

INSPECTION REPORT



For the Property at:
200 INSPECTION ST
OLYMPIA, WA 98502

Prepared for: EXAMPLE REPORT
Inspection Date: Friday, September 22, 2023
Prepared by: Chad Fletcher



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



October 10, 2023

Dear Example Report,

RE: Report No. 1362, v.0
200 Inspection St
Olympia, WA
98502

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
fletcherpropertyinspections.com
fletcherinspections@outlook.com

SUMMARY

200 Inspection St, Olympia, WA September 22, 2023

Report No. 1362, v.0

fletcherpropertyinspections.com

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](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Granule loss](#)

Granule loss is one way to help gauge the age and condition of the roof. The granules on the roof are loose and starting to come off. You can see inside of the gutters. The roof is about 19 years old. Typical life expectancy for architectural shingles is 25 years.

Task: Budget for replacement

Exterior

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

Condition: • The trex decking is showing signs of deterioration in various spots throughout. If deterioration continues the screws may start to come loose and the boards may not be safe.

Location: Various spots throughout

Task: Budget for board replacements

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

The outlet wouldn't trip for a gfci test

Task: Replace outlet with gfci protection

Time: As soon as possible

Cooling & Heat Pump

HEAT PUMP \ General notes

Condition: • The heat pump was inoperable during the inspection. The breaker was off during the inspection. I turned it on and heard a loud humming noise and then it turned off.

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

Time: As soon as possible

HEAT PUMP \ Life expectancy

Condition: • [Near end of life expectancy](#)

Heat pump is about 19 years old and has rust.

Task: Service heat pump & furnace. Further evaluation by qualified professional recommended to repair or replace and correct issue as needed.

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Plumbing

FIXTURES AND FAUCETS \ Shower stall

Condition: • During inspection I turned the shower on and water started pouring out of the wall where the shower head was connected. I reached up and the whole shower head fell off. There is some sort of adhesive glue which was used to try and patch the already broken shower head. Due to this issue I was unable to run shower water and inspect shower stall.

Location: Upstairs bedroom shower

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](#)

ROOFING

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Description

Sloped roofing material:

- [Asphalt shingles](#)

Pictures of roof



1. Asphalt shingles



2. Asphalt shingles



3. Asphalt shingles



4. Asphalt shingles

Limitations

Inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • From roof edge

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Recommendations

SLOPED ROOFING \ Asphalt shingles

Condition: • [Granule loss](#)

Granule loss is one way to help gauge the age and condition of the roof. The granules on the roof are loose and starting to come off. You can see inside of the gutters. The roof is about 19 years old. Typical life expectancy for architectural shingles is 25 years.

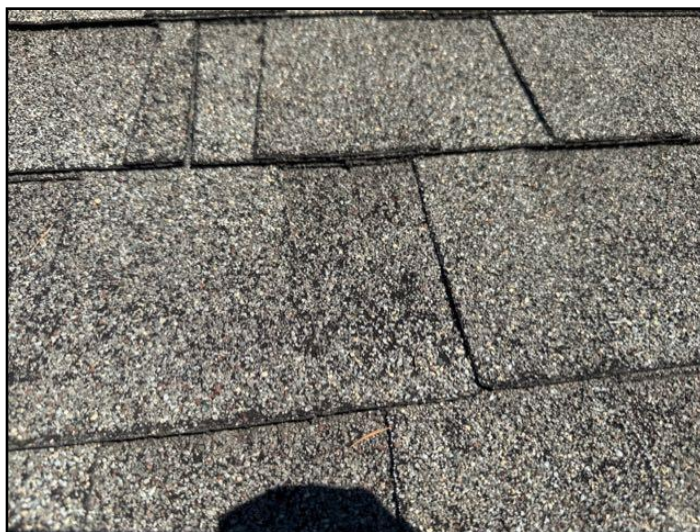
Task: Budget for replacement



5. Granule loss



6. Granule loss



7. Granule loss

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

Condition: • Debris/moss

Small amounts of moss build up. Recommend monitor and add treatment if more grows. Don't pressure wash.

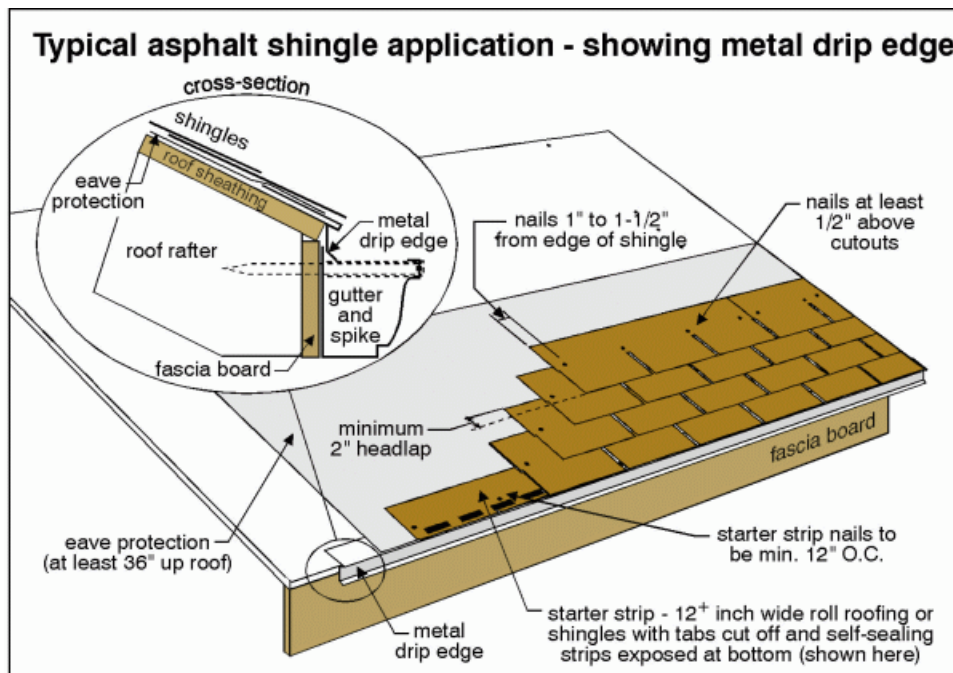


8. Debris/moss

SLOPED ROOF FLASHINGS \ Drip edge flashings

Condition: • [Missing](#)

Drip edge flashings weren't installed with roof. They were not required when the home was built. I did not see any visible damage to the roof sheathing or fascia but I recommend adding them when Re-roofing.

