



3D PROPERTY INSPECTIONS LLC

(509) 208-1050

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<https://www.3dproinspect.com>



SAMPLE INSPECTION REPORT

1234 Main Street
Yakima, WA 98903

Buyer Name

04/20/2024 9:00AM



Inspector

Josh Davis

WA LIC# 21008620

(509) 208-1050

josh@3dproinspect.com



Agent

Agent Name

555-555-5555

agent@spectora.com

1: INSPECTION DETAILS

Information

Occupancy

Vacant

In Attendance

Client(s), Client's Agent(s)

Weather Conditions

Clear

Outside Temperature (Approximate Fahrenheit)

55-60

Soil Conditions

Damp

Water Source

On, Public

Sewage Disposal

Public

Electrical

On

Gas

On, Public, Natural Gas

Main Entry Faces

South

Building Type

Single Family

Stories

2

2: GROUNDS

Information

Site Description

Moderate Slope

High Point

North

Low Point

South

Driveway Description

Concrete

Walkway Description

Concrete

Porch & Entryway Description

Concrete

Typical Settlement Crack(s)

Typical/common concrete cracks were noted at one or more areas (driveway, walkway(s), patio(s), etc.). Most cracks in concrete slabs are common, and are often caused by uneven drying, shrinkage and temperature changes. Recommend monitoring for more serious separating/displacement. Recommend sealing cracks from water to prevent further deterioration/separation.

Driveway(s): Serviceable

The driveway appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.

Walkway(s): Serviceable

The walkways appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.

Entryways: Serviceable

The exterior porches and/or entryways appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.

Building Perimeter & Landscape: Serviceable

The grading and landscaping around the perimeter of the building appeared in acceptable condition and appeared to function as intended, unless otherwise specified in the report.

3: EXTERIOR

Information

Siding Material

Fiber Cement

Siding Style

Lapped

Trim Material

Wood Composite

Eaves, Soffit & Fascia Material

Wood Composite

Flashing Material

Metal, Sealant

Exterior Doors

Standard Entry, Steel, w/ Glass Window(s), Vinyl Glass Slider

Exterior Windows

Vinyl

Window Glazing

Double-Pane

Siding System: Serviceable

The exterior siding appeared in acceptable condition and appeared to function as intended given the age and type of building, unless otherwise specified in this report.

Eaves, Soffits & Fascia: Serviceable

The exterior eaves, fascia, and/or soffits appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.

Exterior Doors: Serviceable

The exterior door(s) appeared in serviceable condition and appeared to function as intended, unless otherwise specified in this report.

Exterior Windows: Serviceable

The exterior windows appeared in serviceable condition and appeared to function as intended, unless otherwise specified in this report.

Limitations

Exterior Description

LIMITED INSPECTION

The visual inspection of the exterior systems (siding, trim, eaves, fascia/soffits, windows/doors, etc.) was a limited inspection from the ground level.

Deficiencies

3.1.1 Siding System

SEAL PENETRATIONS & TRANSITIONS

VARIOUS LOCATIONS



Typical Maintenance

The sealant at siding penetrations (e.g., piping, water faucets, etc.) and siding transitions (e.g., siding to trim, trim to windows, etc.) was deteriorated, missing, and/or weathered. This condition can potentially lead to moisture into the wall cavity. Recommend applying sealant as needed.

Recommendation

Contact a handyman or DIY project



South side eaves.



North side.



West side.

3.1.2 Siding System

 Recommendation

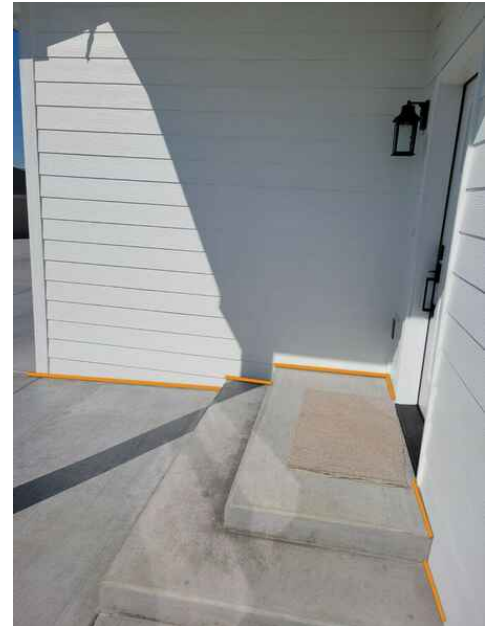
SIDING TO GROUND CLEARANCE

SOUTH SIDE MAIN ENTRYWAY

Inadequate clearance between siding and ground was observed. Siding in contact with hard surfaces can lead to moisture damage to the siding material. A 2-inch clearance between the bottom of the siding and any hard surfaces such as a concrete walkway is typically recommended. Recommend a qualified contractor to make repairs. Recommend monitoring these areas of siding for moisture damage.

Recommendation

Contact a qualified siding specialist.



3.2.1 Exterior Trim

 Typical Maintenance

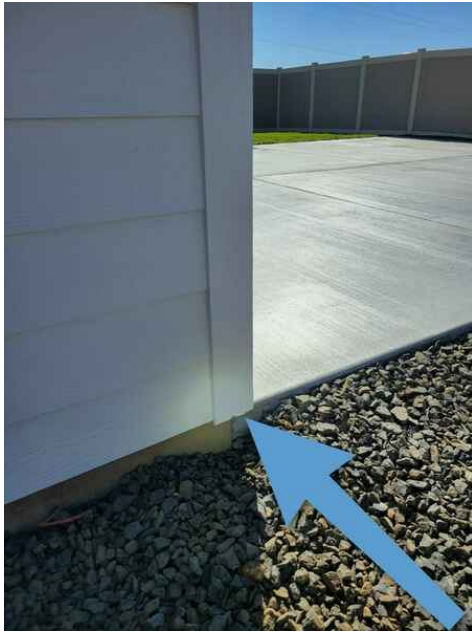
MISSING PAINT

BOTTOM ENDS OF TRIM

One or more area(s) of the trim was missing exterior paint. To avoid moisture damage, recommend painting the area(s).

