

INSPECTION REPORT



For the Property at:
L123 INSPECTION ST
FREDERICKSON, WA 98446

Prepared for: BRAND NEW HOME
Inspection Date: Thursday, December 5, 2024
Prepared by: Chad Fletcher



Fletcher property Inspections

Federal Way, WA 98023
253 880-8218

fletcherpropertyinspections.com
fletcherinspections@outlook.com



January 15, 2025

Dear Brand new Home,

RE: Report No. 1665, v.0
1123 inspection st
Frederickson, WA
98446

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

Fletcher property Inspections
Federal Way, WA 98023
253 880-8218
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SUMMARY

1123 inspection st, Frederickson, WA December 5, 2024

Report No. 1665, v.0

fletcherpropertyinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

COOLING

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

ROOF DRAINAGE \ Gutters

Condition: • [Improper slope, ponding](#)

Gutter still ponds on South side of house



1. Improper slope, ponding



2. Improper slope, ponding

Condition: • [Undersized](#)

Gutters need to extend all the way to the gable boards without gaps for several important reasons: Prevent Water Damage to Fascia and Siding: If there is a gap, water can bypass the gutter system, soaking the fascia boards, siding, and the edge of the roof. This can lead to rot, mold, and structural issues over time.

Direct Water Away from the Foundation: Gaps in the gutter can allow water to drip directly to the ground near the foundation, potentially causing soil erosion, foundation settling, or basement leaks.

Protect Landscaping: Water escaping through gaps may erode soil or damage plants and landscaping below.

Avoid Staining and Ice Issues: Gaps in gutters can lead to water streaks or staining on the siding. In colder climates, dripping water can freeze, creating icicles or ice dams that pose safety hazards and additional damage risks.

Ensure Efficient Drainage: Gutters are designed as a continuous system to capture and direct water efficiently. Gaps disrupt this system, reducing its effectiveness.

By ensuring the gutters extend all the way to the gable boards, you create a seamless barrier that protects the home's structure and surrounding environment.

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3. *Undersized*

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • If the back exterior GFCI gets tripped, it must first be reset at a garage receptacle before you can reset it at the exterior.



4.

SUMMARY

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Cooling & Heat Pump

HEAT PUMP \ General notes

Condition: • Missing bolt at the heat pump disconnect cover which is an electrical safety issue.



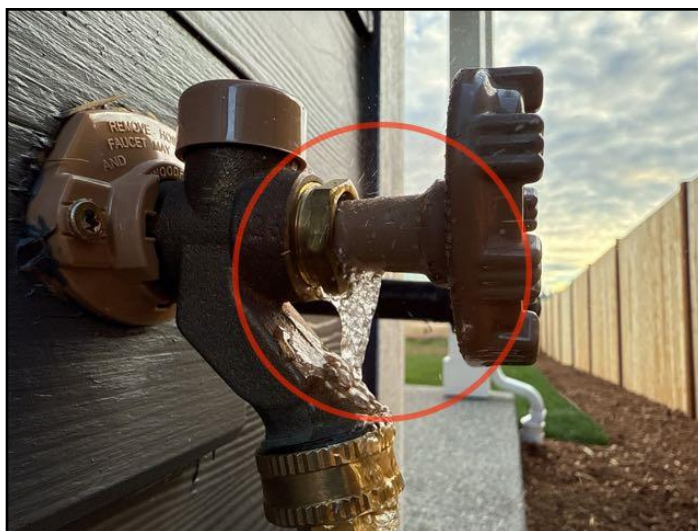
5.

Plumbing

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

Condition: • [Leak or drip](#)

While the hose bib valve is open(turned on) and under pressure(impeding the flow of water) it leaks. This could potentially allow water to damage siding or finished behind it. This would also be a nuisance when using a sprayer attachment for a hose as well as excess water loss. Unfortunately this is a common defect to find even with newer hose bibs but should be corrected or replaced.



6. Leak or drip

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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](#)

Description

General: • Re-Inspection: I will be performing a re-inspection on the property. The purpose is for items only, how they were repaired, and exact verbiage should be relayed to me so I know what to look for and determine whether it was done as negotiated or not. No other items other than the once's expressed will be looked at.