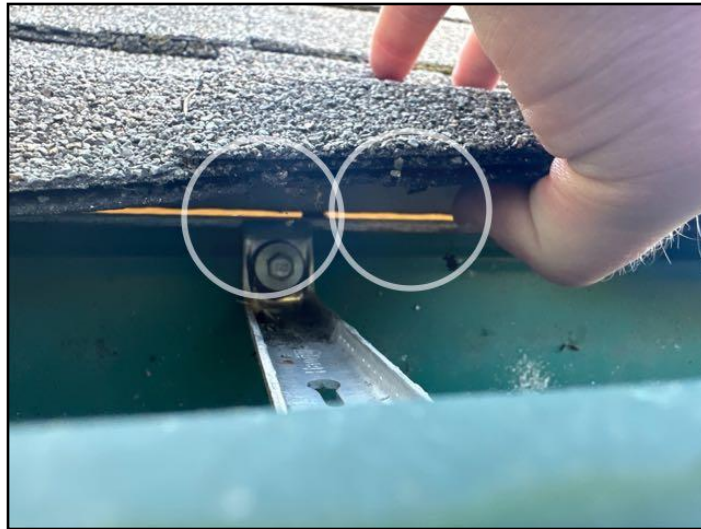


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9. *Missing*

EXTERIOR

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Description

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

Recommendations

RECOMMENDATIONS \ General

Condition: • Bee nest on East wall, west wall near roof. Multiple spots throughout and in attic

Task: Remove nests for safety



10.

ROOF DRAINAGE \ Gutters

Condition: • Dirty/debris

Most of the debris in the gutters is roof granules and moss.

Location: Various spots throughout

Task: Clean gutters

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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11. Dirty/debris

ROOF DRAINAGE \ Downspouts

Condition: • Partially disconnected downspout in front of house and more disconnected by garage.

Task: Correct

Time: As soon as practical

Cost: Minor



12.



13.

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

Condition: • Paint - deteriorated / missing

EXTERIOR

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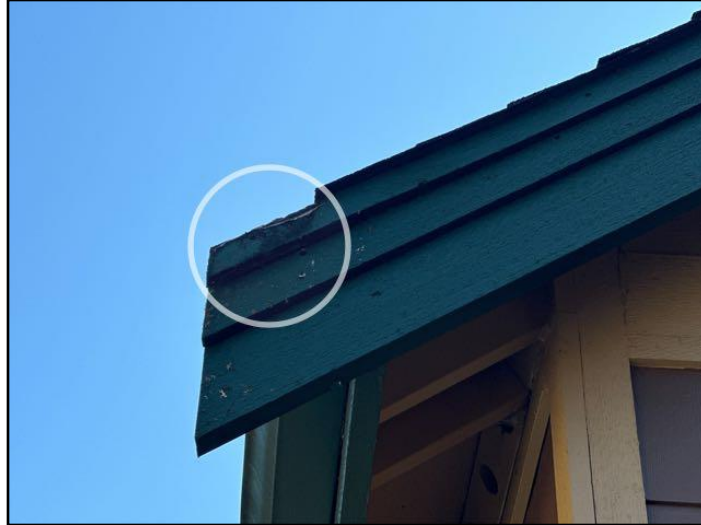
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Bottom edges of fascia typically get paint deterioration quicker than most spots.

Location: Various bottom edges throughout

Task: Recommend removing chipped paint, add new paint and monitor.



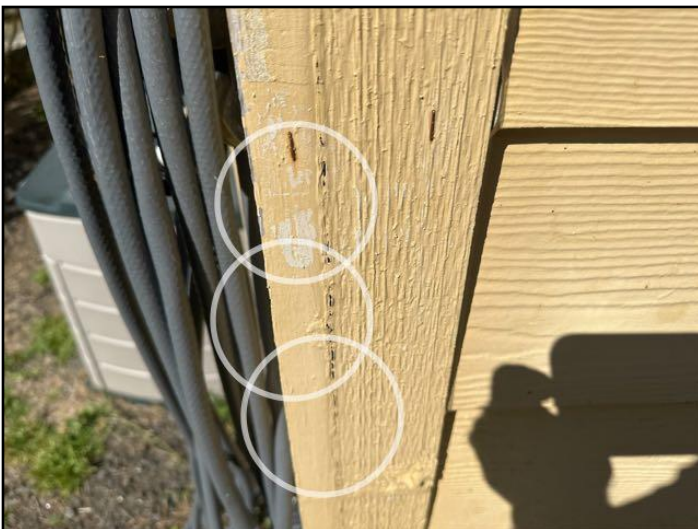
14. Paint - deteriorated / missing

WALLS \ Trim

Condition: • [Caulking missing or deteriorated](#)

Maintenance item. A couple years after homes are built wood shrinks and leaves gaps around trim. These small gaps typically will allow for water to enter and damage the wood. Recommend adding caulk to any windows, doors, or siding trim with gaps around the trim.

Location: Garage trim, West wall trim near thin window.



15. Caulking missing or deteriorated



16. Caulking missing or deteriorated

Condition: • Paint or stain needed
Some paint is chipping

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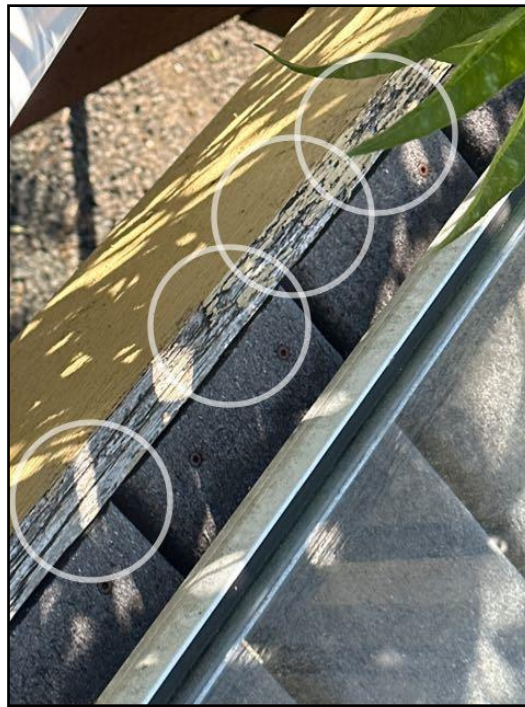
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Location: Front of house bottom of post, deck trim, front of home on corner above crawlspace vents

Task: Add paint



17. Paint or stain needed



18. Paint or stain needed



19. Paint or stain needed

Condition: • Recommend sealing gap in trim.