Recommendation

Contact a handyman or DIY project



Exposed/unpainted wood.

3.4.1 Exterior Doors

DIFFICULT LOCK

EAST SIDE ENTRYWAY

The locks on one or more doors were difficult to operate. Recommend a qualified contractor to make adjustments.

Recommendation

Contact a handyman or DIY project



Recommendation



4: ROOF

Information

Location

Main House

Style

Gable, Valley

Inspection Method

Walked On, Viewed From Upper Roof

Material

Architectural Composite Shingle

Number of Layers

1

Sheathing/Decking Material

Oriented Standard Board (OSB)

Estimated Age (Years)

Less Than 3

Estimated Lifespan (Years)

20 or More

Flashing Material

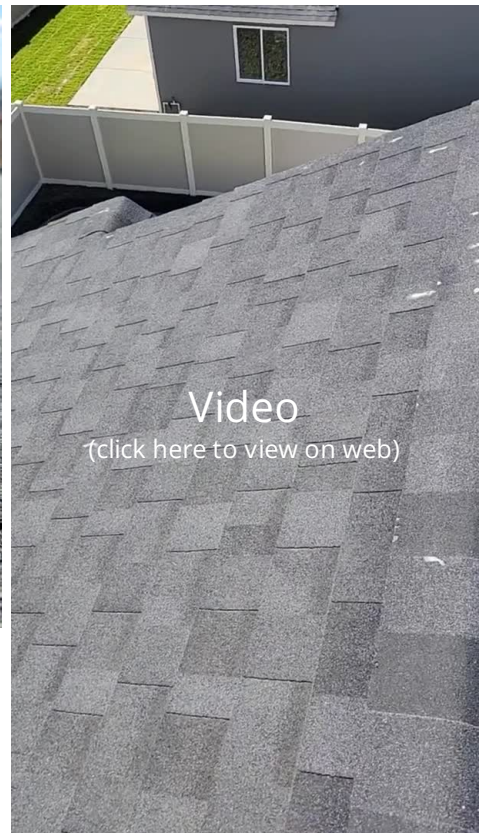
Metal, Rubber/Plastic, Sealant

Gutter Material

Missing

Asphalt Composition System: Serviceable

The visible components of the roof covering materials appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.



Roof Flashings: Serviceable

The visible components of the roof flashings appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.

Deficiencies

4.1.1 Asphalt Composition System

LOOSE MATERIAL

VARIOUS LOCATIONS

The inspector observed areas of loose and/or unsecured shingles. This condition can lead to wind/weather damage and potential roof leaks if not repaired. Recommend qualified contractor to make repairs.

Recommendation

Recommendation

Contact a qualified roofing professional.



4.2.1 Roof Flashings

INVERTED VENT PIPE FLASHING

NORTHWEST ROOF

One or more rubber vent flashings were inverted. This can lead to deterioration and moisture intrusion as water can not run off the flashing as intended. Recommend a qualified contractor to make repairs.

Recommendation

Contact a qualified roofing professional.



4.3.1 Drainage System

GUTTER SYSTEM MISSING

The roof was missing gutters in one or more locations. The purpose of gutters is to protect the house from water runoff by diverting it away from your home and its foundation. Recommend a qualified contractor to install a gutter system as needed.

Recommendation

Contact a qualified gutter contractor





5: ATTIC

Information

Attic Access Location(s)

Bedroom, Ceiling, Closet

Attic Framing Description

2x4 Truss System

Attic Ventilation

Ridge Vent(s), Soffit Vents

Insulation Condition: Insulation Material

Loose Fill, Fiberglass

Insulation Condition: Estimated Depth

14"-16", Varies

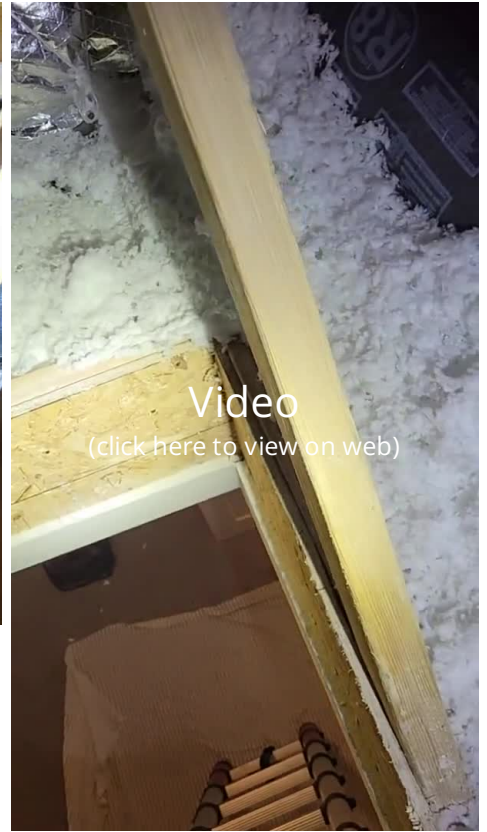
Access Condition: Serviceable

The attic access appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.



Attic Space Condition: Serviceable

The attic space appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.



Insulation Condition: Serviceable

The attic insulation appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.



Ventilation: Serviceable

The attic ventilation system appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.

6: CRAWLSPACE

Information

Access Location

Closet, Hallway

Crawlspace Surface

Soil

Moisture

No

Rodents

No

Insulation Condition: Insulation Present/Description

Yes, Batt - 10", Fiberglass

Access Condition: Serviceable

The crawlspace access appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.



Crawlspace Condition: Serviceable

The visible and readily accessible areas of the crawlspace appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.



Insulation Condition: Serviceable

The floor insulation in the crawlspace appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.

**Moisture: Serviceable**

The inspector did not observe moisture or evidence of moisture in the crawlspace at the time of the inspection.

