

INSPECTION REPORT



For the Property at:
12345 MAIN ST
PLAINWELL, WA 12345

Prepared for: JOHN AND JOAN EXAMPLE
Inspection Date: Thursday, February 8, 2024
Prepared by: Corby Whiddon



BlackHawk Home Inspections

Federal Way, WA 98023
425-757-0382

www.blackhawkpnw.com
corby@BlackHawkPNW.com



March 14, 2024

Dear John and Joan Example,

RE: Report No. 1394, v.3
12345 Main St
Plainwell, WA
12345

Thank you for choosing BlackHawk 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.

It is recommended that all items noted in report for repair/further evaluation etc... are to be performed by a qualified contractor or licensed professional in that field. (Ex.. Licensed Electrician, Plumber, HVAC etc...)

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,

Corby Whiddon
on behalf of
BlackHawk Home Inspections

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INVOICE

March 14, 2024

Client: John and Joan Example

Report No. 1394, v.3

For inspection at:

12345 Main St

Plainwell, WA

12345

on: Thursday, February 8, 2024

Custom Quote

\$0.00

PAID IN FULL - THANK YOU!

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AGREEMENT

12345 Main St, Plainwell, WA February 8, 2024

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PARTIES TO THE AGREEMENT

Company

BlackHawk Home Inspections

Federal Way, WA 98023

Client

John and Joan Example

This is an agreement between John and Joan Example and BlackHawk Home Inspections.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the Standards of Practice of our national association and Washington State SOP.

The Home Inspector's report is an opinion of the present condition of the property. The Inspection and report are not a guarantee, warranty or an insurance policy with regards to the property.

The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

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3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the condition of the property.

10) QUALIFIED OR LICENSED PROFESSIONAL

Reference's to a recommended repair/correction/replacement/further evaluation etc... in clients report, is specifically calling for a qualified contractor or licensed professional in said field (ie.. Plumber, Electrician, HVAC etc).

AGREEMENT

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I have read, understood, and accepted the above Limitations and Conditions of this Home Inspection.

I, John and Joan Example (Signature)_____, **(Date)**_____, **have read, understood and accepted the terms of this agreement.**

SUMMARY

12345 Main St, Plainwell, WA February 8, 2024

Report No. 1394, v.3

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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

GARAGE \ Vehicle door operators (openers)

Condition: • Sensors damaged

Garage door sensor appears to be broken. Sensors are not lining up requiring the operator button to be fully pressed at all times to close door.

Implication(s): Physical injury

Location: First Floor Garage

Task: Improve

Time: Discretionary

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

The home is considered to face: • West

Sloped roofing material:

- Composition shingles



1. Composition shingles



2. Composition shingles



3. Composition shingles



4. Composition shingles

Sloped roof flashing material: • Metal

Probability of leakage: • Low

Approximate age: • 18 years

Typical life expectancy: • 25-30 years

Roof Shape: • Gable

Limitations

Inspection performed: • By walking on roof • From roof edge • With a drone

Age determined by: • Drone • Sheathing Stamp

Not included as part of a building inspection: • Not readily accessible interiors of vent systems, flues, and chimneys

EXTERIOR

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Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge:

- [Above grade](#)



5. Above grade

Lot slope: • [Flat](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Wood](#)

Wall surfaces and trim:

- [Metal siding](#)

- [Wood](#)

Several areas of trim appear to have levels of water intrusion and caulking deterioration. Recommend all seams where materials meet are properly sealed. Damaged wood repaired/replaced.

