

INSPECTION REPORT



For the Property at:
100 INSPECTION ST
TACOMA, WA 98405

Prepared for: EXAMPLE REPORT
Inspection Date: Tuesday, September 26, 2023
Prepared by: Chad Fletcher



Fletcher property Inspections
Federal Way, WA 98023
253 880-8218
fletcherpropertyinspections.com
fletcherinspections@outlook.com

Excellence in home inspection.



October 10, 2023

Dear Example Report,

RE: Report No. 1366, v.0
100 Inspection st
Tacoma, WA
98405

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Chad Fletcher
on behalf of
Fletcher property Inspections

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Federal Way, WA 98023
253 880-8218
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fletcherinspections@outlook.com

SUMMARY

100 Inspection st, Tacoma, WA September 26, 2023

Report No. 1366, v.0

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

Condition: • [Rot](#)

Rot in front stairs. A floor board was replaced but most floor boards still have some rot and loose screws. The railing and steps are a safety hazard.

Location: Front stairs in multiple spots on hand rails, guardrails, skirting, and some of the steps.

Task: Further evaluation by qualified professional recommended to repair or replace and correct issue as needed.

Structure

FOUNDATIONS \ General notes

Condition: • [Spalling, crumbling or broken material](#)

See wet floor comments for more information

Plumbing

WATER HEATER \ Life expectancy

Condition: • Past life expectancy

The water heater appears to be a 2006. The tank is rusting, appears to have had leaks, and the water piping has been leaking in the last with heavy corrosion.

Task: Replace water heater and piping

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Leak](#)

The upstairs hallway sink faucet handles leak onto the countertop and into the cabinet when turning on. There is water damage and discoloration or possible organic growth in the cabinet. The drain stop the the faucet also does not work so the sink is draining very slowly. The sink is not caulked around the edges which may allow water to penetrate into sink cabinet.

Task: Further evaluation. Replace faucet. Clean sink cabinet with dish soap then bleach. Caulk around sink where it contacts counter top.

Time: Before use.

SUMMARY

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Interior

BASEMENT \ Wet basement - evidence

Condition: • [Dampness on floor or walls](#)

Water is dripping from the concrete walls and there is spalling of concrete with efflorescence leaving gaps in the concrete.

Location: Garage closet

Task: Further evaluation by qualified professional recommended to repair or replace and correct issue as needed.

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

Description

Sloped roofing material: • [Asphalt shingles](#)

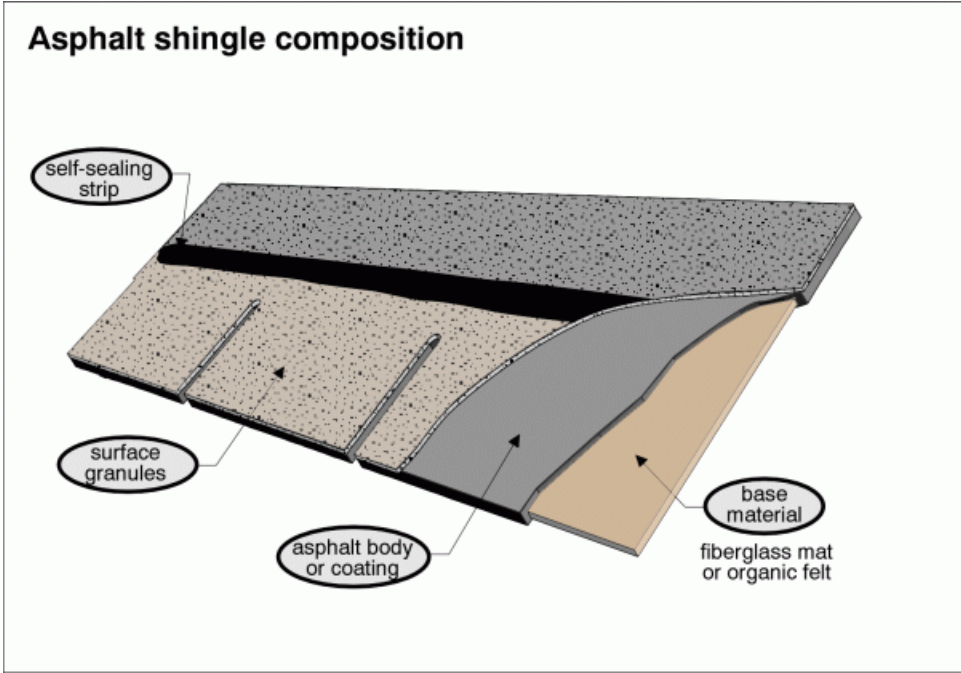
Limitations

Inspection limited/prevented by: • Lack of access (too high/steep)
Inspection performed: • From roof edge • With a camera on pole

Recommendations

SLOPED ROOFING \ Asphalt shingles

Condition: • [Granule loss](#)
Granule loss is a way to help judge the condition of the roof. The roof is approximately 20 years old. Typical life expectancy for architectural shingles is around 25 years sometimes more and some less.



ROOFING

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1. Granule loss

Condition: • Debris/moss

Task: Clean roof moss



2. Debris/moss

EXTERIOR

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Description

Wall surfaces and trim: • [Hardboard](#)
Garage vehicle door operator (opener): • Manually operated

Recommendations

ROOF DRAINAGE \ Gutters

Condition: • Dirty/debris
There are plants growing in the gutters
Task: Clean out gutters



3. Dirty/debris

ROOF DRAINAGE \ Downspouts

Condition: • [Connections loose](#)
Downspout is missing screws. Make sure to caulk around screw holes to protect trim.
Location: NE corner

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4. Connections loose

WALLS \ Wood siding

Condition: • There are small gaps in the siding where unpainted wood is exposed. Recommend adding trim board, caulk and paint to protect.

Time: As soon as practical

Cost: Minor



5.

EXTERIOR GLASS/WINDOWS \ Exterior trim

Condition: • [Rot](#)

Location: Front window

Task: Further evaluate and replace rotten trim.

Time: As soon as practical

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6. Rot

DOORS \ Hardware

Condition: • The front door deadbolt is loose, has a loose screw, and slightly misaligned.

Task: Repair or replace



7.

Condition: • The garage door to living space won't lock, is loose, and pieces are falling off

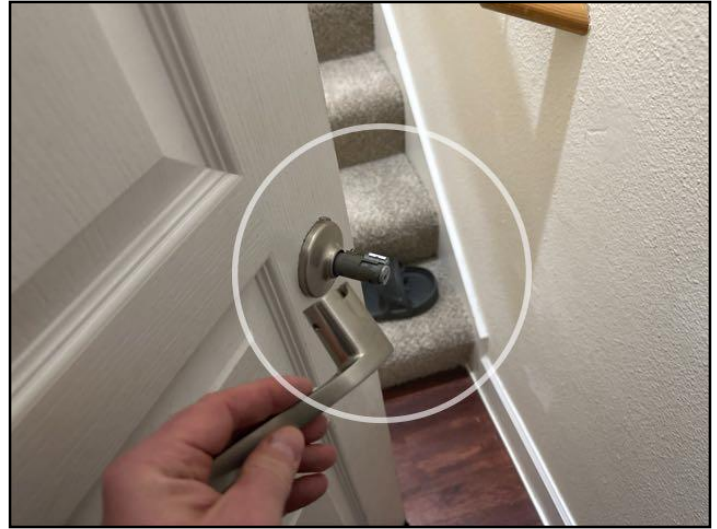
Task: Repair or replace

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8.