Rodents: Serviceable

The inspector did not observe any evidence of rodent activity in the crawlspace at the time of the inspection.

Ventilation: Serviceable

The ventilation in the crawlspace appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.

Vapor Barrier: Serviceable

The vapor barrier in the crawlspace appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.



7: FOUNDATION & STRUCTURAL FRAMING

Information

Foundation Description Poured Concrete	Foundation Type Raised w/ Crawlspace	Foundation Bolts/Anchoring System Yes
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Sub-Floor Description Wood, Beams, I-Joists, Oriented Strand Board (OSB)	Structural Framing Description Wood Platform	Attic Access Yes
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Crawlspace Access
Yes

Structural Framing: Serviceable

The structural framing appeared in acceptable condition given the age and type of building, unless otherwise specified in this report.

Foundation: Serviceable

The foundation appeared in acceptable condition and appeared to function as intended given the age and type of building, unless otherwise specified in this report.

8: GARAGE

Information

Size/Type/Capacity Attached, 2 Car	Ceiling & Walls Drywall	Fire-Separation Wall Yes
Floor Slab, Concrete	Vehicle Door Material Aluminum, Roll-Up, Insulated	Vehicle Door Opener(s) Yes, 1
Vehicle Door Opener(s): Safety Reverse Sensors Yes	Vehicle Door Opener(s): Auto Reverse Tested Yes	

Ceiling & Walls: Serviceable

The garage walls & ceiling appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.

Fire-Separation Wall: Serviceable

The wall coverings separating the garage and the living spaces appeared to meet the minimum required fire separation standards. However, it is not possible to fully verify after the finished materials have been installed.

Floor: Serviceable

The garage floor appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.

Garage Entry Door (Garage to Interior): Serviceable

The occupant door appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report. The occupant door was a fire rated door separating the garage from the living space.

Vehicle Door(s): Serviceable

The garage vehicle door appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.

Vehicle Door Opener(s): Serviceable

The automated garage vehicle door opener(s) appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.



9: INTERIOR - DOORS, WINDOWS, FLOORS, CEILINGS, WALLS, ETC.

Information

Floor Coverings

Carpet, Laminate

Wall Material

Drywall

Ceiling Material

Drywall

Window Type(s)

Slider, Stationary

Smoke Detectors

Installed

Carbon Monoxide Detectors

Installed

Walls, Floors & Ceilings: Serviceable

The walls, floors and ceilings appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.

Doors: Serviceable

The interior doors appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.

Closets: Serviceable

The interior closets appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.

Windows: Serviceable

The general condition of the windows appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.

Deficiencies

9.4.1 Windows

**DEBRIS IN RAIL(S)**

VARIOUS LOCATIONS

Debris was observed in one or more window and door rails at the time of inspection. This condition can cause the window/door to not operate properly. Recommend a qualified contractor to clean the rails.

Recommendation

Contact a handyman or DIY project



Glass sliding door rail.



Window rail.

10: KITCHEN & BATHROOM(S)

Information

Bathroom Description

Full, 2nd Floor



Countertops & Cabinets:
Countertop Material
Undetermined

Bathtub & Shower Enclosure(s):
Material
Tile, Acrylic/Fiberglass

Kitchen Photos



Description

Primary, Bedroom, 2nd Floor



Countertops & Cabinets:
Backsplash Material
Tile

Description

1/2, Guest, Main Floor



Countertops & Cabinets: Cabinet
Material
Plastic

Countertops & Cabinets: Serviceable

The countertops, cabinets, and backsplashes appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.

Sink Condition: Serviceable

The sinks appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.

Sink Fixture(s): Serviceable

The sink fixtures appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.

Sink Drain(s): Serviceable

The sink drains appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.

Bathroom Toilet(s): Serviceable

The toilet(s) appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.



Thermal image scan for moisture leaks: Dry

Thermal image scan for moisture leaks: Dry

Thermal image scan for moisture leaks: Dry

Bathtub & Shower Enclosure(s): Serviceable

The tub/shower enclosure(s) appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.

Bathtub & Shower Fixture(s): Serviceable

The shower and bathtub fixtures appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.

Bathtub & Shower Drain(s): Serviceable

The bathtub/shower drains appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.

Exhaust Fan System(s): Serviceable

The exhaust fan systems (bathroom exhaust, laundry room exhaust, etc.) appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.

Deficiencies

10.1.1 Countertops & Cabinets

**POOR/MISSING SEAL**

ALL COUNTERTOPS NEAR SINKS

One or more countertops were missing sufficient caulk/sealant at the countertop to wall/backsplash connection. This can lead to water damage behind the countertop. Recommend adding sealant at sides and corners where counters touch walls and backsplashes.

[Here is a helpful DIY video on caulking gaps.](#)

Recommendation

Contact a handyman or DIY project



10.5.1 Bathroom Toilet(s)

**MISSING SEALANT**

ALL TOILETS

One or more toilets had missing/deteriorated caulking/sealant at the base of the toilet to floor connection. Sealant helps secure the toilet to the floor and prevents movement. Recommend sealing/caulking as needed.

Recommendation

Contact a handyman or DIY project



10.6.1 Bathtub & Shower Enclosure(s)

POOR/MISSING SEALANT

UPPER FLOOR BATHROOMS

 Typical Maintenance

One or more areas of the shower enclosure(s) were missing sufficient caulk/sealant at recommend locations (e.g. enclosure transitions to wall/floor, water valves/faucets, penetrations, etc.) This condition creates a potential for moisture intrusion behind the shower enclosure. Recommend applying sealant to prevent moisture intrusion and damage.

Recommendation

Contact a handyman or DIY project



Escutcheon plate(s) missing seal.



Escutcheon plate(s) missing seal.