Location: At front of house faucet.

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20.

WALLS \ Fiber cement siding

Condition: • Minor damage to siding

Location: Above garage door, west wall

Task: Seal gaps, add fastnet



21.



22.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

Condition: • Settlement cracks on front porch. Repairs appear to have been done. Circles may indicate slab jack

Task: Monitor and fill gaps if needed

EXTERIOR

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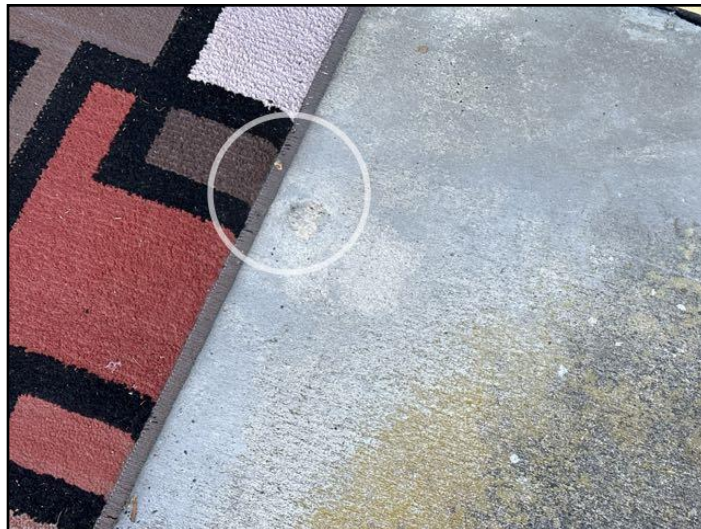
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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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23.

24.



25.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

Condition: • [Paint or stain needed](#)

Paint or stain needed and some of the screws are loose causing the flooring to be loose

Location: Garage porch

Task: Add paint or stain

Condition: • The trex decking is showing signs of deterioration in various spots throughout. If deterioration continues the screws may start to come loose and the boards may not be safe.

Location: Various spots throughout

Task: Budget for board replacements

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26.



27.

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Skirting

Condition: • [Rot](#)

There is rot and dozens of nails are popping out of the deck.

Location: SW corner upper deck. There is rot on the skirting and the trim on the corner. Center of the upper deck.

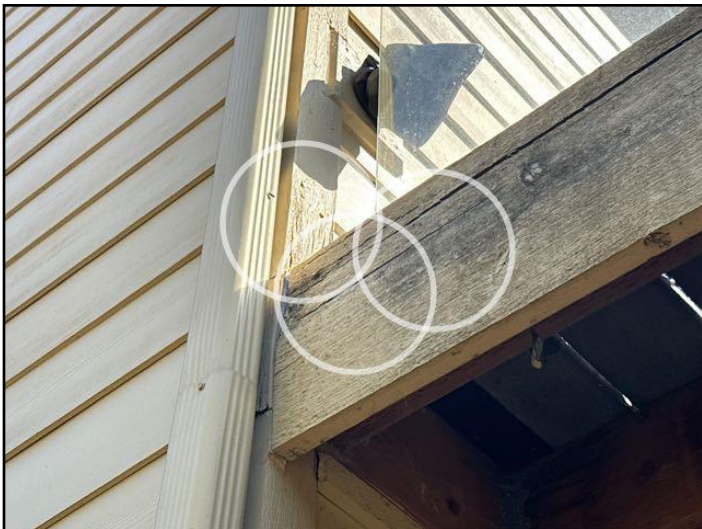
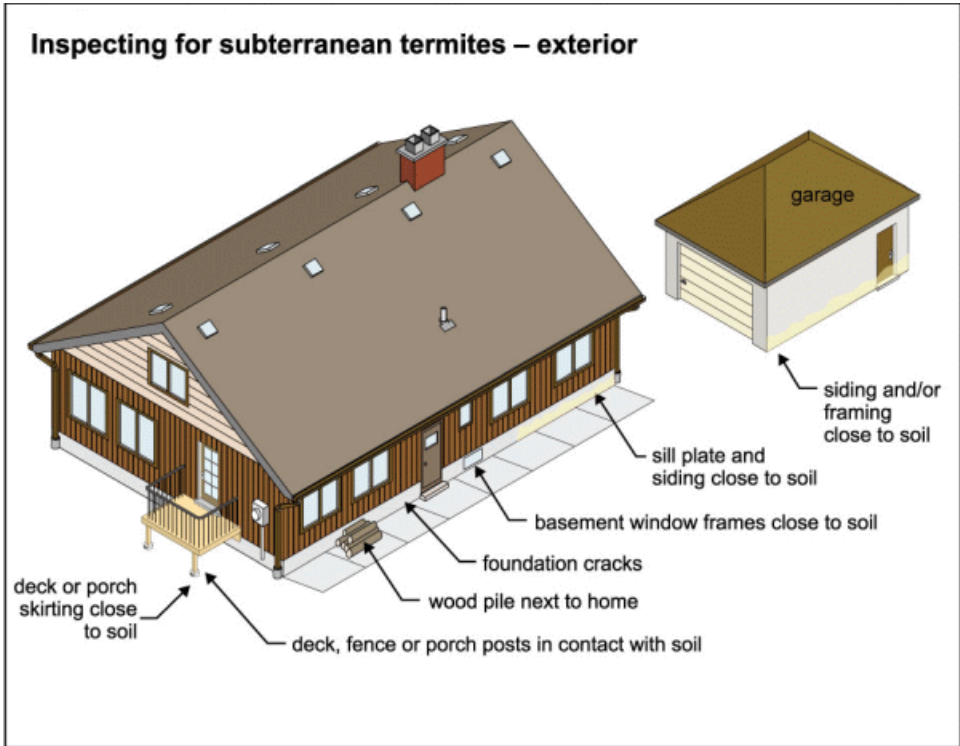
Task: Further evaluation by qualified professional recommended to repair or replace and correct issue as needed.