9.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

Condition: • [Rot](#)

The back porch has rot in a few places. The skirting is in contact with the soil and has rot. The railings and various other spots have rot. The posts are in contact with soil and also have rot.

Task: Further evaluation by qualified professional recommended to repair or replace and correct issue as needed.



10. Rot



11. Rot

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

Condition: • [Rot](#)

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Rot in front stairs. A floor board was replaced but most floor boards still have some rot and loose screws. The railing and steps are a safety hazard.

Location: Front stairs in multiple spots on hand rails, guardrails, skirting, and some of the steps.

Task: Further evaluation by qualified professional recommended to repair or replace and correct issue as needed.



12. Rot



13. Rot



14. Rot



15. Rot

Condition: • Back porch step is loose

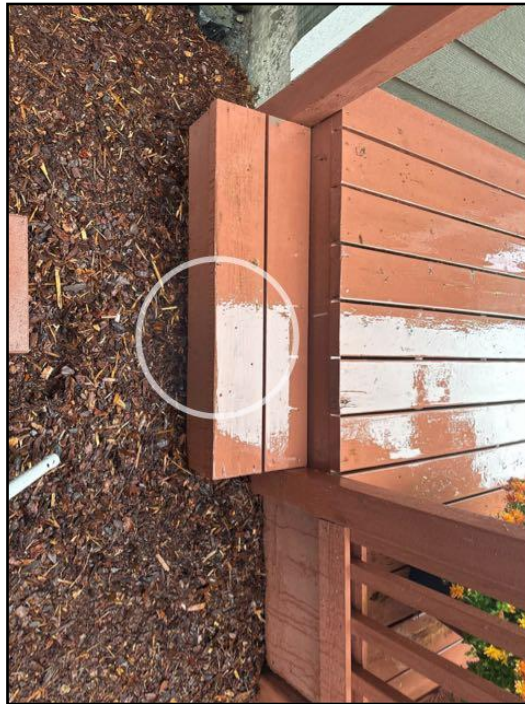
Task: Repair/fasten tightly

EXTERIOR

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16.

LANDSCAPING \ Fence

Condition: • Leaning

The fence is leaning and may have some rot

Task: Repair



17. Leaning

GARAGE \ Floor

Condition: • [Cracked](#)

Typical minor cracks on the garage floor

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

Task: Seal cracks



18. Cracked

GARAGE \ Vehicle door operators (openers)

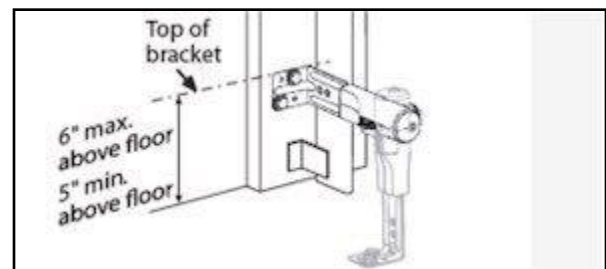
Condition: • Sensors poorly located

The garage door sensors were installed too high

Task: Lower sensors for safety.



19. Sensors poorly located



20. Sensors poorly located

STRUCTURE

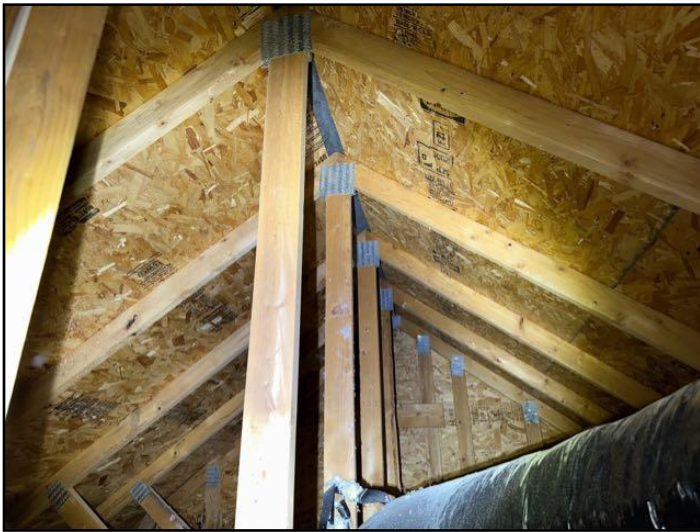
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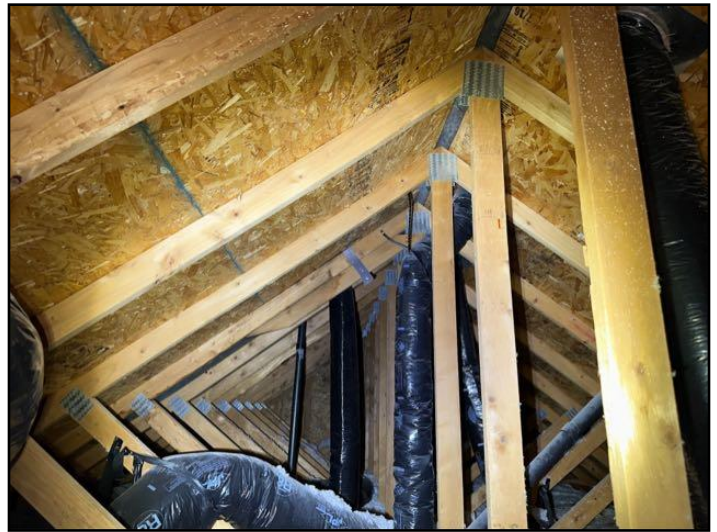
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

Description

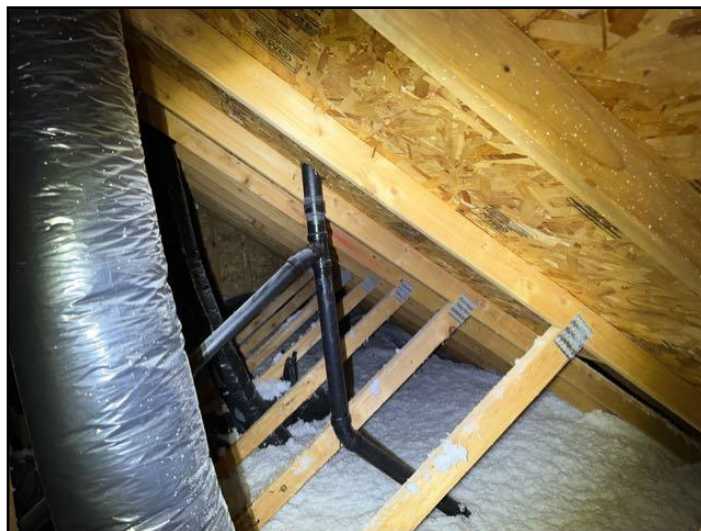
Configuration: • [Basement](#) • [Slab-on-grade](#)
Foundation material: • [Poured concrete](#)
Floor construction: • [Joists](#)
Exterior wall construction: • Wood frame / Masonry veneer
Roof and ceiling framing:
• [Trusses](#)
Pictures of attic