General: • Damaged roof area was repaired properly



7.

General: • The support with zip tie was properly seeded with roof. Zip tie is okay to stay.



8.

Description

General: • Proper fastener was installed for downspout.



9.

General: • Painting paper was removed.



10.

General: • NE eaves were painted.



11.

Recommendations

ROOF DRAINAGE \ Gutters

Condition: • [Improper slope, ponding](#)

Gutter still ponds on South side of house



12. *Improper slope, ponding*



13. *Improper slope, ponding*

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	COOLING	PLUMBING	INTERIOR	SITE INFO	REFERENCE
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Condition: • [Undersized](#)

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14. *Undersized*

Description

General: • Hanging insulation was fixed.



15.



16.



17.

Description

General: • Light was fixed in kitchen.



18.

Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • If the back exterior GFCI gets tripped, it must first be reset at a garage receptacle before you can reset it at the exterior.



19.

Recommendations

HEAT PUMP \ General notes

Condition: • Missing bolt at the heat pump disconnect cover which is an electrical safety issue.



20.

Description

General: • Tub faucet had adequate flow.



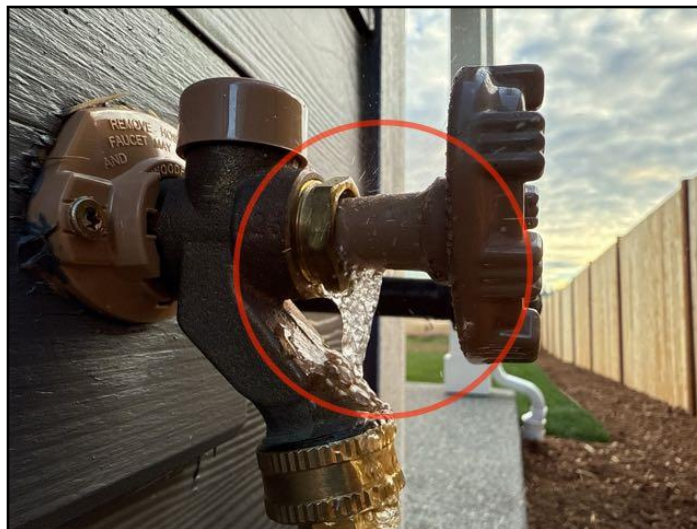
21.

Recommendations

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

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22. Leak or drip

Description

General: • Screen door was fixed



23.

General: • Window screen was added.



24.

General: • Paint was removed upstairs in both areas of flooring

INTERIOR

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25.



26.

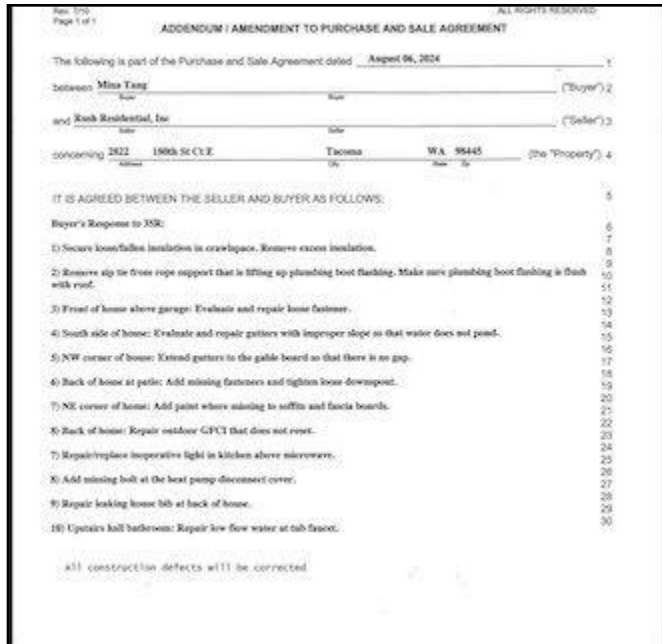
General: • Cabinet door was fixed.



27.

Description

General: • Picture of items



28.



29.

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