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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28. Rot



29. Rot

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • Some glass railings are detached. Some are loose. The he bolts are loose causing the railings to be wobbly.
Task: Further evaluation by qualified professional recommended to repair or replace and correct issue as needed.

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30.

31.

LANDSCAPING \ General notes

Condition: • Some settlement near the house under the deck. Recommend raising the ground to help prevent water pooling.



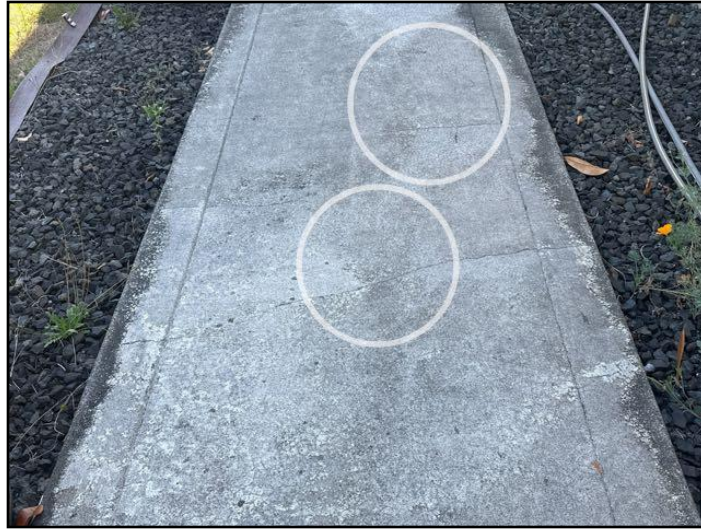
32.

LANDSCAPING \ Walkway

Condition: • [Cracked or damaged surfaces](#)

Various Minor hairline cracks in walkway. Recommend monitor and seal gaps if they grow larger.

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



33. Cracked or damaged surfaces

LANDSCAPING \ Patios

Condition: • Unsealed gap at building

Location: Front porch

Task: Seal gap

Time: As soon as practical

Cost: Minor



34. Unsealed gap at building

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

Description

Configuration:

- [Basement](#)
- [Crawlspace](#)

Pictures of crawlspace



35. Crawlspace



36. Crawlspace

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • Slab - concrete

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing:

- [Trusses](#)



37. Trusses



38. Trusses

STRUCTURE

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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39. Trusses



40. Trusses

Limitations

Attic/roof space: • Entered but access was limited

Recommendations

FOUNDATIONS \ General notes

Condition: • Typical minor cracks

Typical minor hairline cracks in crawlspace entrance and various spots

Task: No action needed

STRUCTURE

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SUMMARY

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41. *Typical minor cracks*

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

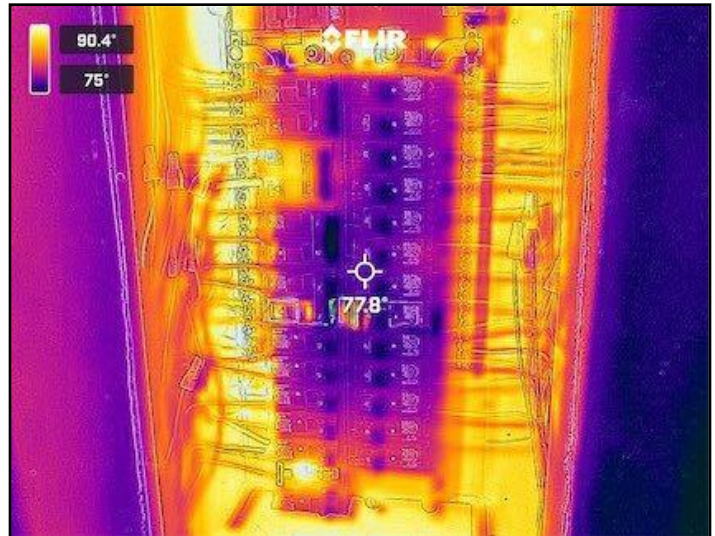
Service size:

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

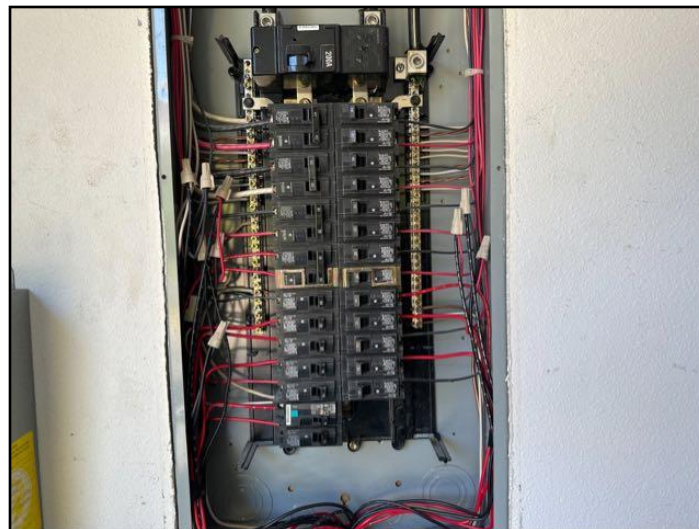
Pictures of panel. No overheating found.



42. 200 Amps (240 Volts)



43. 200 Amps (240 Volts)



44. 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
SITE INFO	REFERENCE								

Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

The outlet wouldn't trip for a gfci test

Task: Replace outlet with gfci protection

Time: As soon as possible



45. Test faulty on GFCI/GFI (Ground Fault..

Condition: • The gfci outlet for the hot tub was tripped during inspection. When I reset it the hot tub turned on and I heard a loud buzzing. I tripped the reset button to turn it back off. The tub was half empty so I did not attempt to turn it on

Task: Further evaluation by spa expert.



46.

DISTRIBUTION SYSTEM \ Lights

Condition: • [Inoperative](#)

ELECTRICAL

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Location: Back porch light near the hot tub

Task: Replace bulb and further evaluation if that doesn't work

Condition: • Recommend adding sealant to protect lights wires.