21. Trusses



22. Trusses



23. Trusses

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Limitations

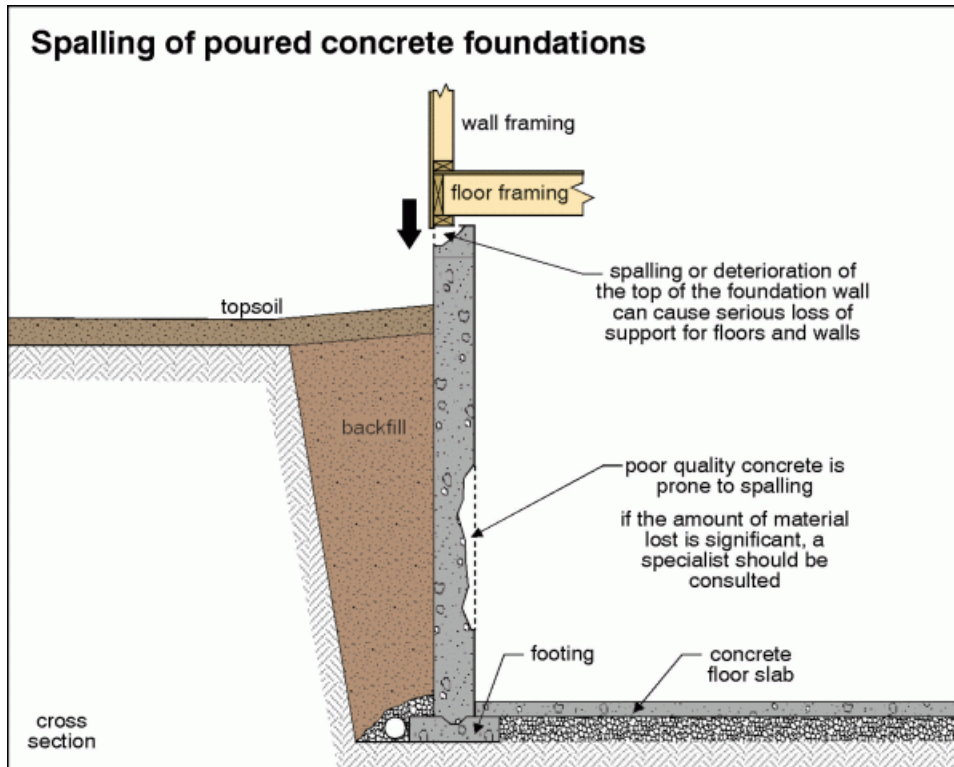
Attic/roof space: • Entered but access was limited

Recommendations

FOUNDATIONS \ General notes

Condition: • [Spalling, crumbling or broken material](#)

See wet floor comments for more information



24. Spalling, crumbling or broken material

Description

Service size:

- [200 Amps \(240 Volts\)](#)

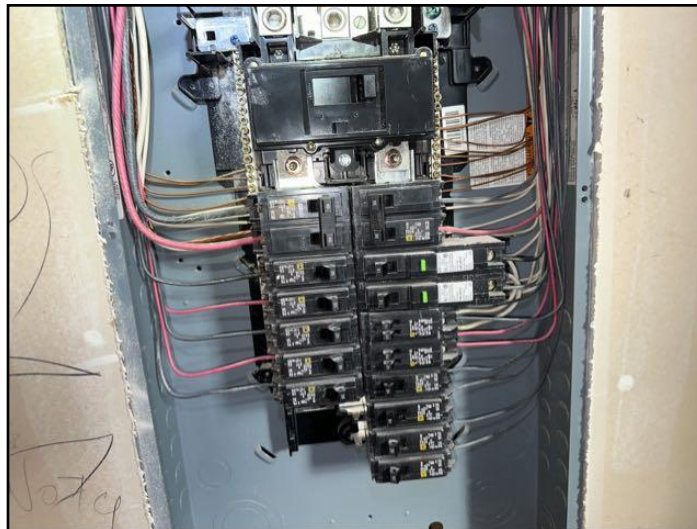
Pictures of electrical panel. No overheating found.



25. 200 Amps (240 Volts)



26. 200 Amps (240 Volts)



27. 200 Amps (240 Volts)

Main disconnect/service box type and location: • [Breakers - garage](#)

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • Present

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Damage](#)

The outlet cover is cracked. Recommend replacing to help prevent water and or moisture from getting in. The cover is also difficult to open and I was unable to open it up without excessive force and didn't want to damage it further.

Location: Back porch

Time: As soon as practical

Cost: Minor



28. Damage

DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Damaged](#)

Location: Upstairs NW bedroom, garage

Task: Replace cover plate

Cost: Minor



29. Damaged



30. Damaged

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

Condition: • [Missing](#)

Provide cover plate

Location: Garage



31. *Missing*

DISTRIBUTION SYSTEM \ Lights

Condition: • [Inoperative](#)

Some of the lights aren't on. A kitchen bulb is mismatched color to the others.

Location: Downstairs bathroom, light above fireplace, the garage door light

Task: Replace light bulbs and further evaluation if that doesn't work.



32. *Inoperative*



33. *Inoperative*

ELECTRICAL

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SUMMARY

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Condition: • There is no light in the garage closet

Description

Heating system type:

- [Furnace](#)

2021 furnace



34. Furnace

Fuel/energy source: • [Gas](#)

Exhaust venting method: • [Direct vent](#)

Combustion air source: • Interior of building

Fireplace/stove:

- [Gas fireplace](#)

Gas fireplace worked during inspection. The gas was shut off before inspection so I turned back off.

Chimney liner: • [Metal](#)

Location of the thermostat for the heating system: • Living Room

Recommendations

FURNACE \ Filter

Condition: • [Dirty](#)

Location: Upstairs hallway return

Task: Replace filter. Replace every 6 months to a year depending on activity and use.

HEATING

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35. Dirty

COOLING & HEAT PUMP

100 Inspection st, Tacoma, WA September 26, 2023

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Description

Air conditioning type: • None present

INSULATION AND VENTILATION

100 Inspection st, Tacoma, WA September 26, 2023

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SUMMARY

ROOFING

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Description

Attic/roof insulation material: • [Cellulose](#)

Attic/roof insulation amount/value: • [R-40](#)

Attic/roof air/vapor barrier: • [Kraft paper](#) • [Not visible](#)

Wall insulation amount/value: • [R-20](#) • Not visible

Floor above basement/crawlspace insulation amount/value: • R-28 • Not visible

Limitations

Attic inspection performed: • By entering attic, but access was limited

Recommendations

RECOMMENDATIONS \ General

Condition: • Primary bedrooms bathroom exhaust vent is clogged

Task: Clean vent



36.

