restriction Crawl Space Insulation Garage Storage Obstruction Interior finished Surfaces Viewing Restrictions Under Deck Exterior Foundation - Siding

		IN	NI	NP	RR
7.0	Foundations, Basement and Crawlspace	•			
7.1	Walls (Structural)	•			
7.2	Columns or Piers	•			
7.3	Floors (Structural)	•			
7.4	Ceilings (Structural)	•			
7.5	Roof Structure and Attic	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

7.0 (1) At the time of the inspection a non-invasive visual inspection of the foundation and crawlspace revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.



7.0 Item 1(Picture)



7.0 Item 2(Picture)



7.0 Item 3(Picture)



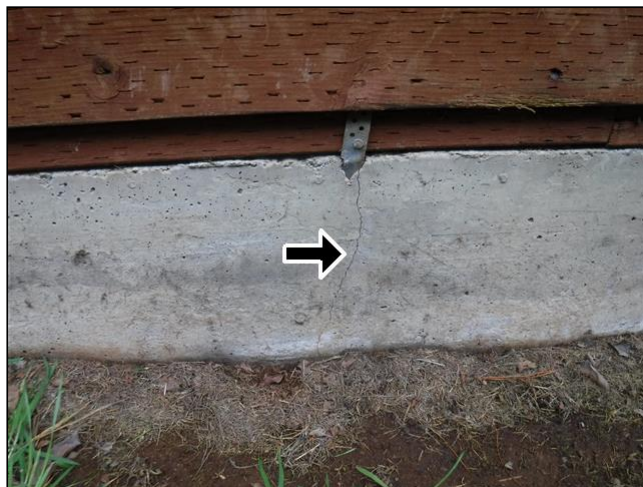
7.0 Item 4(Picture)

## Prosser Inspections

**7.0 (2) Cracks in the foundation wall are observed during examination of the exterior of the home.** At the time of inspection, the crack(s) are regarded to be **minor**. Ascertaining the cause of a crack cannot be readily determined during a home inspection, but are typically due to shrinkage of the concrete during curing, settlement of soils below the footings, pressure of soils against the foundation wall, or from a physical shock, seismic or hydrological event. No adverse affects observed at the time of the inspection.



7.0 Item 5(Picture)



7.0 Item 6(Picture)

**7.1** At the time of the inspection a non-invasive visual inspection of the interior walls revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**7.2** At the time of the inspection a non-invasive visual inspection of the columns and piers revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**7.3** At the time of the inspection a non-invasive visual inspection of the interior floors revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**7.4** At the time of the inspection a non-invasive visual inspection of the interior ceiling revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**7.5** At the time of the inspection a non-invasive visual inspection of the roof structure and attic revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

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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.

## 8. 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:**

Sheetrock

**Wall Material:**

Sheetrock

**Floor Covering(s):**

Carpet  
Laminated T&G  
Tile

**Interior Doors:**

Hollow core  
Wood

**Window Types:**

Thermal/Insulated  
Storm Windows  
Mixed Styles  
Double Pane

**Window Material:**

Vinyl

**Shower Enclosure:**

Fiberglass

**Cabinetry:**

Kitchen  
Bathroom  
Laundryroom  
Wood

**Countertop:**

Laminate  
Tile Back Splash

**Stairs:**

Main

**Interior Viewing Restrictions:**

Furnishing Obstructions  
Storage Obstructions  
Finished Interior Surfaces  
Surfaces Under Floor Coverings

		IN	NI	NP	RR
8.0	Ceilings	•			
8.1	Walls	•			
8.2	Floors	•			
8.3	Doors	•			
8.4	Windows	•			
8.5	Steps, Stairways, Balconies and Railings	•			
8.6	Shower Enclosure	•			
8.7	Counters and Cabinets	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace



## Comments:

**8.0** At the time of the inspection a non-invasive visual inspection of the ceilings revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**8.1 (1)** At the time of the inspection a non-invasive visual inspection of the walls revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**8.1 (2) Wall covering has repairs.**

Areas of wall repair are cosmetic issue and represent a reduced visual appearance. .