Location: Garage exterior lights



47.

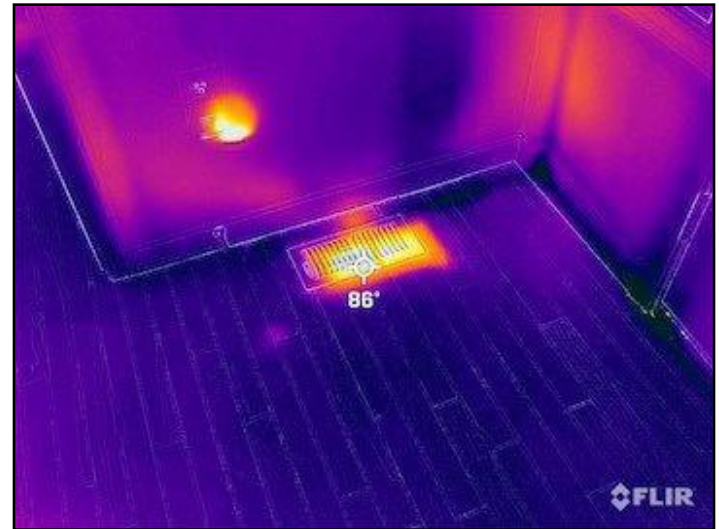
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Description

Heating system type:

- [Furnace](#)

The emergency heat furnace doesn't appear to have been used much. I tested and it worked.



48. Furnace

49. Furnace

- [Heat pump](#)

Fuel/energy source: • [Gas](#) • [Electricity](#)

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

Combustion air source: • Interior of building

Fireplace/stove: • [Wood-burning fireplace](#) • [Wood stove](#)

Chimney liner: • [Metal](#)

Location of the thermostat for the heating system: • Hallway

Recommendations

RECOMMENDATIONS \ General

Condition: • Batteries were dead for the fireplace remote. I was able to get the pilot on but that was it.

Task: Further evaluation and make sure fireplace works.

FURNACE \ Filter

Condition: • [Dirty](#)

Location: Next to furnace

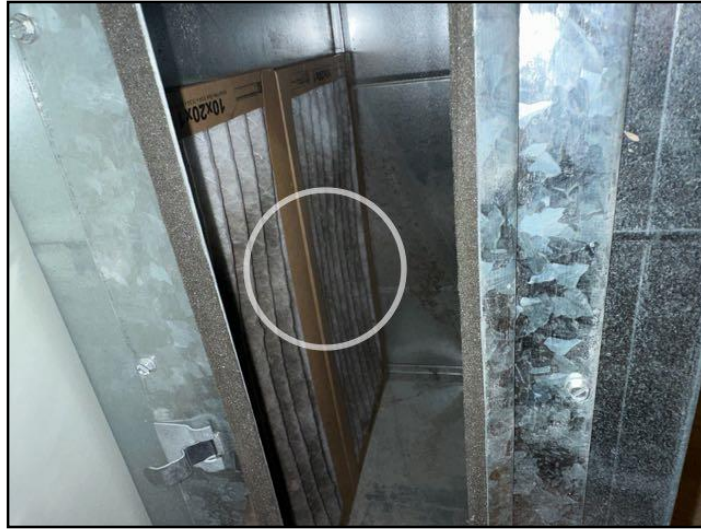
Task: Replace filter

HEATING

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50. Dirty

COOLING & HEAT PUMP

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Description

Heat pump type: • [Air source](#) • Central
Location of the thermostat for the cooling system: • Hallway

Limitations

Inspection limited/prevented by: • System inoperative

Recommendations

HEAT PUMP \ General notes

Condition: • The heat pump was inoperable during the inspection. The breaker was off during the inspection. I turned it on and heard a loud humming noise and then it turned off.

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

Time: As soon as possible



51.

HEAT PUMP \ Life expectancy

Condition: • [Near end of life expectancy](#)

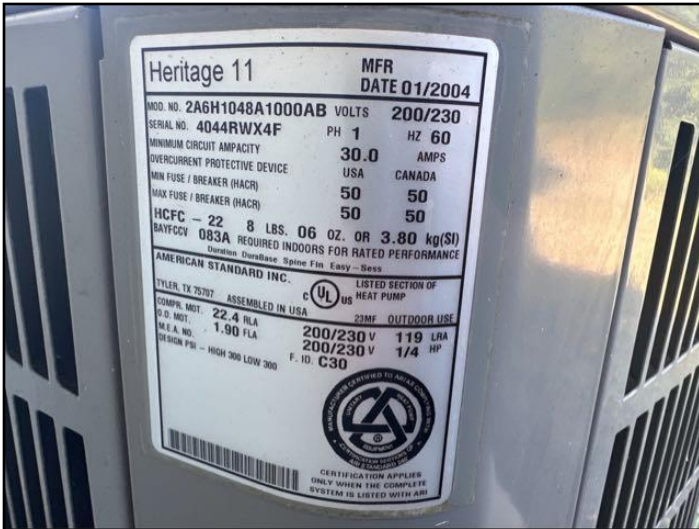
Heat pump is about 19 years old and has rust.

Task: Service heat pump & furnace. Further evaluation by qualified professional recommended to repair or replace and correct issue as needed.

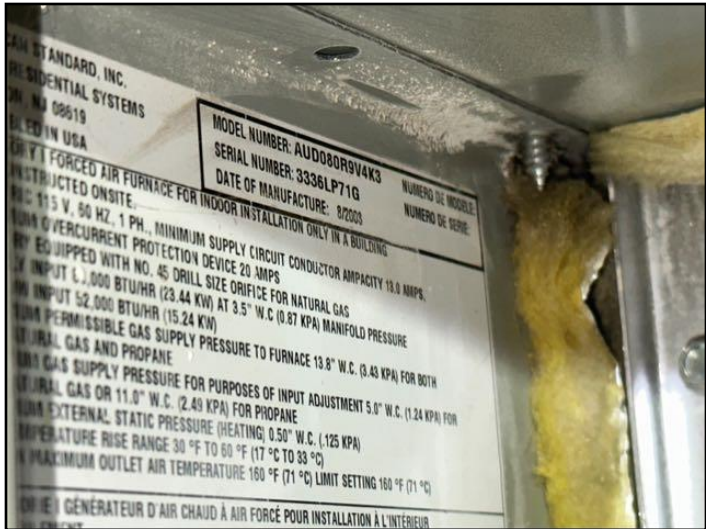
COOLING & HEAT PUMP

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52. Near end of life expectancy