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6. Wood

Retaining wall: • [Masonry](#)

Driveway: • Concrete

Walkway: • Concrete

Porch: • Concrete

Patio: • Concrete

Fence: • Wood

Garage: • Attached

Garage vehicle doors: • Present

Garage vehicle door operator (opener): • Present

Limitations

No or limited access to: • Area below steps, deck, porches

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

GARAGE \ Vehicle door operators (openers)

Condition: • Sensors damaged

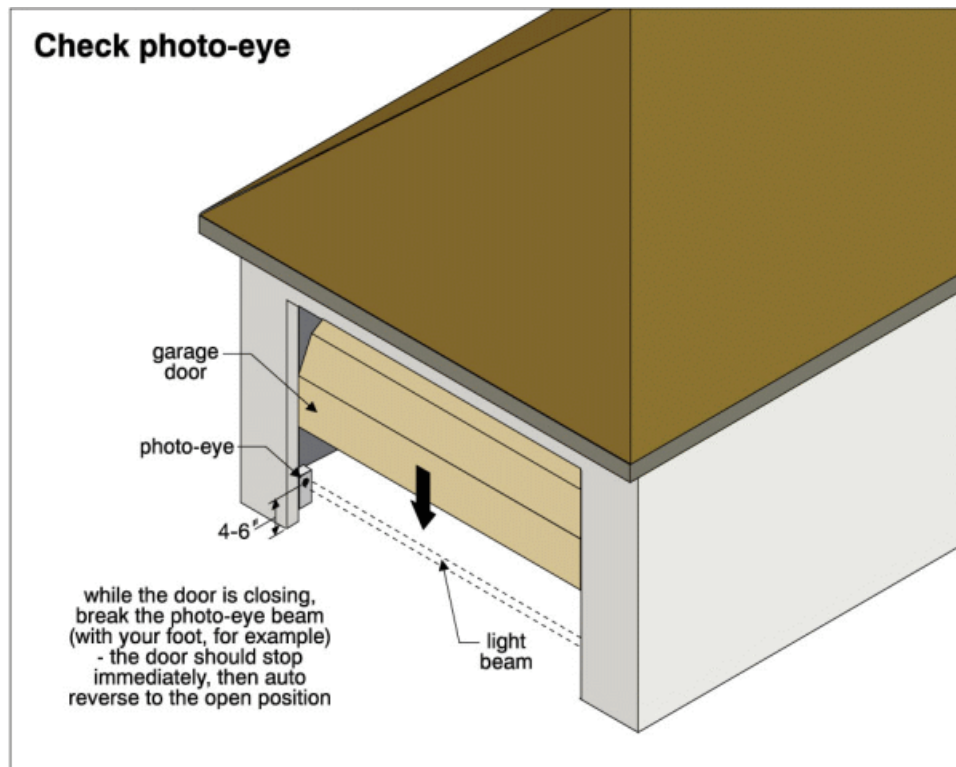
Garage door sensor appears to be broken. Sensors are not lining up requiring the operator button to be fully pressed at all times to close door.

Implication(s): Physical injury

Location: First Floor Garage

Task: Improve

Time: Discretionary



EXTERIOR

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7. Sensors damaged

STRUCTURE

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Description

Configuration: • [Crawlspace](#)

Foundation material:

• [Poured concrete](#)



8. Poured Concrete

Floor construction:

• [Joists](#)



9. Joists

- Wood columns
- Wood beams (girders)
- Subfloor - OSB (Oriented Strand Board)
- Concrete footings

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

Roof and ceiling framing:

- [Trusses](#)