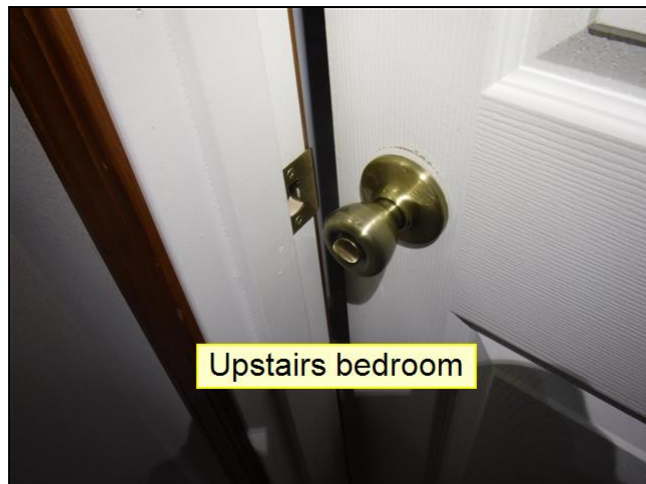
8.1 Item 1(Picture)

**8.2** At the time of the inspection a non-invasive visual inspection of the floors revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**8.3 (1)** At the time of the inspection a non-invasive visual inspection of the doors revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**8.3 (2) Interior door does not latch.**

Hardware required for latching or locking the door needs adjustment. A primary function of the door is to operate in a manner that ensures the door will open and close with relative ease, and to meet the privacy needs of the home's occupants



8.3 Item 1(Picture)

## Prosser Inspections

### 8.3 (3) Door is contacting door frame.

Interior door exhibits poor fit characteristics, such that the door contacts, rubs or binds with the door frame when the door is being opened and closed. Binding or sticking that requires extra or excessive force will in time affect the functionality of the door, its frame and/or its hardware. If it is light contact a minor adjustment will resolve the problem



8.3 Item 2(Picture)

**8.4** At the time of the inspection a non-invasive visual inspection of the windows revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**8.5** At the time of the inspection a non-invasive visual inspection of the steps, stairways, balconies and railings revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**8.6** At the time of the inspection a non-invasive visual inspection of the shower enclosures revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**8.7** At the time of the inspection a non-invasive visual inspection of the counters and cabinets revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

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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.

## 9. 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  
Fiberglass  
R-30 Or Better

**Attic Ventilation:**

Soffit Vents  
Ridge Cap

**Floor System Insulation:**

Batts  
R-19 Or Better

**Crawl Space Or Basement Ventilation:**

Foundation Vent Screens

**Exhaust Fans:**

Kitchen Exhaust Exterior Vent  
Bathroom Ventilation Fans  
Laundryroom Fan

**Dryer Vent:**

Flexible Metal

**Vapor Barrier:**

Vapor Barrier Complete

**Viewing & Access Restrictions:**

Attic Design Restricts Evaluation  
Insulation Depth Restricted Attic Evaluation  
Insulation Restricted Crawlspace Evaluation

		IN	NI	NP	RR
9.0	Insulation in Attic	•			
9.1	Insulation Under Floor System	•			
9.2	Exterior Door Insulation	•			
9.3	Vapor Barrier For Crawlspace or basement	•			
9.4	Ventilation of Attic and Foundation Areas	•			
9.5	Venting Systems For Kitchens, Baths and Laundry	•			
9.6	Ventilation Fans and Thermostatic Controls in Attic			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

### Comments:

**9.0** At the time of the inspection a non-invasive visual inspection of the attic insulation revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**9.1** At the time of the inspection a non-invasive visual inspection of the insulation under floor system revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**9.2** At the time of the inspection a non-invasive visual inspection of the exterior door insulation revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**9.3** We recommend the hiring of a licensed Pest Control company upon move in. A quarterly pest control (carpenter ants, rodents, wasps and spiders) company should create a barrier to help prevent the infiltration of the aforementioned pests which may cause damage to the structure, the home's contents and health of the home and its occupants.