53. Near end of life expectancy

INSULATION AND VENTILATION

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Description

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

Attic/roof insulation amount/value: • [R-32](#)

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

Limitations

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

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

General: • Water pressure is within acceptable range of 40-80PSI



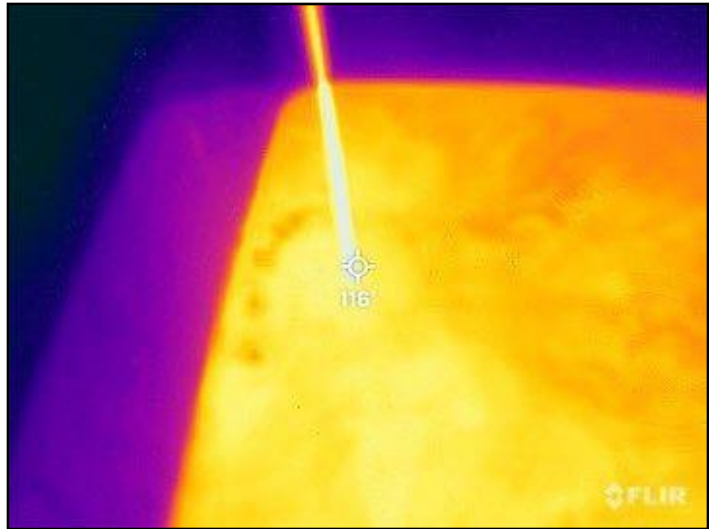
54.

General: • Picture of fuel tank



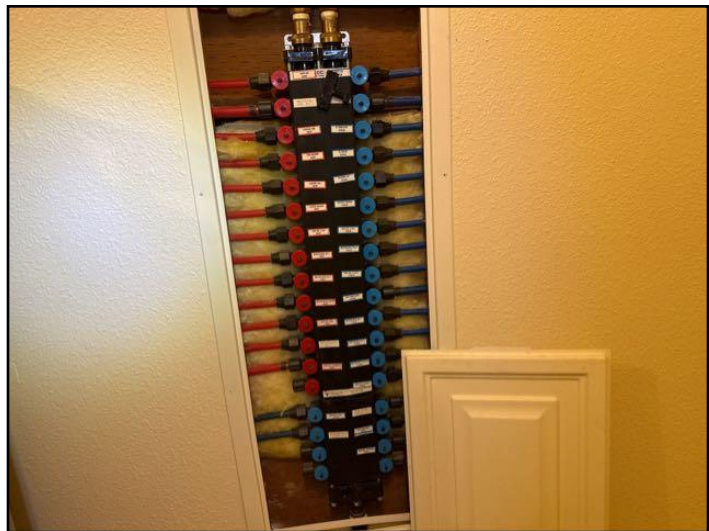
55.

General: • Water temperature is OK



56.

General: • Per manifold system with individual shut off valves.



57.

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

Supply piping in building: • [Copper](#) • [Plastic](#) • PEX (cross-linked Polyethylene) • [Galvanized steel](#)

Main water shut off valve at the: • Near water heater

Water heater type: • [Conventional](#)

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

Water heater tank capacity: • 50 gallons

Water heater approximate age:

• 4 years

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58. 4 years

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

Main gas shut off valve location: • Gas meter

Location of fuel storage tank/system: • East

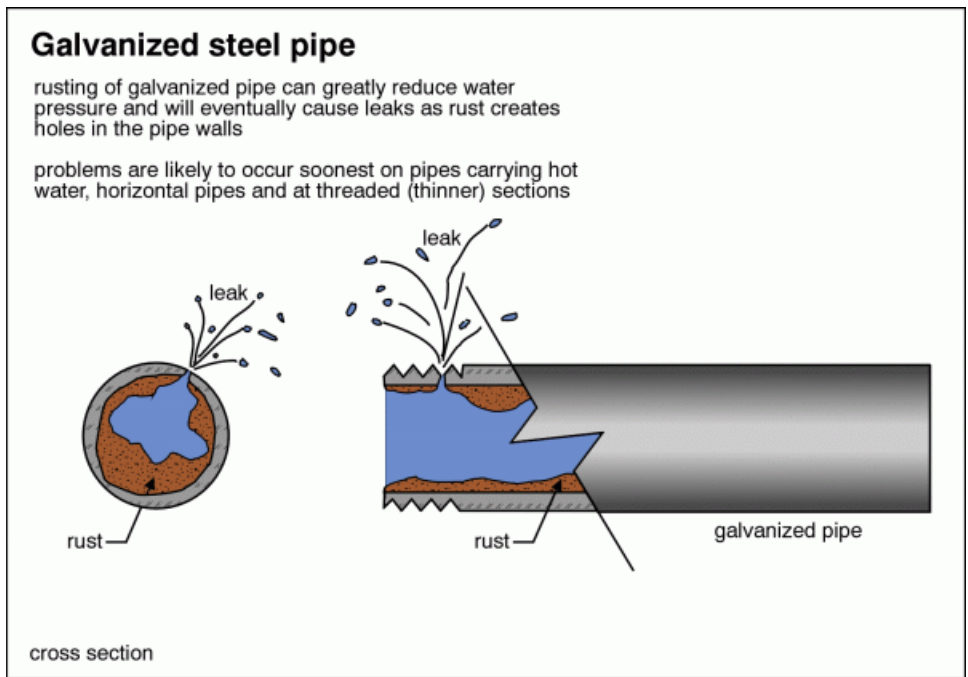
Recommendations

SUPPLY PLUMBING \ Water supply piping in building

Condition: • [Rust](#)

Location: At the pressure tank

Task: Monitor, water with higher amounts of certain minerals may cause rust quicker in galvanized pipes.



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59. Rust

Condition: • Corrosion
Location: Garage sink copper piping connection



60. Corrosion

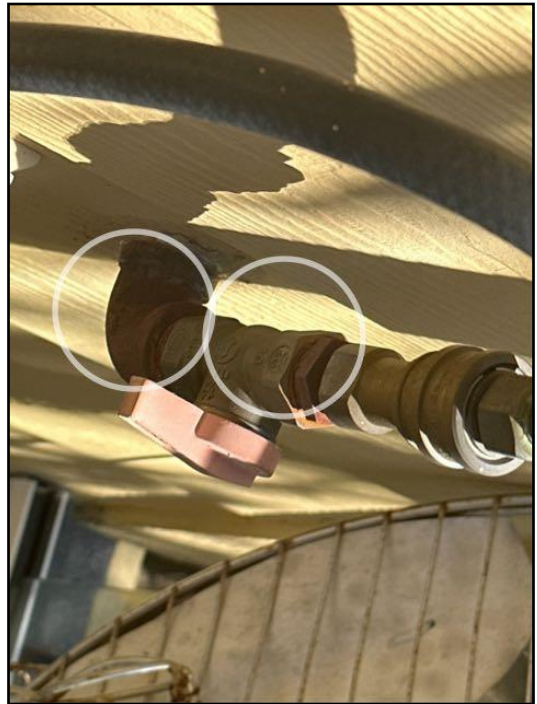
GAS SUPPLY \ Gas piping

Condition: • [Rust](#)
Some of the gas piping is rusting
Location: By garage, by grill
Task: Remove rust with sand paper or metal brush and add rust prevention paint
Time: As soon as practical
Cost: Minor

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



61. Rust



62. Rust

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

Condition: • [Damage](#)

The handle on the hose bib is damaged

Location: Back of house below deck

Task: Repair if needed

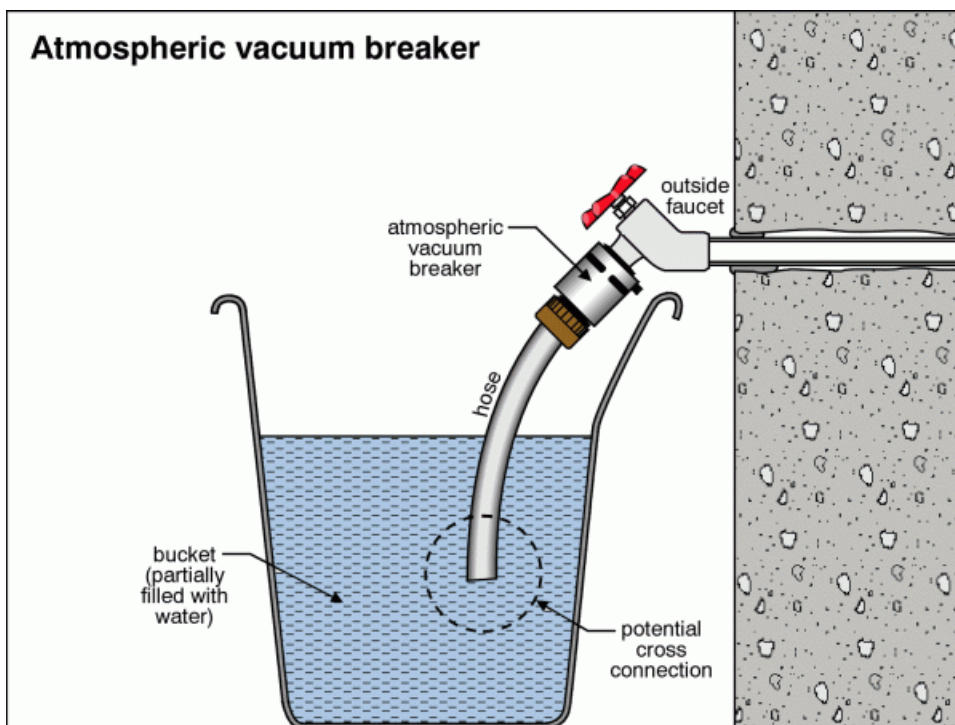


63. Damage

Condition: • [Backflow prevention missing](#)

Location: Front out house hose bib

Task: Provide device



64. Backflow prevention missing

FIXTURES AND FAUCETS \ Shower stall

Condition: • During inspection I turned the shower on and water started pouring out of the wall where the shower head

was connected. I reached up and the whole shower head fell off. There is some sort of adhesive glue which was used to try and patch the already broken shower head. Due to this issue I was unable to run shower water and inspect shower stall.

Location: Upstairs bedroom shower

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



65.

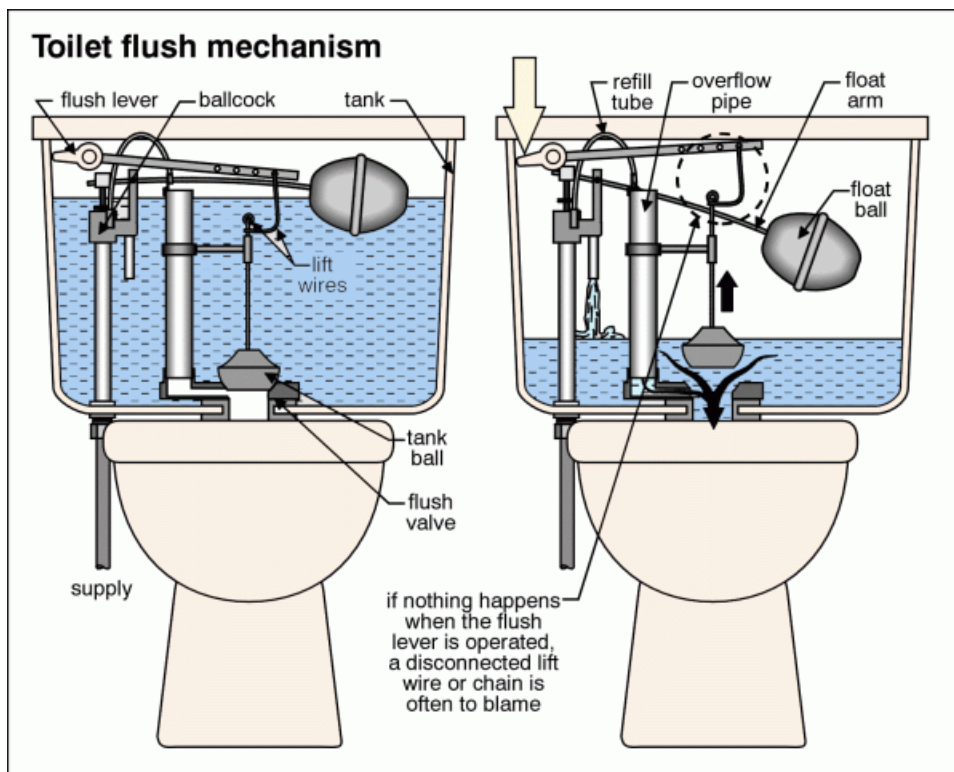
FIXTURES AND FAUCETS \ Toilet

Condition: • [Running continuously](#)

Location: Upstairs hall wash room

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								



Condition: • The toilet. Sulking is cracking.