STRUCTURE

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10. Trusses



11. Trusses



12. Trusses



13. Trusses

STRUCTURE

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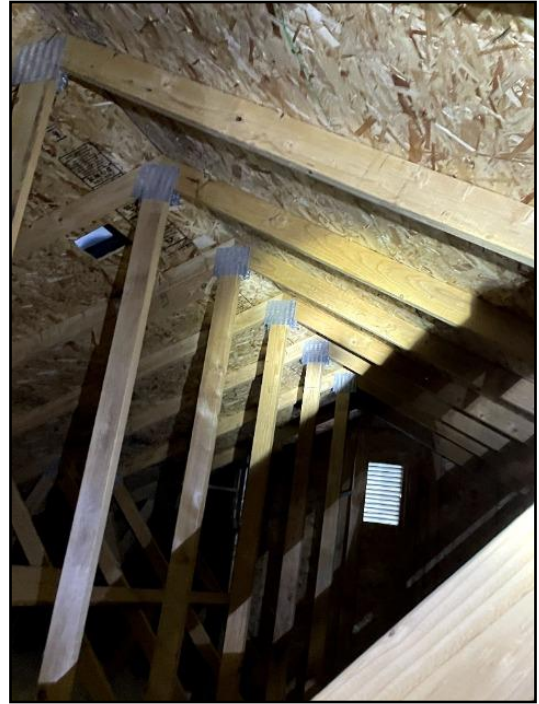
PLUMBING

INTERIOR

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14. Trusses



15. Trusses

- [Oriented Strand Board \(OSB\) sheathing](#)



16. Oriented Strand Board (OSB) sheathing

Location of access to under-floor area:

- Interior closet

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									



17. Interior closet

Limitations

Percent of foundation not visible: • 30 %

Description

Service entrance cable and location: • [Underground aluminum](#)

Service size:

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



18. 200 Amps (240 Volts)

System grounding material and type:

- [Copper - water pipe and ground rod](#)

ELECTRICAL

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SUMMARY

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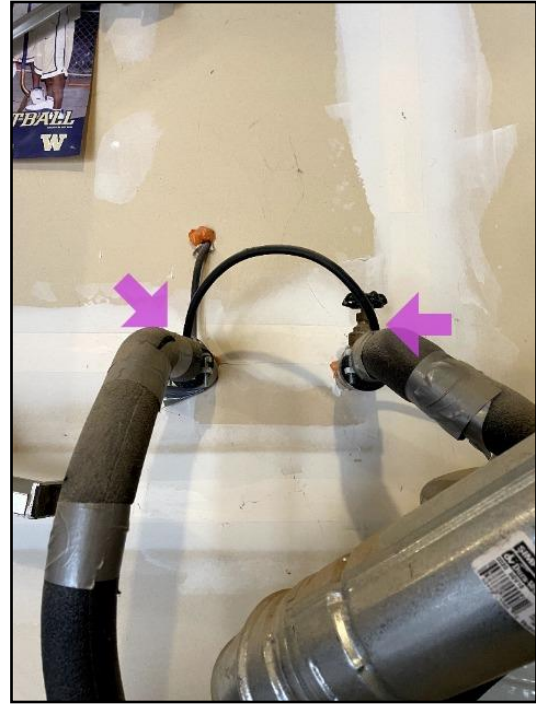
PLUMBING

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19. Copper - water pipe and ground rod