10.7.1 Bathtub & Shower Fixture(s)

DIVERTER VALVE LEAKED

UPPER FLOOR MAIN BATHROOM

The shower head diverter valve at the bathtub faucet did not fully divert water to the shower head as intended. This creates a condition for water loss and increased utility usage. Recommend a qualified contractor to make repairs.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



11: APPLIANCES

Information

Clothes Dryer Brand

Not Installed

Clothes Dryer Description

Not Applicable

Clothes Dryer Exhaust Vent

Not Installed, Undetermined

Clothes Washer Brand

Not Installed

Oven/Range/Cooktop Brand

Whirlpool

Oven/Range/Cooktop

Slide-In

Cooktop Description

Natural Gas

Oven Description

Natural Gas

Kitchen Exhaust

Yes, Externally Vented

Built-In Microwave Brand

Whirlpool

Refrigerator Brand

Not Installed

Refrigerator Water Service

Yes

Dishwasher Brand

Whirlpool

Sink Garbage Disposal

Yes

Clothes Dryer: Not Installed

A clothes dryer was not installed at the time of the inspection. Recommend installation as desired.

Clothes Dryer Exhaust: Serviceable

The clothes dryer exhaust system appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.



Exterior west side.



Laundry room.

Clothes Washer: Not Installed

A clothes washer was not installed at the time of the inspection. Recommend installation as desired.

Clothes Washer Plumbing: Serviceable

The clothes washer plumbing appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.



Water supply pipes/valves and drain pipe.

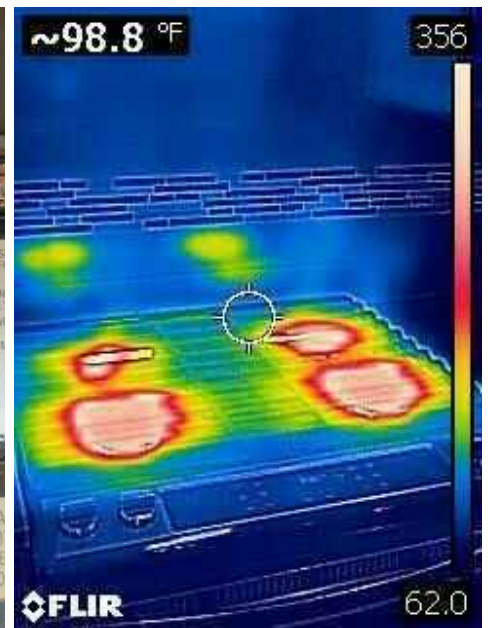
Built-In Microwave: Serviceable

The built-in microwave appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.



Range/Oven/Cooktop: Serviceable

The range, oven, and/or cooktop appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.



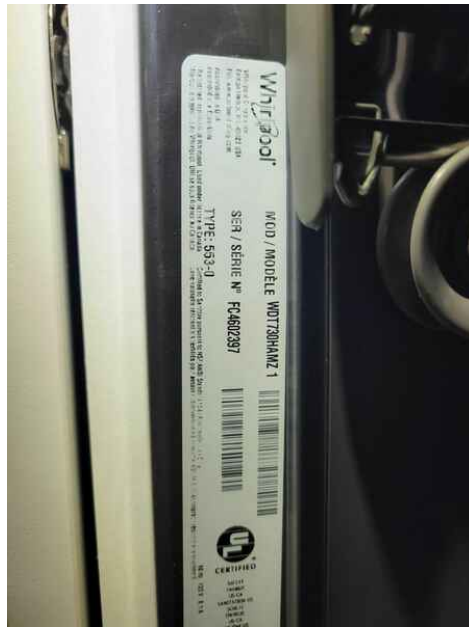
Thermal image scan for operational heating: Normal

Refrigerator: Not Installed

The refrigerator was not installed at the time of the inspection. Recommend installation as needed.

Dishwasher: Serviceable

The dishwasher appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.



Thermal image scan for moisture leaks: Dry

Sink Garbage Disposal: Serviceable

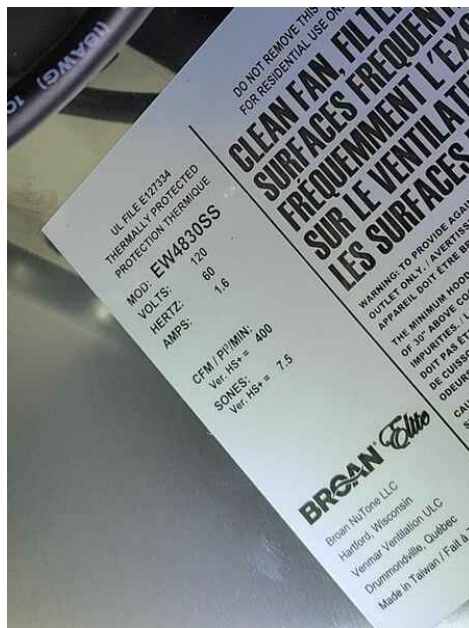
The garbage disposal appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.



Thermal image scan for moisture leaks: Dry

Kitchen Exhaust: Serviceable

The kitchen exhaust system appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.



Exterior west side.

12: ELECTRICAL

Information

Meter Location

West, Side Yard

Electrical Service Conductors

Below Ground, 220 Volts

Main Panel Location

Exterior - At Meter

Panel Manufacturer

Eaton

Panel Capacity

200 AMP

Service Conductor Size & Material

4/0, Aluminum

Circuit Type

Circuit Breakers

Subpanel(s): Subpanel Location

Garage

Subpanel(s): Subpanel Manufacturer

Eaton

Branch Circuit Conductors:

Branch Conductors 15 & 20 AMP

Copper

Branch Circuit Conductors: Wiring Method

Method

Modern NM (nonmetallic)

Service Meter(s): Serviceable

The electrical service meter appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.



Main Electrical Service: Serviceable

The main electrical service components appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.

Grounding & Bonding: Serviceable

The electrical system appeared to be grounded to a driven rod or ufer type ground system. It was not possible to determine whether the grounding electrode conductor is connected to an adequate grounding electrode or whether the conductor is intact over its entire run. Much of the grounding system was concealed and not observable.