Task: Replace as soon as practical



66.

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

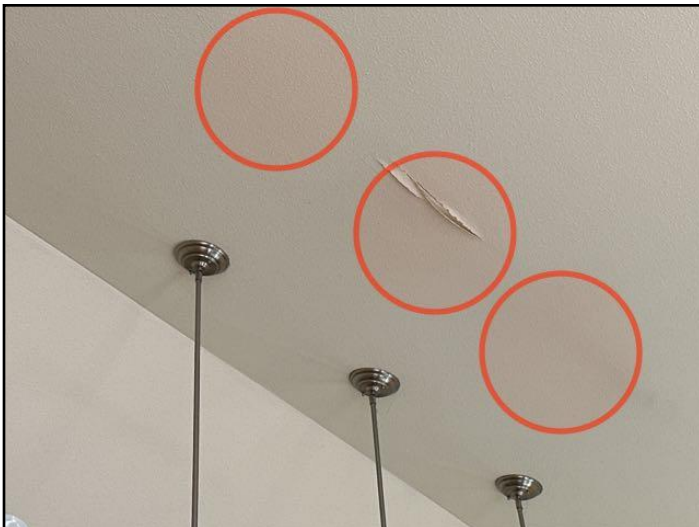
Description

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

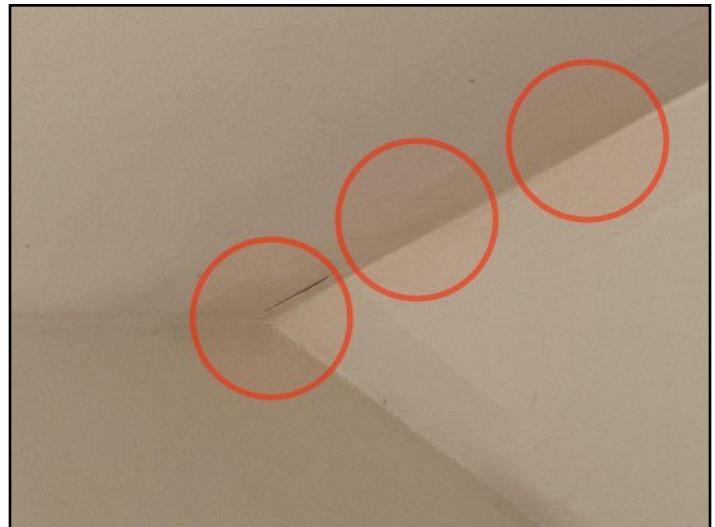
Recommendations

CEILINGS \ Plaster or drywall

Condition: • Damage to the ceilings in the living room with patch work/paint done. I am unable to determine the cause.
Location: Dining room, living room upstairs bedroom cracks in ceiling and above door,
Task: Further evaluation and evaluate the trusses near those areas.



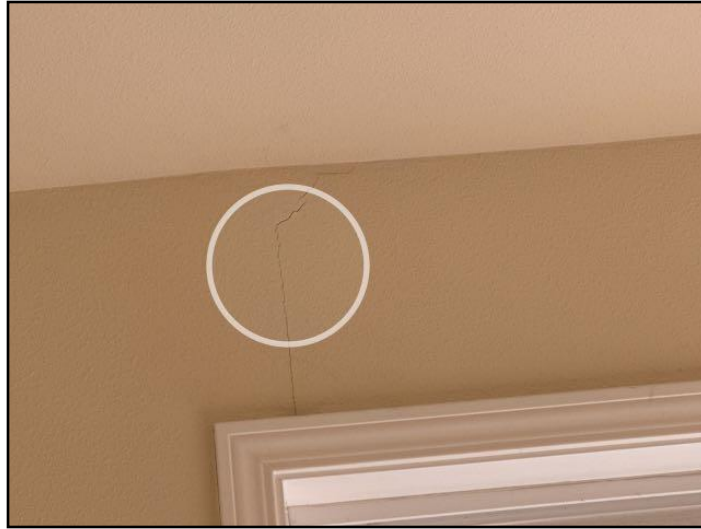
67.



68.

Condition: • Hairline crack, possibly from typical settling.

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



69.

WALLS \ General notes

Condition: • Unknown orange coloring on baseboards downstairs, in closet and on crawlspace door. It is not on dry wall, there is no swelling or crumbly dry wall but seems to only be on plastic.

Location: On room on SE corner

Task: Further evaluation



70.



71.

DOORS \ General notes

Condition: • Dining room screen door is partially damaged

INTERIOR

200 Inspection St, Olympia, WA September 22, 2023

Report No. 1362, v.0
fletcherpropertyinspections.com

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



72.

Condition: • The French doors in the basement when shut aren't flush with the wall. They slowly open up a little

Task: Further evaluation and correct if needed.



73.

CARPENTRY \ Cabinets

Condition: • Water damage and swelling to upstairs bedroom bathroom cabinet near toilet

Task: Repair or replace if needed.

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



74.

APPLIANCES \ Dryer

Condition: • Vent disconnected or damaged

The dryer vent is partially disconnected and lint is building up in crawlspace

Task: Further evaluation, repair, and clean up flammable lint.

Time: As soon as possible



75. Vent disconnected or damaged



76. Vent disconnected or damaged

SITE INFO

200 Inspection St, Olympia, WA September 22, 2023

Report No. 1362, v.0
fletcherpropertyinspections.com

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.

General: • Patches, scrapes and nails/metal items in walls and ceilings throughout.



77.

END OF REPORT

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

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