20. Copper - water pipe and ground rod

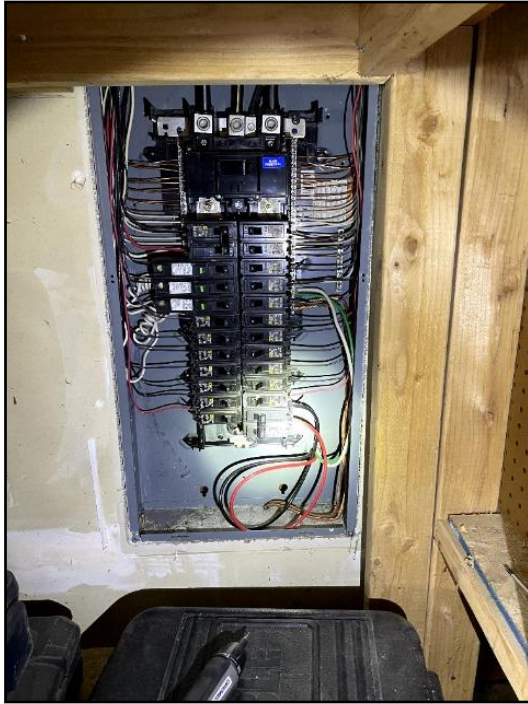
- Gas bonding location



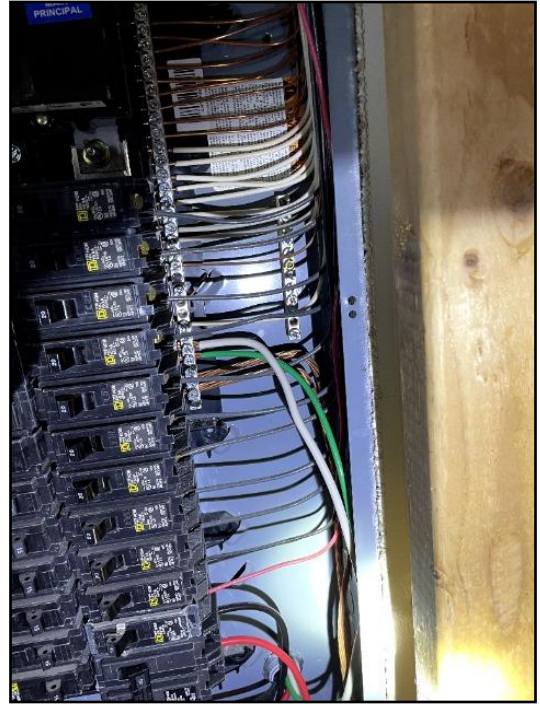
21. Gas bonding location

Distribution panel type and location:

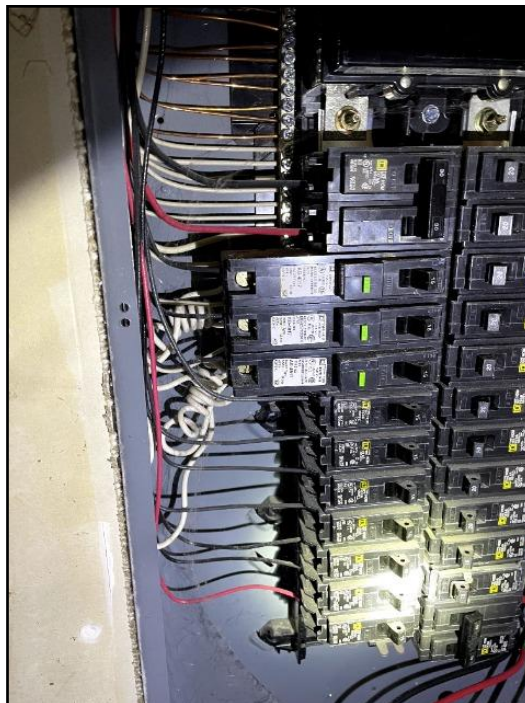
- [Breakers - garage](#)



22. Breakers - garage



23. Breakers - garage



24. Breakers - garage

Distribution panel rating:

- [200 Amps](#)



25. 200 Amps

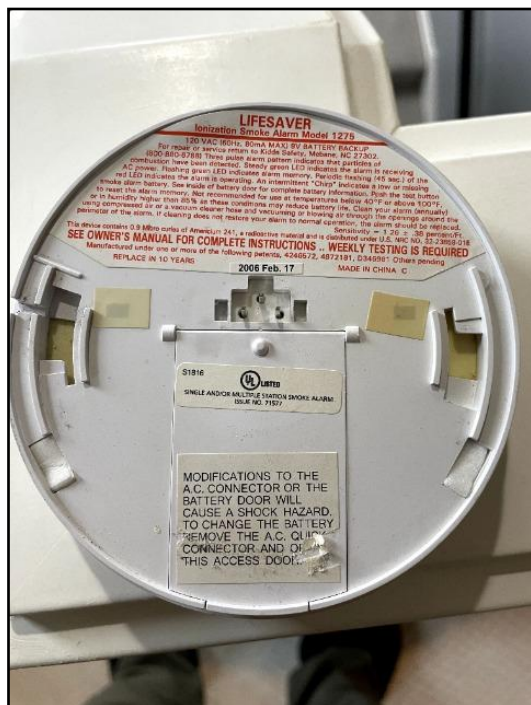
Electrical panel manufacturers: • Square D