CRAWLSPACE \ Hatch/Door

Condition: • The attic access hatch was open during the inspection. There is poor installation of the trim around the door with gaps and chipping paint.

INSULATION AND VENTILATION

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37.

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Description

General: • Pictures of water meter taken about 15 minutes apart. The meter did not run which indicates no large active hidden leak.

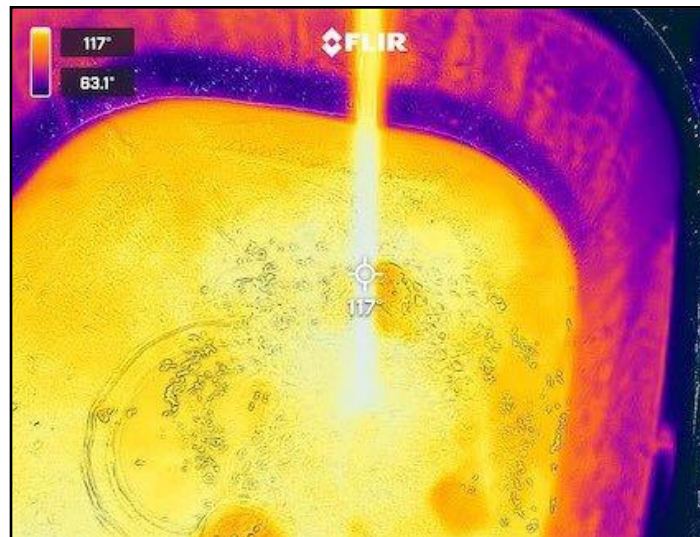


38.



39.

General: • Water temperature is OK



40.

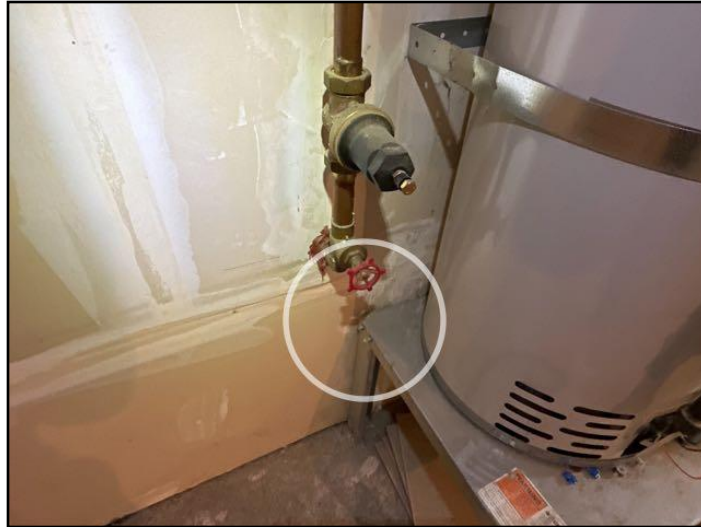
Water supply source (based on observed evidence): • Public

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

Supply piping in building: • [Copper](#)

Main water shut off valve at the:

- Garage



41. Garage

Water heater type: • [Conventional](#)

Water heater fuel/energy source: • [Gas](#)

Water heater tank capacity: • [40 gallons](#)

Waste and vent piping in building: • [ABS plastic](#)

Sewer cleanout location:

- Front yard

Front yard and garage. Sewer clean out is for plumbing services. There are a couple clean outs and one or some may be for storm drain clean outs.



42. Front yard



43. Front yard

Main gas shut off valve location:

- Gas meter

Main gas shut off is at gas meter and individual shut offs at the furnace and water heater



44. Gas meter

Limitations

Not included as part of a building inspection: • Landscape irrigation systems

Recommendations

RECOMMENDATIONS \ General

Condition: • One of the clean out stacks in the back yard is damaged and currently capped with duct tape. This currently is OK but recommend repairing the pipe and adding a proper clean out lid. There is also a clean out near the hose bib in the back yard also has duct tape and recommended the proper lid for that one as well.

Time: As soon as practical

Cost: Minor

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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45.



46.

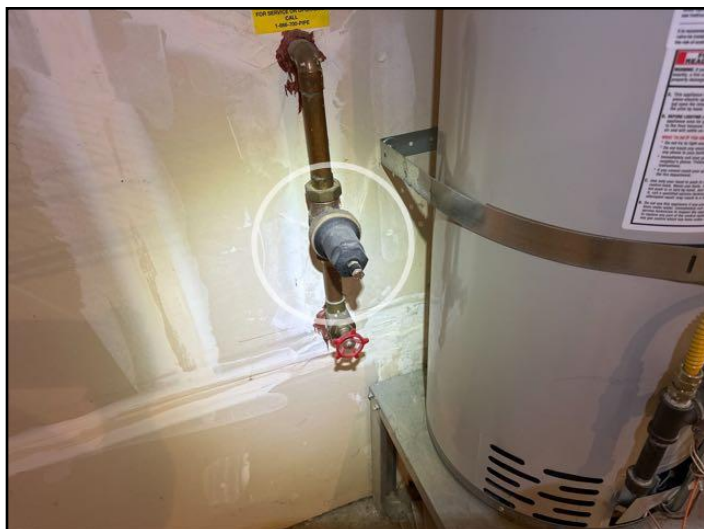
SUPPLY PLUMBING \ Water pressure regulator (Pressure reducing valve)

Condition: • Recommended due to high supply water pressure

Water pressure is too high. Recommend adjusting the water pressure to between 40-80PSI. Pressure regulator is in garage.



47. Recommended due to high supply water...



48. Recommended due to high supply water...

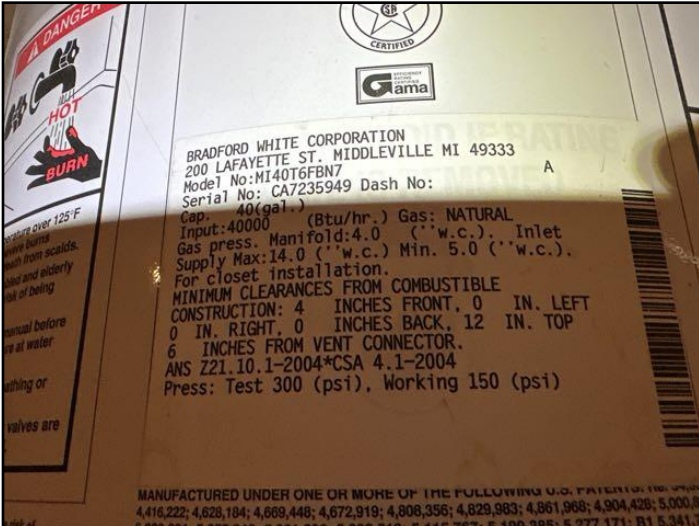
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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WATER HEATER \ Life expectancy