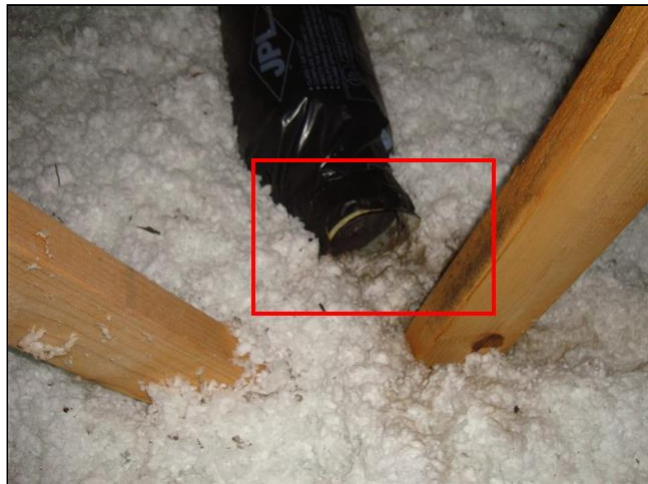
**9.4 (1)** At the time of the inspection a non-invasive visual inspection of the ventilation of attic and foundation areas revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**9.4 (2)** The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone. The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eaves. Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices devices that are poorly designed or installed can reduce the system performance.

**9.5 (1)** At the time of the inspection a non-invasive visual inspection of the venting systems for kitchens, baths and laundry revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

## Prosser Inspections

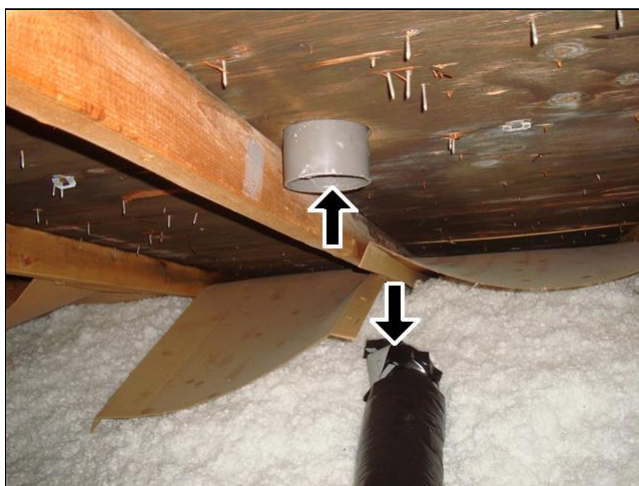
**9.5 (2) Both 2nd floor bathroom exhaust fan duct is disconnected in attic.** Ducts not properly venting may result in moisture-related issues to the attic area, with mold and rot as possible consequential problems.



9.5 Item 1(Picture)



9.5 Item 2(Picture)



9.5 Item 3(Picture)

**9.5 (3) Recommend cleaning dryer vent.** Clogged or dirty dryer vents are a main source of residential fires.



9.5 Item 4(Picture)

## Prosser Inspections

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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

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:**

WHIRLPOOL

**Range/Oven:**

JENN AIR

**Cook Top:**

NO COOKTOP

**Exhaust/Range hood:**

JENN AIR

**Disposer Brand:**

IN SINK ERATOR

**Built in Microwave:**

GENERAL ELECTRIC

**Trash Compactors:**

NO COMPACTOR

**Refrigerator:**

KENMORE

**Oven/ Range Fuel Source:**

Electric

**Clothes Dryer Power Source:**

Electric

		IN	NI	NP	RR
10.0	Dishwasher		•		
10.1	Ranges/Ovens/Cooktops	•			
10.2	Range Hood (s)	•			
10.3	Food Waste Disposer	•			
10.5	Microwave Cooking Equipment	•			
10.6	Refrigerator	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

### Comments:

**10.0 (1)** At the time of the inspection a non-invasive visual inspection of the dishwasher revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**10.0 (2)** Dishwasher was full of dishes at the time of the inspection, therefore, it was not operated.

**10.1 (1)** At the time of the inspection a non-invasive visual inspection of the ranges/ovens/cooktops revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**10.1 (2) The range an anti-tip device is not connected.** This device prevents the range from tipping, or its contents from spilling, should a child attempt to climb on it or its open door. This is a recommended safety feature that should be installed, and particularly if small children occupy or visit the residence

**10.2** At the time of the inspection a non-invasive visual inspection of the range hood revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**10.3** At the time of the inspection a non-invasive visual inspection of the food waste disposer revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**10.5** At the time of the inspection a non-invasive visual inspection of the microwave cooking equipment revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

**10.6** At the time of the inspection a non-invasive visual inspection of the refrigerator revealed no obvious major issues. We make every effort to uncover any issues at the time of the inspection, however, underlying issues may be present and events after the inspection may cause issues to arise.

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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.