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

Type and number of outlets (receptacles): • [Grounded - typical](#)

Smoke alarms (detectors):

• [Present](#)



26. Present



27. Present

Carbon monoxide (CO) alarms (detectors):

- Present



28. Present

ELECTRICAL

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Fire Extinguishers: • Present

HEATING

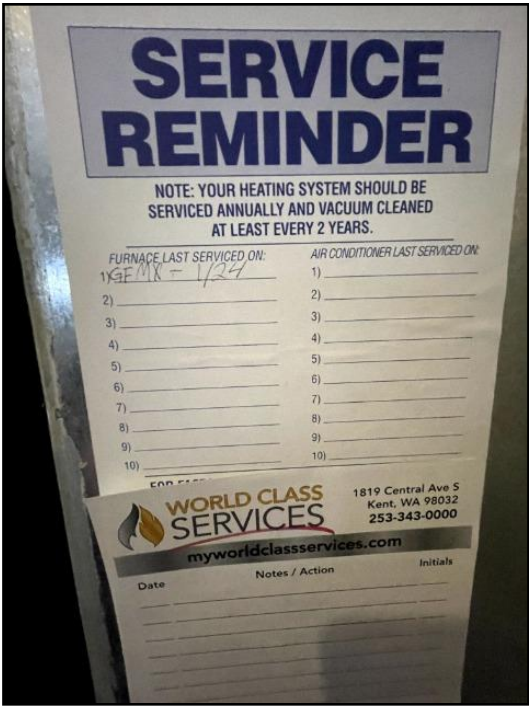
12345 Main St, Plainwell, WA February 8, 2024

- SUMMARY
- ROOFING
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- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
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Description

General:

- Service Sticker Date



29. Service Sticker Date

Heating system type:

- [Furnace](#)

HEATING

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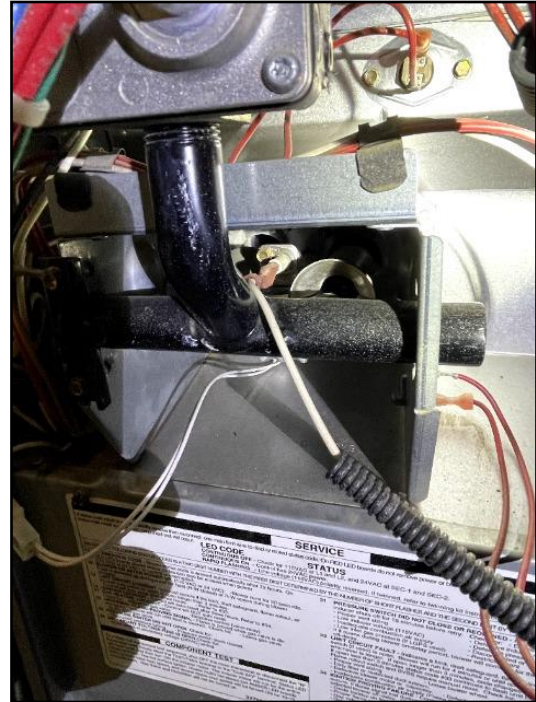
PLUMBING

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30. Furnace



31. Furnace

Fuel/energy source: • [Gas](#)

Heat distribution: • [Ducts and registers](#)

Efficiency: • [Conventional](#)

Approximate age:

• [18 years](#)

HEATING

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32. 18 years

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at: • Meter

Failure probability: • [Low](#)

Air filter:

• Disposable

HEATING

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33. Disposable

- 16" x 25"
- 1" thick

Exhaust pipe (vent connector): • Type B

Fireplace/stove: • None

Chimney/vent: • None

Chimney liner: • [None](#)