Condition: • Past life expectancy

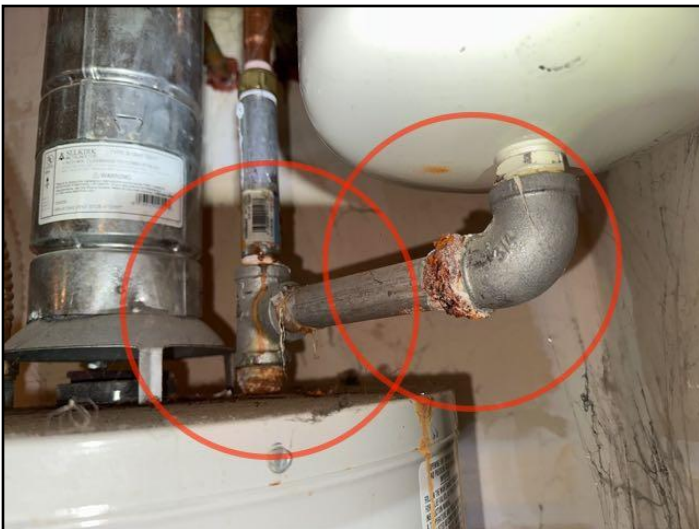
The water heater appears to be a 2006. The tank is rusting, appears to have had leaks, and the water piping has been leaking in the last with heavy corrosion.

Task: Replace water heater and piping



49. Past life expectancy

50. Past life expectancy



51. Past life expectancy

52. Past life expectancy

WASTE PLUMBING \ Drain piping - installation

Condition: • The drain pipe is flex pipe. Only smooth surface pipe is recommended to help prevent clogging.

Location: Kitchen sink. Primary bedrooms bathroom.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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53.

54.

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Leak](#)

The upstairs hallway sink faucet handles leak onto the countertop and into the cabinet when turning on. There is water damage and discoloration or possible organic growth in the cabinet. The drain stop the the faucet also does not work so the sink is draining very slowly. The sink is not caulked around the edges which may allow water to penetrate into sink cabinet.

Task: Further evaluation. Replace faucet. Clean sink cabinet with dish soap then bleach. Caulk around sink where it contacts counter top.

Time: Before use.



55. Leak

56. Leak

PLUMBING

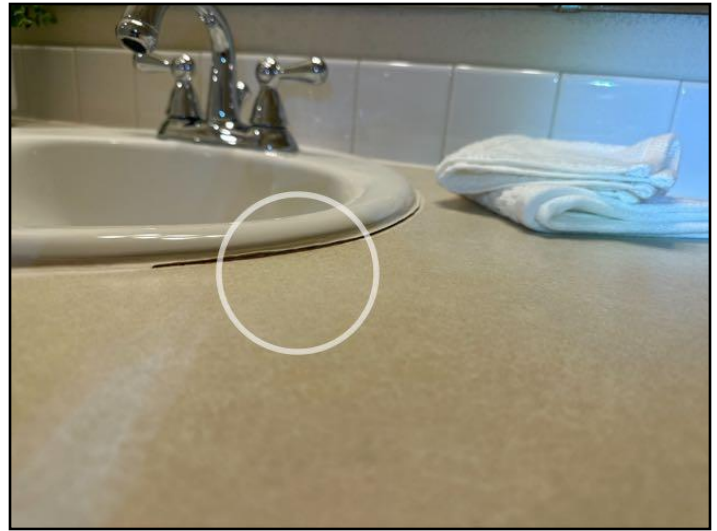
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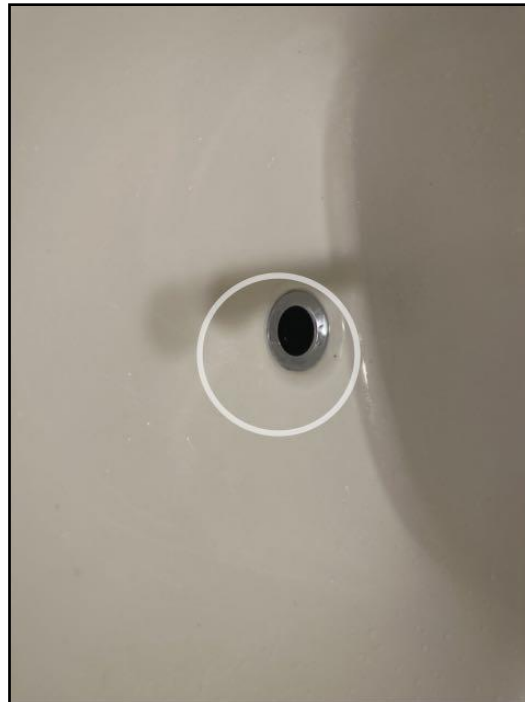


57. Leak



58. Leak

Condition: • Drain stop missing
Location: Downstairs bathroom sink
Task: Add drain stop if needed



59. Drain stop missing

Condition: • Most of the cabinets have damage to the bottoms of the cabinets.

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60.

FIXTURES AND FAUCETS \ Bathtub

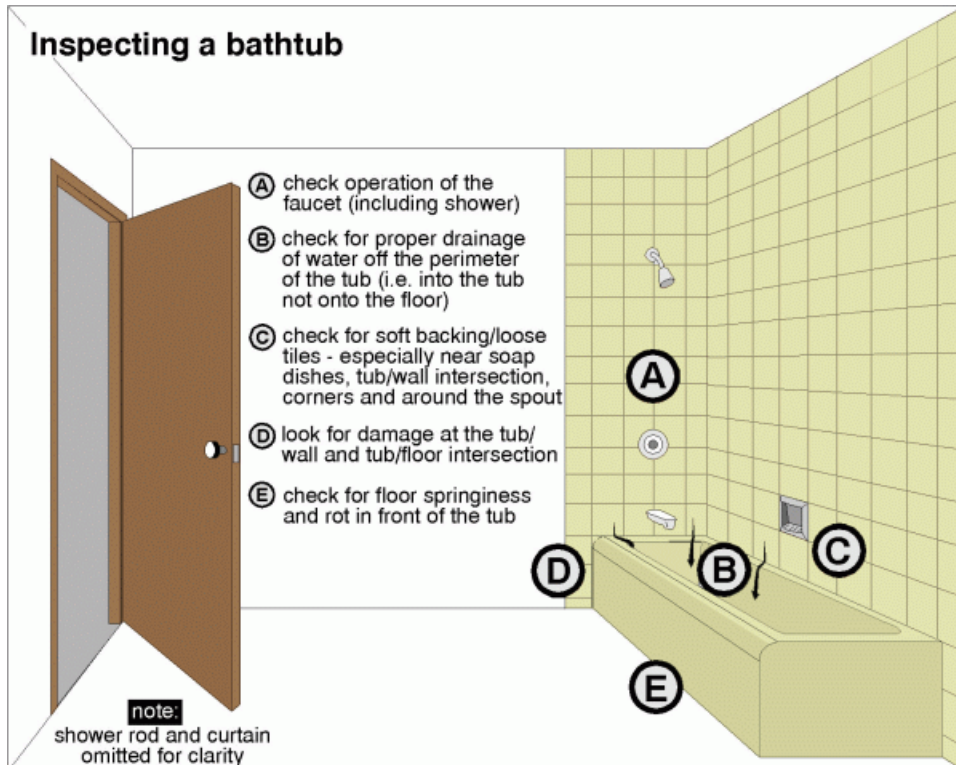
Condition: • [Slow drain](#)

The bathtub has a slow drain, sometimes this is caused by a clogged P-trap or the rubber drain stop gasket is loose and slowing down drain flow.