Main Panel, Main Disconnect, Breakers & Fuses: Serviceable

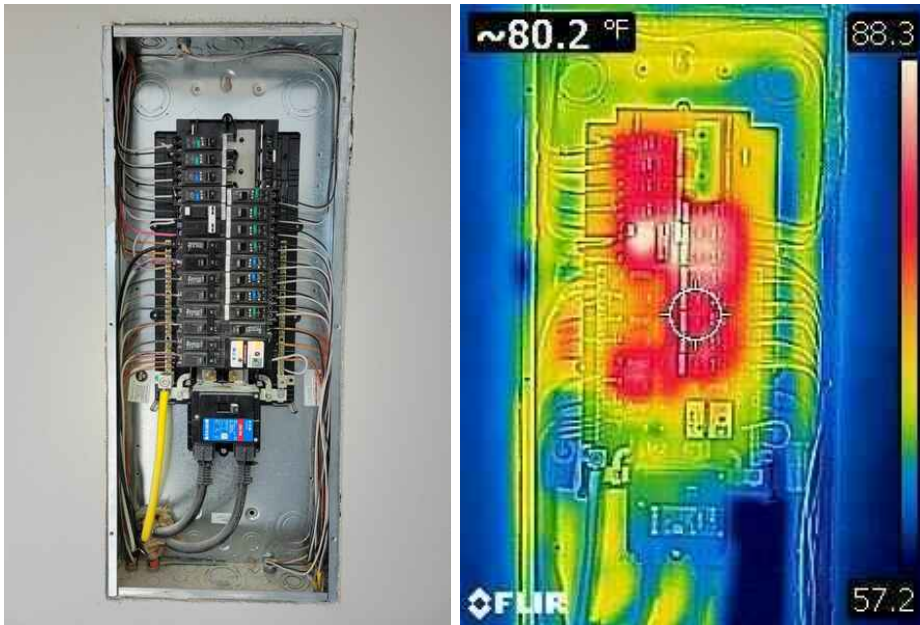
The main electrical panel appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.



Thermal image scan for overheating breakers: Normal

Subpanel(s): Serviceable

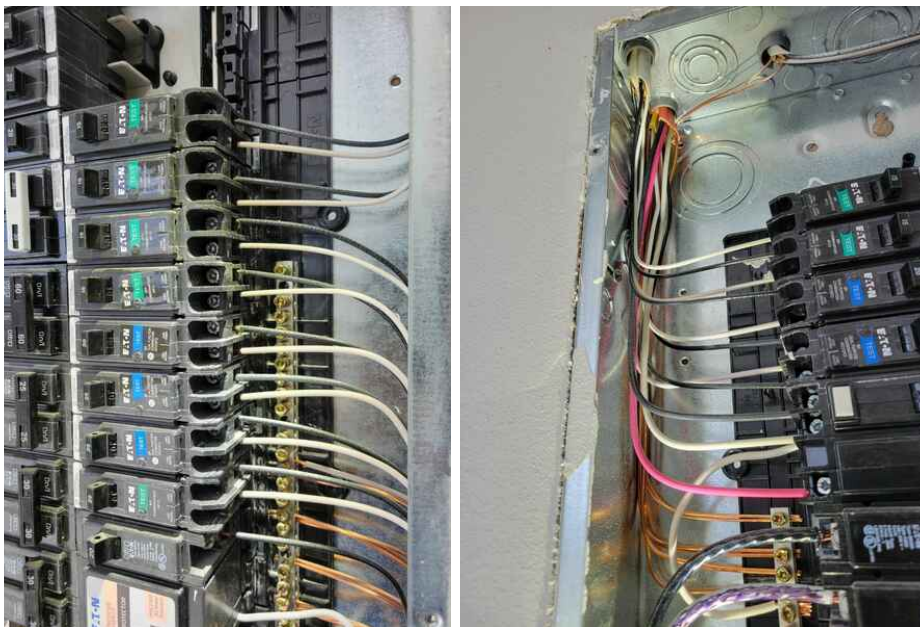
The electrical subpanel(s) appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.



Thermal image scan for overheating breakers: Normal

Branch Circuit Conductors: Modern NM - Serviceable

The electrical system appeared to be installed with vinyl sheathed copper conductor non-metallic cable (NM cable). This cable is often referred to by the trade name "Romex". When properly installed, it is considered acceptable by current building practices for major appliance circuits. The visible parts of the branch circuit conductors appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.

**Lighting Fixtures & Switches: Serviceable**

A representative sampling of electrical switches were tested. The light fixtures and switches appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.

Receptacles (Outlets): Serviceable

A representative sampling of receptacles were tested by using a receptacle tester and/or a voltage tester. The receptacles appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.

Deficiencies

12.8.1 Receptacles (Outlets)

REFRIGERATOR GFCI RECEPTACLE

KITCHEN

The refrigerator's receptacle (outlet) was on a GFCI protected circuit. Refrigerators can cause accidental trips on GFCI circuits. Refrigerators with ice makers, self-defrost features, or various technical faults can cause trips to happen. When not caught soon enough, it can lead to food spoilage. Recommend a qualified contractor to make repairs as needed.

Recommendation

Contact a qualified electrical contractor.



13: HEATING & COOLING SYSTEM(S)

Information

Heating System: Heating Equipment Description

Forced Air

Heating System: Heating Equipment Location

Garage

Heating System: Energy Source

Electric

Heating System: Brand

Trane

Heating System: Serial Number

23451N5H3V

Heating System: Model Number

TEM8A0C36V31DCA

Heating System: Manufacture Year

2023

Heating System: Efficiency

Mid (Approx. 80%)

Heating System: Date of Last Service

Undetermined

Heating System: Air Source

Draws Air From Living Space

Cooling System: Cooling Equipment Description

Heat Pump - Split System

Cooling System: Location

Exterior, West, Side Yard

Cooling System: Brand

Trane

Cooling System: Energy Source/Type

Heat Pump, Electric, 240 Volt, Disconnect Present - Yes

Cooling System: Serial Number

231434B7CF

Cooling System: Model Number

4TWL9036A100BA

Cooling System: Manufacture Year

2023

Cooling System: Refrigerant

R-410A

Air Filter: Filter Size
Undetermined

Air Filter: Filter Location
Undetermined

**Operating Controls (Thermostat):
Thermostat Location(s)**
Hallway

**Distribution System:
Configuration**
Central

Distribution System: Description
Insulated, Flexible Ducts

Fireplace(s): Description
Prefabricated, Gas Insert

Fireplace(s): Fuel Source
Gas

Fireplace(s): Location(s)
Living Room

Fireplace(s): Damper Location
Undetermined

Heating System: System Access - Serviceable

The forced air furnace appeared to have acceptable system access and appeared to function as intended, unless otherwise specified in this report.

Heating System: Electrical Connection - Serviceable

The visible components of the electrical power connection appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.

Heating System: Forced Air Furnace - Serviceable

The visible components of the forced air furnace appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.



Cooling System: AFUE Rating

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Cooling System: Heat Pump - Serviceable

The visible components of the heat pump system appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.



Operating Controls (Thermostat): Serviceable

The operating controls (thermostat) appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.



Vents & Flues: Serviceable

The visible components of the vents & flues appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.

Fireplace(s): Serviceable

The fireplace(s) appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.



Limitations

Cooling System

LOW TEMPERATURE

The cooling system/function was not tested or operated due to low outdoor temperature. The outdoor ambient air temperature was below 65 degrees Fahrenheit. Running the A/C with temperatures this low can potentially cause damage to the unit. Inspection of the cooling system was limited. Recommend operating the cooling system on a warmer day to ensure functionality.

Deficiencies

13.3.1 Air Filter

MISSING

An filter was missing at the time of inspection. Recommend installing air filter as needed for improved indoor air quality and heating performance.

Recommendation

Contact a handyman or DIY project



Return air register did not have a filter.

13.6.1 Distribution System



DIRTY DUCTS

The ductwork was filled with debris. This condition can compromise the indoor air quality of the home. Recommend a qualified contractor to clean the ductwork.

Recommendation

Contact a qualified HVAC professional.



14: PLUMBING

Information

Plumbing Description: Water Utility Meter Location

West

Plumbing Description: Water Distribution Material

PEX Plastic, PVC Plastic

Water Pressure & Flow: Expansion Tank Location

Water Heater

Water Heating System: Manufacturer

Bradford White

Water Heating System: Serial Number

ZB50925092

Plumbing Description: Water Main Pipe Size & Material

1", PVC Plastic

Plumbing Description: Wastewater Pipe & Vent Material

ABS Plastic

Water Heating System: Description

Tanked

Water Heating System: Power Source/Type

Electric

Water Heating System: Model Number

RE2H50S10-1NCTT

Plumbing Description: Water Main Shut-Off Location

Garage, Utility Meter

Water Pressure & Flow: Water Flow

No Restriction

Water Heating System: Location

Garage

Water Heating System: Seismic Straps

Yes

Water Heating System: Manufacture Year

2023

Water Heating System: Capacity (Gallons)

50

Gas Fuel System: Location

West, Side Yard

Gas Fuel System: Main Shut-off Location

Gas Meter, Supply Pipe

Water Pressure & Flow: Pressure - Serviceable

Water pressure taken from exterior water faucet

The water pressure was within an acceptable range at the time of the inspection. Average water pressure for residential homes is generally between 40 and 80 pounds per square inch (psi).



Water pressure tested ~68 psi.

Main Water Supply: Serviceable

The water utility meter and main water supply pipe appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.



Water meter location.



Water meter with main shut-off valve.



Main water supply pipe. Southwest crawlspace.



Main water supply pipe in garage with shut-off valve.

Water Distribution Pipes: Serviceable

The visible components of the water distribution system appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.

Drain, Waste & Vent Systems: Serviceable

The visible components of the drain, waste and vent pipe systems appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.



Main drain pipe. Southeast crawlspace.

Drain, Waste & Vent Systems: Recommend Sewer Inspection

A sewer inspection (aka, sewer scope) is highly recommended for recent home purchases. Damages, clogs and backups in the home's main waste line can develop into a major emergency without warning, with wastewater suddenly pumping into areas where it shouldn't be due to a damaged pipe or a number of other issues. Sewer inspections can help get ahead of these problems by inserting a camera into the system to help identify potential, common or major problems associated with the main sewer line.

3D Property Inspections offers sewer inspections at a discounted rate included with this home inspection. Reach out to us if you're interested in this service: (509) 208-1050

For more information on sewer inspections, click [here](#) and [here](#).



Drain, Waste & Vent Systems: Drain Clean Out(s) Observed

One or more clean outs on the main drain pipe were observed. A clean out is an addition to the home's plumbing system, and is intended to give plumbing professionals an easy access point through which they can reach clogs and backups. Recommend keeping these area(s) clear for easy access.



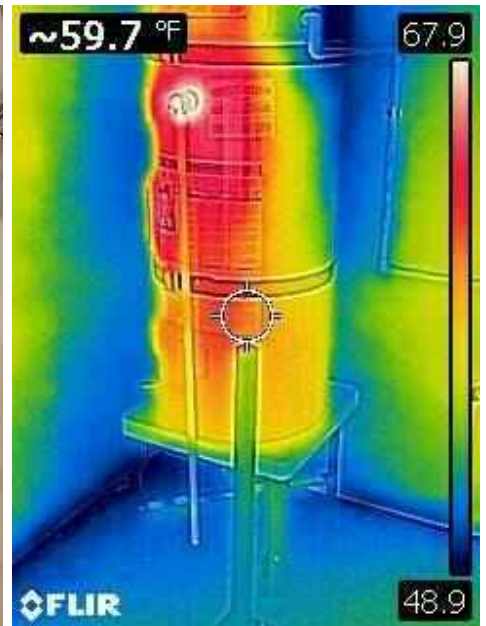
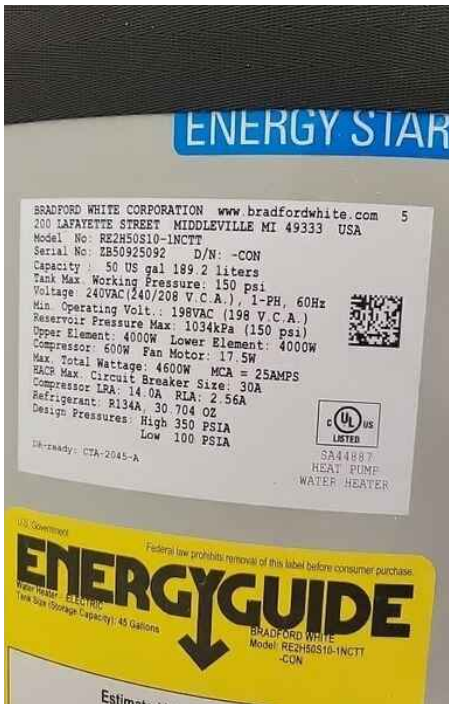
South side.



Driveway.

Water Heating System: Electric - Serviceable

The visible components of the electric water heater appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.



Thermal image scan for moisture leaks: Dry

Expansion Tank: Serviceable

The thermal expansion device appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.

**Exterior Water Faucets: Serviceable**

A sample of the exterior water faucets were operated and appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.

Gas Fuel System: Serviceable

The visible components of the natural gas system appeared in acceptable condition and appeared to function as intended, unless otherwise specified in this report.



Main utility shutoff valve.

Gas Fuel System: Utility Tracing Wire

The gas meter had a tracing wire installed. Tracing wires are used for locating buried utilities going into, and from, the residence. Tracing wires are not live and do not pose an electrical/safety hazard, and are best left undisturbed for future locating. Comment for informational purposes only.



Limitations

Water Distribution Pipes

SHUT-OFF VALVES

Shut-off valves were not tested for operation during the inspection. Most often, shut-off valves are not used regularly and are prone to leak when operated. Shut-offs should only be used to shut off the water in the event of a leak or repairs.

Secondary Plumbing System(s)

LANDSCAPE IRRIGATION

A landscape irrigation system was observed on the property. Landscape irrigation systems, and/or sprinkler systems, are outside the scope of a standard home inspection. Much of the system is either inaccessible, buried, or difficult to view. The system was excluded from the inspection and inspection report. It is recommended that a qualified professional evaluate and demonstrate the irrigation system operation prior to use.

Tip: ensure the sprinkler system is not spraying too close to the house, and its foundation, as this can lead to moisture damage to the exterior siding system and water intrusion into the crawlspace/basement.



Exterior northeast corner.



Control hub. Garage.

STANDARDS OF PRACTICE

Grounds

State inspection standards require that the inspector evaluate and report the condition of the visible and readily accessible areas of the site, which includes: the building perimeter; land grade and water drainage directly adjacent to the foundation; trees and vegetation that adversely affect the structure; walks, grade, steps, driveways, patios, and retaining walls of contiguous with the structure. The inspector will evaluate and report the condition of the visible and readily accessible areas of a porch, balcony, and deck components attached to the home. This includes exterior decks, balconies, stairs, and handrails according to state standards. The inspector will inspect for serviceability of the components as they appear during the time of inspection. The observed components are viewed from ground level. Areas beneath decks with less than five feet of clearance from the underside of the joists to grad are considered too low to enter or not accessible. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection.

This inspection is not intended to address or include any geological conditions or site stability information. The inspector does not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. The inspector can not determine drainage performance of the site or the condition of any underground piping, including underground drainage systems and municipal water and sewer service piping or septic systems.

The inspector does not inspect fences, privacy wall or retaining walls that are not contiguous with the structure, decks and patios not attached to the dwelling. The inspector does not inspect bulkheads, seawalls, break walls or docks. The inspector does not evaluate any detached structures such as storage sheds, stables, and other structures detached from the dwelling; nor mechanical or remotely controlled components such as driveway gates. The inspector does not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected. The inspector does not comment on or research for possible unlicensed or non-permitted work.

Exterior

State inspection standards require that home inspectors evaluate and report the condition of the visible and readily accessible areas of the wall coverings, trim, protective coatings and sealants, windows and doors, eaves, soffits, fascias, and visible exterior portions of chimneys. The inspector evaluates for serviceability of the components as they appear during the time of inspection. The observed components are viewed from ground level. The inspector may probe exterior components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage to any finished surface or where no deterioration is suspected.

The inspector does not test, inspect or evaluate the operation of security locks, devices or systems. The safety type glass or the integrity of the thermal window seals. The inspector does not inspect, test, or evaluate flues or verify the presence of flue liners beyond what can be safely and readily seen from the roof or the firebox of a stove or fireplace. The inspector does not test, inspect or evaluate the presence, function or condition of shutters, awnings, storm doors, storm windows, screens, and similar accessories. The inspector does not comment or research for possible unlicensed or non-permitted work.

Roof

State inspection standards require that the inspector evaluate and report the condition of the visible and readily accessible areas of the roof system components. This includes the roof covering materials; gutters and downspout systems; visible flashings; roof vents; skylights; and any other roof penetrations.

The inspector will traverse the roof to inspect. The inspector will not traverse the roof where, in the opinion of the inspector, doing so can damage roofing materials or is unsafe. If the roof is not traversed, the method used to inspect the roof is reported. The inspector will not remove snow, ice, debris, or other material that obscures the roof surface or prevents access to the roof. The inspection does not include gutter and downspout systems concealed within the structure; related underground drainage piping; attached accessories including but not limited to solar panels, antennas, lightning arrestors, or similar attachments.

Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. The inspector can only offer an opinion of the general quality and condition of the roofing material in our estimations. The inspector cannot and does not offer an opinion or warranty on whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. The

inspector will evaluate every roof conscientiously, and even attempt to approximate its age, but the inspector will not predict or guarantee its remaining life expectancy, or guarantee or warranty that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, it is recommended that you ask the sellers about the roof's history.

Crawlspace

State inspection standards require that the inspector evaluate and report the condition of the visible and readily accessible areas of the structure which include: exposed foundations and grade slabs, walls, posts, piers, beams, joists, trusses, subfloors where readily available and safely accessible; floor framing and decking; other support and substructure/superstructure components; and ventilation where applicable. The inspector evaluates the subfloor crawlspaces for indications of flooding and moisture penetration. The inspector may probe a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage any finished surface or where no deterioration is suspected. The inspector reports all wood rot and pest-conducive conditions discovered. All such issues that are suspected to be insect related are referred to a structural Pest Inspector (SPI) or a pest control operator (PCO) for follow up. The inspector evaluates for serviceability of the components as they appear during the time of inspection.

The inspector does not inspect or evaluate subfloor crawlspaces that require excavation or have an access opening less than eighteen inches by twenty-four inches or headroom less than eighteen inches beneath floor joists and twelve inches beneath the beams. The inspector does not inspect or evaluate any areas that are not readily accessible due to obstructions, inadequate clearances or have conditions which, in the inspector's opinion, are hazardous to health and safety of the inspector or will cause damage to components of the home. The inspector does not move stored items or debris or perform excavation to gain access. The inspector does not comment or research for possible unlicensed or non-permitted work.

Foundation & Structural Framing

State inspection standards require that the inspector evaluate and report the condition of the visible and readily accessible areas of the structure which include: exposed foundations and grade slabs, walls, posts, piers, beams, joists, trusses, subfloors, chimney foundations, stairs and the visible roof structure; and attic components were readily and safety accessible; floor framing; roof framing and decking; other support and substructure/superstructure components; stairs; ventilation (where applicable); and exposed concrete slabs in the garages and habitable areas. The inspector will inspect the subfloor crawlspaces and basements for indications of flooding and moisture penetration. The inspector may probe a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage any finished surface or where no deterioration is suspected. The inspector will report all visible wood rot and pest-conducive conditions discovered. All such issues that are suspected to be insect related are referred to a structural pest inspector (SPI) or a pest control operator (PCO) for follow up. The inspector will inspect for serviceability of the components as they appear during the time of inspection.

The inspector does not inspect or evaluate subfloor crawlspaces that require excavation or have an access opening less than eighteen inches by twenty-four inches or headroom less than eighteen inches beneath floor joists and twelve inches beneath the beams. The inspector does not inspect or evaluate any areas that are not readily accessible due to obstructions, inadequate clearances or have conditions which, in the inspector's opinion, are hazardous to health and safety of the inspector or will cause damage to components of the home. The inspector does not move stored items or debris or perform excavation to gain access. The inspector does not comment or research for possible unlicensed or non-permitted work.

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, the inspector will identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, the inspector will recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances, floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. The inspector will alert you to any suspicious cracks if they are clearly visible. However, the inspector is not a specialist, and in the absence of any major defects, the inspector may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. The inspector may also recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Interior - Doors, Windows, Floors, Ceilings, Walls, Etc.

The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged

or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steam generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Appliances

The inspector will inspect: installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function.

The inspector is not required to inspect: installed and freestanding kitchen and laundry appliances, appliance thermostats including their calibration, adequacy of heating elements, self-cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance, or the operation of every control and feature of an inspected appliance.

Electrical

State inspection standards require that the home inspector evaluate and report the condition of the visible and readily accessible electrical system, which includes: the service drop through the main panel; sub-panels including feeders; branch circuits, connected devices and lighting fixtures. The inspector will report the type of primary service, whether overhead or underground, voltage, amperage, over-current protection devices (fuses or breakers), and the type of branch wiring used, including reporting on the presence of solid conductor aluminum branch circuits. The inspector will report on the existence of a service-grounding conductor and service-grounding electrode when same can be determined or when no connection to service grounding electrode can be confirmed. The inspector will inspect the main and branch circuit conductors for proper over-current protection and condition by visual observation after removal of the main and sub panel cover(s), where to do so, in the inspectors opinion, is safe and readily accessible. The inspector will operate a representative number of accessible switches, receptacles and light fixtures. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector will inspect for serviceability of the components as they appear during the time of inspection.

The inspector will not insert any tool, probe or testing device into the main or sub-panels, activate electrical systems or branch circuits that are not energized, operate circuit breakers, service disconnects or remove fuses. The inspector does not perform load-calculations to determine if the supply meets the demand. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to: telephone, cable TV, timers, security systems, low voltage systems, smoke/heat detectors, antennas, intercoms, lawn sprinkler wiring, swimming pool or spa wiring, central vacuum systems, or any electrical equipment that is not readily accessible. The inspector will not dismantle any electrical device or control, except for the removal of the front panel cover from the main service panel and/or sub-panels. The inspector will not move any objects, furniture, open appliances to gain access to any electrical component. The inspector does not operate every switch, outlet and fixture. The inspector does not remove switch and outlet cover plates. The inspector does not verify the continuity of connected service ground(s).

However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that the home inspector may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which the inspector disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician.

Heating & Cooling System(s)

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Plumbing

Inspection limitations include a significant part of the water supply pipes, the drain, waste, and vent pipes, the fuel distribution pipes (if any), and the gas vent systems (if any) which are concealed in places such as walls, behind insulation, under the foundation, and underground.

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials. The inspector does not comment on or research for possible unlicensed or non-permitted work.

To reduce the chance that a component may fail soon after the inspection, some of the inspector's tests involve operating components near their limits to discover potential problems that may not occur under normal conditions. Occasionally, components that are near failure will break or fail during this test. The inspector is not responsible for repairing or replacing components that fail under reasonable tests.