Mechanical ventilation system for building: • Kitchen exhaust fan • Bathroom exhaust fan

Location of the thermostat for the heating system: • Hallway

COOLING & HEAT PUMP

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

Air conditioning type: • None present

INSULATION AND VENTILATION

12345 Main St, Plainwell, WA February 8, 2024

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SUMMARY

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Description

Attic/roof insulation material:

- [Glass fiber](#)



34. *Glass fiber*

Attic/roof insulation amount/value:

- [R-32](#)

INSULATION AND VENTILATION

12345 Main St, Plainwell, WA February 8, 2024

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35. R-32

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

Attic/roof ventilation: • [Roof and soffit vents](#)

Wall insulation material: • [Glass fiber](#)

Floor above basement/crawlspace insulation material: • [Glass fiber](#)

Crawlspace ventilation: • [Wall Vents](#)

Floor above porch/garage insulation material: • Not visible

Description

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

Supply piping in building: • PEX (cross-linked Polyethylene)

Main water shut off valve at the:

- Front of the basement
- Garage



36. Garage

Water flow and pressure:

- [Functional](#)

PLUMBING

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37. Functional

Water heater type: • [Conventional](#)

Water heater location: • Garage

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

Water heater exhaust venting method: • Natural draft

Water heater manufacturer:

• State

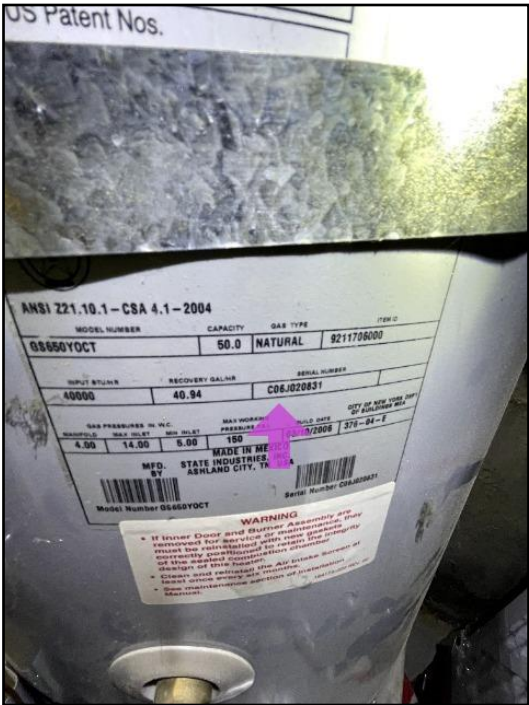


38. State

Water heater tank capacity: • 50 gallons

Water heater approximate age:

- 18 years



39. 18 years

PLUMBING

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Water heater typical life expectancy: • 10 to 15 years

Water heater failure probability: • [Medium](#)

Hot water temperature (Generally accepted safe temp. is 120° F): • 115° F

Waste disposal system: • [Public](#)

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

Pumps: • None

Gas meter location: • Exterior right side

Gas piping material: • Steel

Main gas shut off valve location:

• Gas meter



40. Gas meter

Exterior hose bibb (outdoor faucet): • Present

INTERIOR

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Major floor finishes: • [Carpet](#) • [Hardwood](#)

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • Vinyl

Exterior doors - type/material: • Hinged • [Sliding glass](#)

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Gas

Cooktop fuel: • Gas

Appliances: • Refrigerator • Dishwasher • Waste disposal • Microwave/Exhaust Fan Combo

Laundry facilities: • Washer • Laundry tub • Hot/cold water supply • Dryer • 120-Volt outlet • 240-Volt outlet

Kitchen ventilation: • Exhaust fan discharges to the exterior

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior • Exhaust fan

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Limitations

Inspection limited/prevented by: • Storage in closets and cabinets / cupboards

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