Location: Upstairs hall bath

Task: Further evaluation and correct

Time: As soon as practical



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FIXTURES AND FAUCETS \ Bathtub enclosure

Condition: • There is some swelling of the trim around the bathtub in a few spots in the upstairs hall and primary bedrooms bathroom. These areas should be caulked very well for shower overspray. The top edges of both shower enclosures also had some gaps in the caulking.

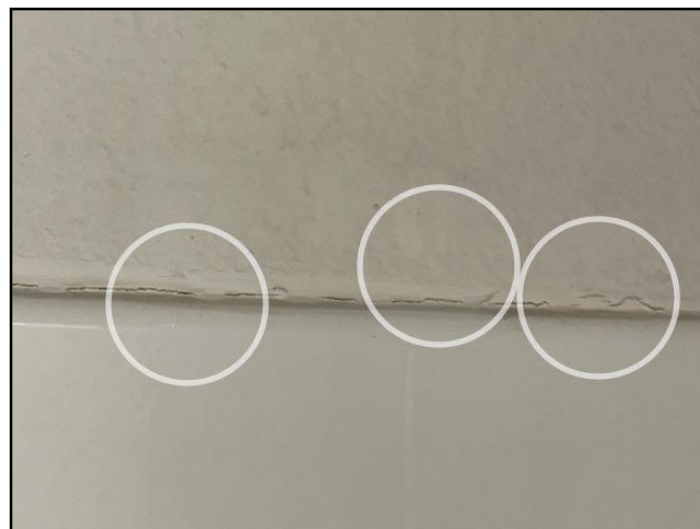
Task: Add caulk. Replace baseboard if needed



61.



62.



63.

FIXTURES AND FAUCETS \ Toilet

Condition: • The toilet flush mechanism has a crack in it.

Location: Primary bedrooms bathroom

Task: Replace as soon as practical



64.

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Description

General: • Repairs made to dry wall in garage. No issues found



65.

- Major floor finishes:** • [Carpet](#) • [Laminate](#)
Major wall and ceiling finishes: • [Plaster/drywall](#)
Windows: • [Fixed](#) • [Single/double hung](#) • [Sliders](#)
Exterior doors - type/material: • Hinged • [Sliding glass](#)

Recommendations

RECOMMENDATIONS \ General

- Condition:** • The towel rack is not secured well
Location: Downstairs bathroom, upstairs hallway bathroom, primary bedrooms bathroom.
Task: Repair or replace

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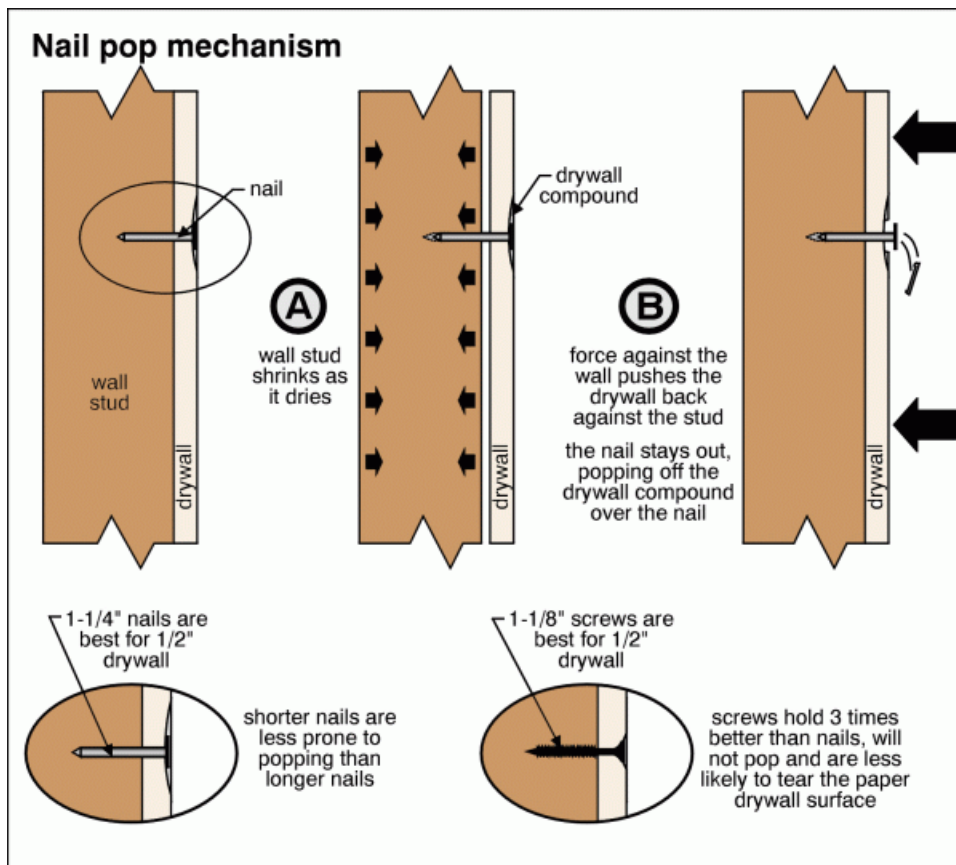


66.

CEILINGS \ Plaster or drywall

Condition: • [Nail pops](#)

Nail pools can be common with ceilings especially with trusses. There are various nail pops throughout the home main floor and upstairs on the walls.

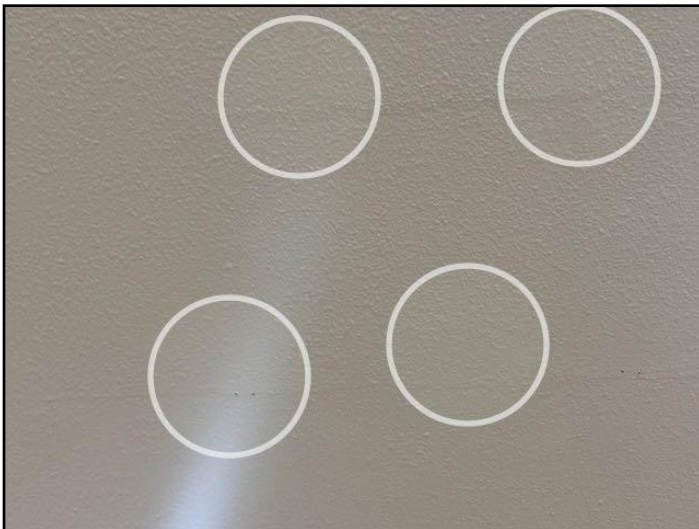


SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

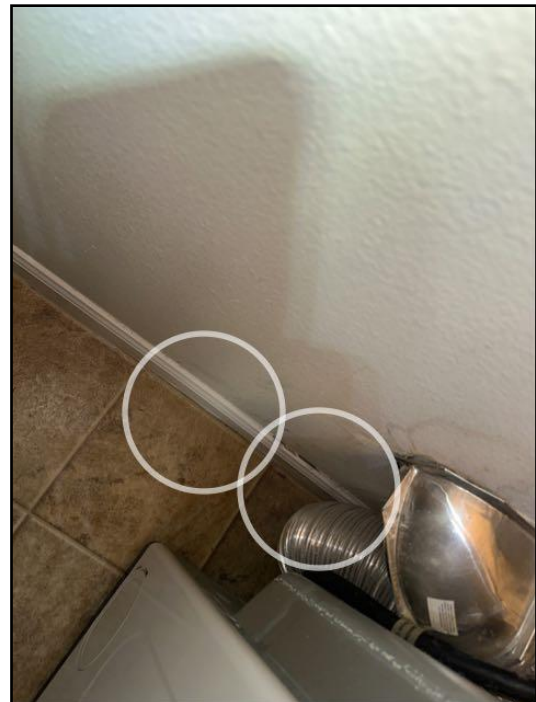


67. Nail pops

Condition: • Damage to dining room ceiling. Likely previous leak from a washing machine. I added a picture of the damage behind washing machine



68.



69.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

WINDOWS \ General notes

Condition: • Primary bedroom window sil has moisture damage. Possible window left open.



70.

DOORS \ General notes

Condition: • Pantry door missing as well as laundry room doors.

Task: Provide doors



71.



72.

Condition: • Some of the doors are offset and catching.

Location: Downstairs bedroom, downstairs bathroom, primary bedrooms closet,

Task: Correct/repair

INTERIOR

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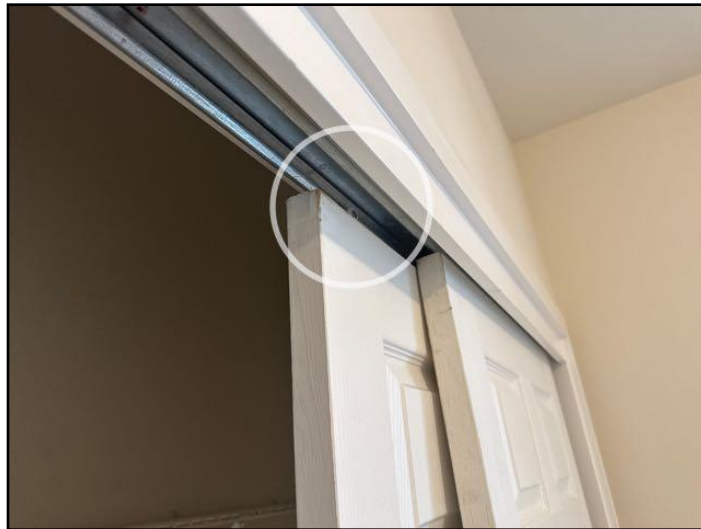
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



73.

Condition: • Closet door on NE corner is off the rails. The NW closet door doesn't have guides on the floor and swings.

Task: Repair as soon as practical



74.

DOORS \ Hardware

Condition: • [Loose](#)

Door hardware is loose, missing a screw, and door does not latch

Task: NW bedroom door

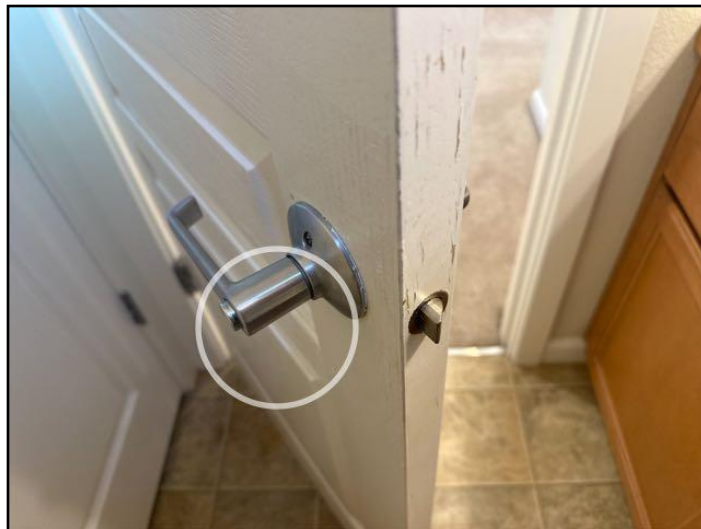
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



75. Loose

Condition: • The privacy lock for the upstairs hallway doesn't work. Privacy lock for primary bedrooms bathroom is missing.

Task: Replace handle and lock. Add lock if needed



76.

STAIRS \ Handrails and guards

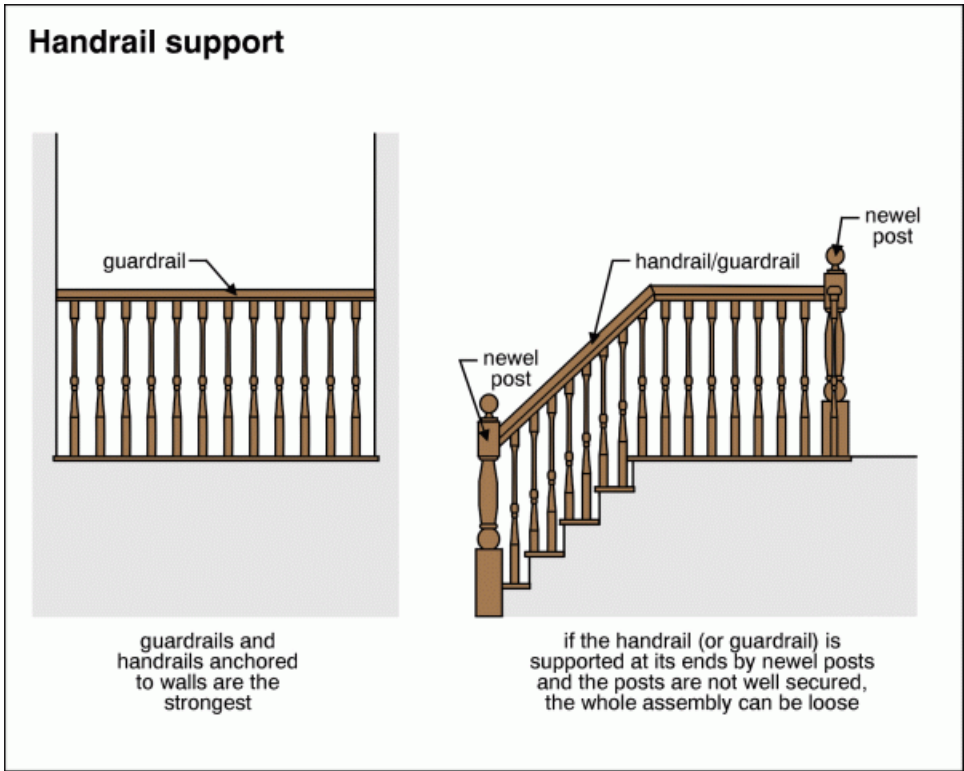
Condition: • [Loose](#)

The handrail bottom edge is loose. Repair or replace

Location: Main floor to upstairs handrail

Time: as soon as practical

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



77. Loose

Condition: • Two screws missing on handrails near front door. One missing on top and bottom of railing.
Task: Add screw.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



78.

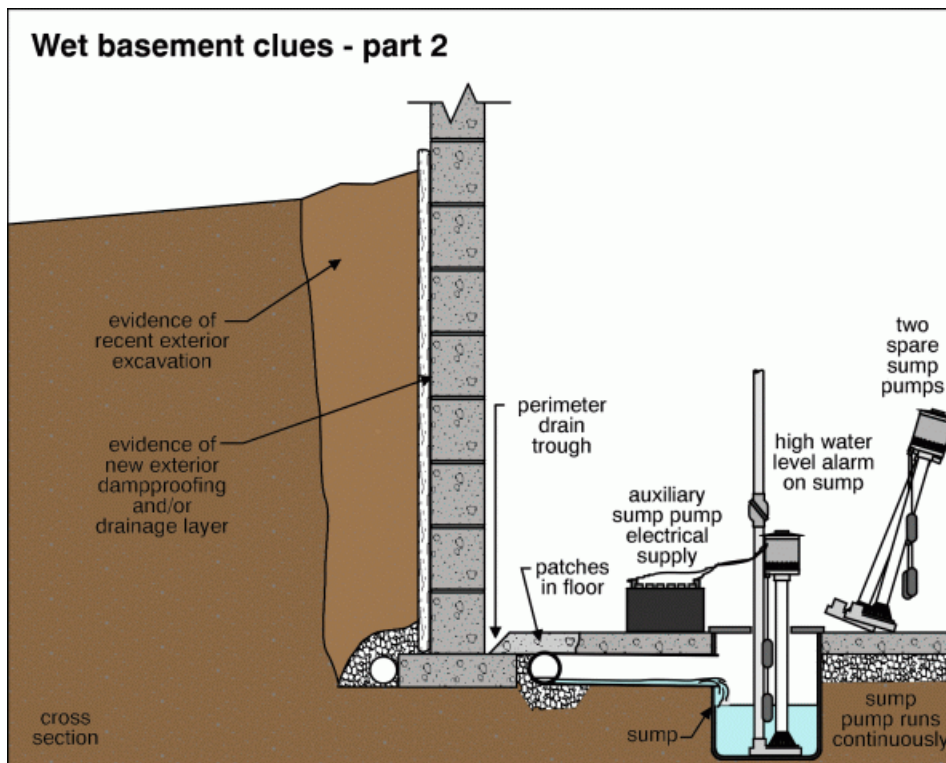
BASEMENT \ Wet basement - evidence

Condition: • [Dampness on floor or walls](#)

Water is dripping from the concrete walls and there is spalling of concrete with efflorescence leaving gaps in the concrete.

Location: Garage closet

Task: Further evaluation by qualified professional recommended to repair or replace and correct issue as needed.



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



79. Dampness on floor or walls



80. Dampness on floor or walls

APPLIANCES \ Dishwasher

Condition: • Inoperative

The dishwasher door doesn't have a good seal which will allow for leaking. The water valve was shut off. There is some water damage to the trim near the dishwasher

Task: Replace dishwasher.



81. Inoperative



82. Inoperative



83. Inoperative

APPLIANCES \ Washing machine

Condition: • Drip pan missing

Drip pan missing. Provide drip pan.



84. Drip pan missing

SITE INFO

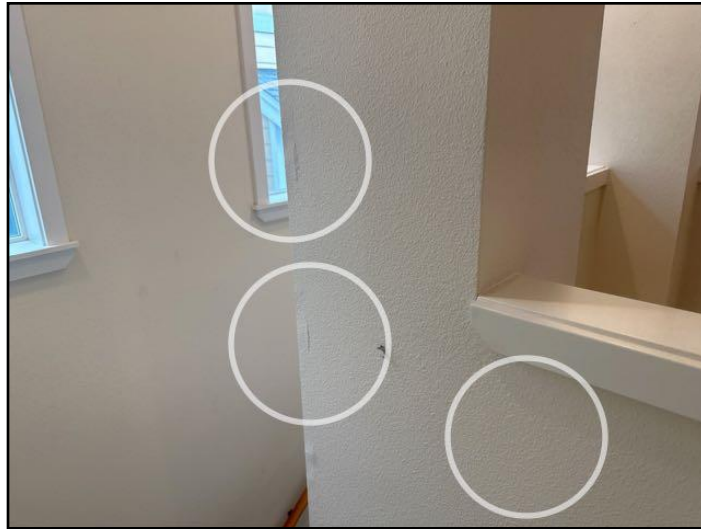
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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

Description

General: • Cosmetic items and other notes are listed here at the end of the report. Note, when furniture, furnishings, and storage are moved there may be scratches, holes, and other damages that were not visible. Some of these items may already be easily visible. Cosmetic items aren't part of an inspection and are not looked at as scrupulously as more important items. However, they are listed here and separate to keep focus on the rest of the report. There are various scrapes and scratches on dry wall and finishings throughout. When going up the stairs on the first landing you can see some typical dry wall damage on edges.



85.

General: • Bent window screen on NE corner. Repair/replace if needed



86.

General: • There is some cosmetic scraping on the cabinets in various spots. Kitchen cabinets, both bathroom cabinets.

SITE INFO

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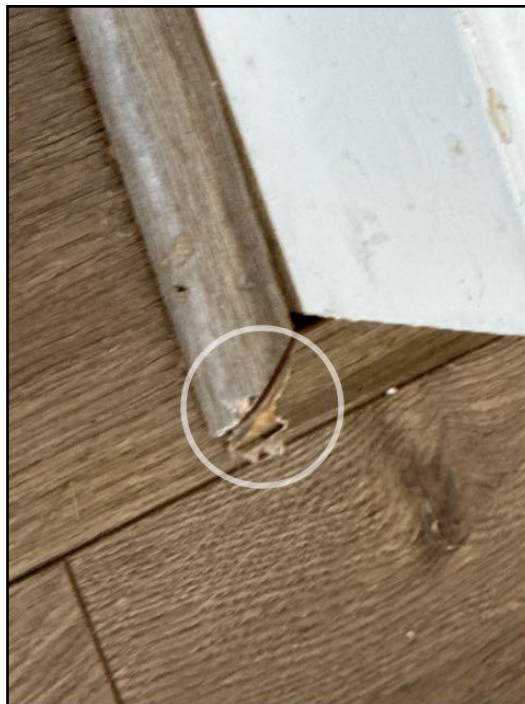
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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								



87.

General: • Minor damage to baseboard in kitchen. Cosmetic damage to various spots throughout



88.

General: • Scrapes in the bathroom flooring upstairs.

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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89.

General: • Some of the carpet appears to be loose and has some minor damage upstairs In NW bedroom and in various areas.



90.

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS