

HOME INSPECTION REPORT

Report Number

Report URL <http://www.Sophi.biz/reports2024/.pdf>

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- Washington State license #####
School of Professional Home Inspection
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Inspection Pictures URL
<http://www.Sophi.biz/reports2024/>
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version 240612



Home Inspection Professional Training

Recommended Periodic Home Maintenance Schedule

Interior	Winter	Spring	Summer	Fall
Range hood – clean filters	☐	☐	☐	☐
Laundry – check for leaking hoses, dryer vent problems, lint build up around dryer or exhaust		☐		☐
Crawlspace – check for unusual odors, standing water, insulation falling down, ductwork disconnected	☐		☐	
Attic – use a bright light, look for stains, mold or mildew, look for daylight around penetrations, disconnected vents	☐		☐	
GROUT – check/maintain all grout, seal twice a year or as otherwise directed on grout sealant	☐	☐	☐	☐
Caulking - check/maintain around tubs, shower enclosures, backsplash to counter joints, sinks, etc.	☐		☐	
Ceilings/Walls - look for nail pops, cracks, and stains. Address any water stains promptly, repair leaks. Note any significant changes that may indicate problems. Fill /repair/paint as needed.	☐		☐	
Window Sills/Trim – check and caulk/paint as necessary	☐		☐	
Safety Equipment Checks - replace batteries and test all smoke & carbon monoxide detectors. Check fire extinguishers Test all GFCIs outlets/breakers and all AFCIs breakers in panel (if equipped)		☐		☐
Windows/Sliding Doors – clean tracks and lubricate mechanisms. Repair any locks or faulty counter balances.		☐		☐
Doors – check weather stripping, caulk, door sweeps, stops, caulk and paint/stain		☐		
Cabinets – check adjust tighten all doors, hardware, hinges, catches	☐		☐	
Air filters – Change/clean them during heating or cooling season, more frequently if you have pets or allergies.	every 60 days during heating/cooling			
Heating systems				
- Fan forced electric wall heaters – vacuum and clean				☐
- Oil furnaces and all boilers systems, have professional check and repair annually				☐
- Gas fan forced furnaces, have professional checks at 5 years, 10 years and then every year thereafter ** Make sure you have working carbon monoxide detectors **	5, 10 and then annual checks			
Exterior				
Wash – vinyl siding, bricks, balconies		☐		
Siding – inspect, caulk, repair/paint/stain as required		☐		☐
Decks – stain/paint as required. Check posts, beams, railings, pickets, stairs and handrails regularly. If there is any significant movement, rot, loose railings, etc., repair or replace at once.	☐	☐	☐	☐
Balconies – If you have waterproof balconies, clean and inspect for any leaks, check drains	☐		☐	
Gutters and Downspouts – clean, check mounts, drains, look for leaking end caps or joints repair as needed		☐		☐
Drains – check drains in driveways, stairwells and yards frequently during rainy periods	☐	☐		☐
Sprinkler systems – assure they are not soaking the home or crawlspace vents, etc		☐	☐	☐
Hose bibs – winterize non frost free spouts, disconnect all hoses,	☐			
Landscaping – keep all plants trimmed away from the building, keep mulch from getting closer than 3" from siding		☐	☐	

Other optional equipment – If you have a septic, keep it pumped regularly. Be sure to maintain wells, (periodic shocking and testing recommended.) If you have a sump pump, test it yearly. Be sure to walk around your home in the rain and see how the gutters, downspouts, splash-blocks & drains are working. Never allow water to puddle next to the home or in contact with wood.



REPORT SUMMARY

This reporting system uses links (marked in bold) within this report and to on-line resources. Summary items marked ` have additional recommended reading below.

See videos of utility shutoffs here: schoolofprofessionalhomeinspection.com/help

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This sheet is a summary only and the customer should read the entire report



Summary Continued

This reporting system uses links (marked in bold) within this report and to on-line resources. Summary items marked ` have additional recommended reading below.

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Report Number _____

Client Name - Phone - e-mail _____

Contract

Agent Name - Phone - e-mail _____

Current Address _____

Office _____

Client agrees to release reports to seller / buyer / Realtor

☐ Yes ☐ No

Agent Present: ☐ Yes ☐ No

How did you hear about us?

☐ Internet ☐ Craigslist ☐ Google ☐ Other

☐ Referral ☐ Agent ☐ Friend

Referral Name _____

Issues considered in hiring us today

☐ Price ☐ Website ☐ Team Inspection ☐ Pest lab

☐ Online Reports ☐ Recommendation

☐ Experience ☐ Availability ☐ Other _____

1) This inspection applies to the property located at

This document represents a binding legal agreement between School of Professional Home Inspection and Client (name listed above).

The fee is _____ (cash or check, price includes all applicable discounts, credit cards prices are slightly higher)
All payments are due at the time of inspection. This is based on a single visit to the property. If additional visits are required, additional fees may be charged. This service is a non-destructive, visual inspection only, conforming to accepted industry standards. Readily accessible areas, components and systems are examined to determine if at the time of inspection they are performing their intended functions. The inspector cannot report on latent or concealed conditions that are not apparent at the time of the inspection.

2) These items are excluded but not limited to:

Code compliance, geological/soil investigation, engineering design/diagnosis, radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, fungi, other environmental hazards; pest infestation; underground storage tanks, pools, spas, hidden water damage, hot tubs, steam baths, saunas, solar heating systems, property boundaries, easements or right of ways, recalls, play/recreational equipment or facilities, wells or springs, condominium or co-op common areas, home/appliance warranties, household appliances, humidifiers, water softener; central vacuum systems, wallpaper, paint, window treatments, security systems, fire sprinkler systems, antennae, lightning arrestors, any landscaping items, watering systems, or any low voltage system including but not limited to lighting, telephone, networking systems, intercoms, entertainment/TV systems, door bells, or Exterior Insulation and Finish Systems (EIFS). Any comments on the above items are for informational purposes only and not covered by this agreement.

3) This inspection includes the furnace. Internal components cannot be completely examined without disassembly. Where facility exists to examine the heat exchanger only a portion is visible. We are not HVAC technicians and any issues should be addressed by specifically trained professionals. This inspection is not intended to determine whether the property meets insurance coverage or mortgage eligibility requirements. The client understands the inspector is not an insurer or guarantor against defects in the structure, items, components or systems inspected. Inspector makes no warranty, express or implied, as to the fitness for use, condition, performance or adequacy of any inspected structure, item, component, or system.

4) It is agreed the client will carefully read the inspection report and consult with the inspector about any items in question before purchasing the home. No liability or responsibility will be assumed by the inspector for replacing or repairing any deficiencies or defects including property damage or bodily injury. In all cases the liability is exclusively limited to the client and for cost of the inspection only. If repairs or replacement are performed without giving the inspector 72 hour notice, the inspector will have no liability to the client. Client agrees to notify the inspector at least 72 hours prior to any work performed to correct items not reported. Liability is limited to those cases where there has been a complete failure to follow industry standards. There is a one (1) year limitation from the date of the inspection for any legal action or forever waived and barred.



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5) We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. We do our best to inspect your home in the time allotted. However, we may not have tested every outlet or opened every window and door, or identified every problem. Also because our inspection is essentially visual, latent defects could exist. We can not see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of the property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. We inspect the roof coverings, drainage systems, flashings, skylights, chimneys and penetrations. We are not professional roofers or drainage contractors, feel free to hire other professionals prior to closing. This is not an exhaustive inspection on every construction detail of the home. We can not predict future events. For these reasons you should keep a comprehensive insurance policy. All issues should be thoroughly investigated and repaired before closing on the property. This inspection does not constitute a warranty, insurance or guarantee of any kind or does it substitute for any disclosure by the seller required by law. It is agreed the client will carefully review the the sellers disclosure statements, and ask them about any items in question. In any case the inspector will not be liable for items on the disclosure statement. Any oral statements made by the inspector prior to issuance of the written report are not binding.

6) If the building has one, HOA items and areas are not a part of this inspection. These inspections are limited to the interior of the unit, and all common areas are excluded.

7) If client is married, this obligation is a spousal obligation incurred in the interest of the clients. Disclosure of this report is limited to parties mutually agreed to by the inspector and the client. It may not be distributed without mutual consent. In no case will the inspector be liable for any party except the client. It is agreed that any legal fees, damages or costs incurred by the inspector for improper distribution of this report are the responsibility of the client.

8) This AGREEMENT shall be amended only by written agreement signed by both parties. It is further agreed that each party signing below warrants and represents they have the full authority and capacity to execute this agreement on behalf of the client. Client has read this entire AGREEMENT and accepts and understands this AGREEMENT as hereby acknowledged. This AGREEMENT shall be construed and enforced in accordance with the laws of the State of Washington.

9) Sewer scopes are provided by independent sewer contractors and they are solely responsible for sewer evaluation and liability from the associated with these services.

10) Additional terms for this agreement:

		Date	Time
Client Signature _____	Inspectors Signature _____		

INSPECTION TERMS

SATISFACTORY

The reported item is serving its intended purpose or function, could have normal wear or deterioration.

MARGINAL

The reported item is still functional, but in advanced state of use showing visible deterioration, and likely to need service in the next few years.

POOR

The reported item is near or at the end of its lifespan, requiring service now or in the very near future.

INSTALLED SYSTEMS AND COMPONENTS

Structural components, roofing, plumbing, electrical, heating, air conditioning (weather permitting), insulation and ventilation.

READILY ACCESSIBLE SYSTEM AND COMPONENTS

Items that can be seen and evaluated without removing personal items, furniture, soil, equipment etc.

Receipt For Inspections

Date of service Address of Inspection

Billed

Paid



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- 7) CHIMNEY/SIDING/WINDOWS
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- 11) ROOF
COVERING AND CONDITION, FLASHING, VALLEYS, PENETRATIONS
- 13) KITCHEN
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- 17) OTHER ROOMS
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- 21) BASEMENT AND SUPPORTING STRUCTURE
MATERIALS USED, ANCHORS, FRAMING, INSULATION, DRAINAGE
- 23) CRAWL SPACE AND SUPPORTING STRUCTURE
MATERIALS USED, ANCHORS, FRAMING, INSULATION, DRAINAGE VENTILATION, SLABS
- 25) PLUMBING
MATERIALS USED, SUPPLY, DWV SYSTEMS, WATER HEATERS, WELLS, SANITARY PUMPS
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FUEL SHUTOFF, SYSTEM DESCRIPTION, OPERATION, FILTERS, BOILER SYSTEMS
- 29) INTERIOR A/C
OPERATION, SYSTEM DESCRIPTION, FUEL, LINE CONDITIONS
- 30) ELECTRICAL SYSTEM
MAIN AND BRANCH WIRE DESCRIPTION, PANEL TYPE AND RATING, TESTED VOLTAGE

BUILDING AND WEATHER INFORMATION

Approx Age _____ Style _____

What direction does
the home face?



Ground Cover

☐ Dry
☐ Damp

☐ Wet
☐ Snow

Temp _____

State of Occupancy

☐ Vacant
☐ Occupied

Weather Conditions

☐ Rain
☐ Snow
☐ Dry

Pavement

Walks, driveways or any paved surface should slope away from the building for proper drainage. Slabs that are improperly pitched may be repaired by mud jacking, or replaced. Asphalt will deteriorate faster if regular maintenance is neglected. We recommend filling any large cracks and sealing the surface. This will minimize water and freeze damage and provide for the maximum lifespan.

Drainage

Proper drainage is critical to the structural integrity of the building. Water can undermine footings, leak into crawl spaces or basements and create conducive conditions for wood destroying organisms. Maintaining proper slope, grading and landscaping can all help keep water away from the building. Additional backfill and/or digging out soil is recommended where there is a negative grade. A minimum slope of 1" per foot for 4' will help, more is better. Always remember to keep all soil 6" from wood contact and out of foundation vents.

All landscaping surfaces accept water at different rates. On occasion a particular planting bed or mulching material can trap water next to the structure. With the proper grade, grass is usually a good ground cover near homes. Be careful with other landscaping items like plastic edging, wood, railroad ties, and alike to make sure these border items don't dam up water next to the house. It is wise to walk around your home during a hard rain to see how your home's systems deal with the excess water.

Gutters, downspouts, drains and/or splash blocks must be cleaned and functional to keep roof runoff from damaging the home. Poorly maintained gutter/drainage systems are the most common source for wet basements, crawl spaces, and other water damage. Window wells are rarely a problem with rainwater, but can collect runoff from improper grading. There are covers available to help keep out leaves and other debris.

Other water problems on the grounds can be caused by retaining walls. Some retaining walls can be damaged by water accumulation behind the wall exerting pressure. This condition can be improved by removing the backfill and replacing it with coarse gravel. The system is completed by adding drainage holes to keep water from accumulating.

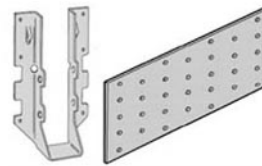
Railings

All raised walking surfaces, decks or porches that are more than 18" should have a railing. All stairs with more than 3 steps need a handrail. Openings for all railings must be small enough to prevent children from getting through.

Exterior wood surfaces

All exterior wood surfaces should be treated regularly with paint or preservatives. Some wood such as redwood and cedar are naturally resistant to decay and are not always painted and/or stained. All other wood surfaces with the exception of pressure treated lumber should be maintained regularly.

Any wood in contact with soil will rapidly decay. Even with pressure treated lumber, 6" separation from soil to earth should be maintained. Any metal fasteners should be galvanized or aluminum to resist rust.



Post to beam joints and joists should have positive connectors. These are 2 types of metal connectors that when properly installed significantly strengthen the structure. These can be a critical on a deck or in an earthquake.

[Read more earthquake preparedness tips here.](#)



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WALKS/DRIVES/PORCHES

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1. Driveway

[Goto Garage](#)

1	☐ Satisfactory		Material		Problems Recommend / Improve	
2	☐ Marginal		☐ Asphalt	☐ Brick/pavers	☐ Landscaping/root damage	☐ Cracks
3	☐ Poor	☐ Trip Hazard	☐ Concrete	☐ Gravel	☐ Sloped to home	☐ Fill / Seal
4			☐ _____		☐ Critical drain - keep clear	

2. Walks

6	☐ Satisfactory		Material		Problems Recommend / Improve	
7	☐ Marginal		☐ Asphalt	☐ Brick/pavers	☐ Landscaping/root damage	☐ Cracks
8	☐ Poor	☐ Trip Hazard	☐ Concrete	☐ Gravel	☐ Public walk needs repair	☐ Sloped to home
9			☐ _____		☐ _____	

3. Porches / Stoop

11	☐ Satisfactory		Construction		Problems Recommend / Improve	
12	☐ Marginal		☐ Wood	☐ Brick/pavers	☐ Railings	
13	☐ Poor	☐ Trip Hazard	☐ Concrete		☐ Wood to soil contact	
14			☐ _____		☐ _____	

4. Steps (attached)

16	☐ Satisfactory	☐ Poor	Construction		Problems Recommend / Improve	
17	☐ Marginal	☐ Trip Hazard	☐ Concrete	☐ Wood	☐ Cracks	☐ Uneven steps ☐ Railings
18			☐ _____		☐ Settling	☐ Wood to soil contact

5. Patio (on grade)

20	☐ Satisfactory		Material		Problems Recommend / Improve	
21	☐ Marginal		☐ Concrete	☐ Brick/pavers	☐ Landscaping/root damage	☐ Cracks
22	☐ Poor	☐ Trip Hazard	☐ Asphalt	☐ Flagstone	☐ Sloped to home	
23			☐ Wood patio on grade		☐ Wood to soil	

6. Deck (raised)

25	☐ Satisfactory	Decking / Railing		Problems Recommend / Improve	
26	☐ Marginal	☐ Natural wood	☐ Spantex	☐ Railings	☐ Wood to soil contact
27	☐ Poor	☐ Pressure treated	☐ Weather Deck	☐ Metal brackets	☐ Moisture / insect damage
28	☐ Hazard	☐ Painted/Stained	☐ other	☐ Metal straps, bolts	☐ Paint / stain
29				☐ Sway bracing	☐ Support/attachment

7. Balcony (upper floor decks)

31	☐ Satisfactory	☐ Poor	Decking / Railing		Problems Recommend / Improve	
32	☐ Marginal	☐ Hazard	☐ Wood	☐ Spantex	☐ Railings	☐ Moisture / insect damage
33			☐ Metal	☐ Weather Deck	☐ Decking/surface	☐ Support/attachment

8. Hose Bibs & Exterior Outlets

36	Hose bibs working	☐ Yes ☐ No	☐ Leaks	Outside outlets	☐ Yes ☐ No ☐ Not working
37	☐ Not tested	☐ Anti-siphon	☐ Caulk Gaps	☐ No GFCI	☐ No waterproof cover ☐ Two prong outlets
38		☐ Not frost free	☐ Loose / attachment	☐ Open Ground	☐ Hot Neutral reverse
39				☐ Recommend a gas shutoff tool @ meter	

9. Retaining Walls

41	☐ Satisfactory	☐ Marginal	☐ Poor	☐ Hazard	Material
42					☐ Concrete ☐ Stone/block ☐ Wood

10. Landscaping (affecting the structure)

44	☐ Satisfactory	☐ Poor	Improper Grading/Drainage	Problems Recommend / Improve	☐ Window well covers
45	☐ Marginal	☐ Hazard	☐ North ☐ East	☐ Wood to soil contact	☐ Backfill needed
			☐ South ☐ West	☐ Plants touching	☐ Drains not tested



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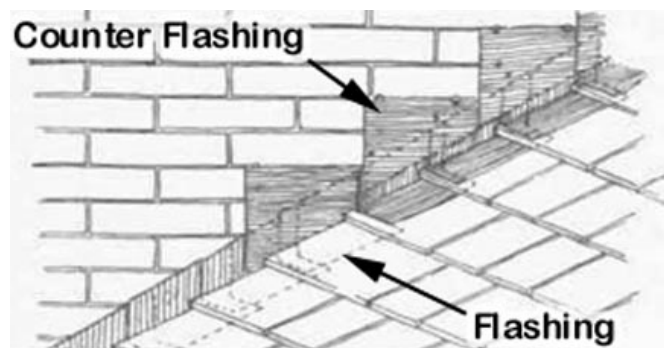
Major
Safety
Non Op
Deferred
Maint

WDO

gather

We recommend regular chimney maintenance. Have a fireplace professionally examined and clean the flue to keep this critical system in check. Chimney spark arrestors, also called rain covers, are recommended to prevent water penetration and prevent sparks from landing on the roof or other nearby combustible material. The chimney cap, also referred to as the chimney crown, is the top element of a masonry chimney. This mortar will not withstand years of weather abuse without cracking, chipping or deteriorating; these situations allow water to penetrate the chimney.

Flashing is the seal between the roofing material and the chimney. Flashing prevents rainwater from running down the chimney into living spaces.



Chimney flashing is made up of flashing and counter-flashing. This two element flashing allows both the roof and the chimney to expand or contract at their own rates without breaking the water proof seal.

Gutters and downspouts

Regular maintenance is important to keep this system working. Many problems are caused by poorly designed or maintained gutters including wet basements/crawlspaces and conducive conditions for wood destroying organisms.

Wood siding should never be in contact with soil. This conducive condition will accelerate the damage of wood destroying organisms



Roof cricket

Whenever the width of a chimney located along the slope of a roof is more than 24", a cricket (also called a saddle) should be installed. The cricket prevents debris, snow and ice from piling up behind the chimney - a condition that can cause rain or melting snow to back up under the shingles and leak into the house. The cricket also deflects water running down the roof around the chimney.

EIFS is an exterior home finish commonly used as an alternative to the more traditional exterior wall finishes such as brick, wood, or siding. Owners of EIFS homes have reported significant moisture and termite problems. This product must be evaluated by a certified EIFS inspector.

LP siding is a brand name composite product with a higher than average failure rate. Special attention to maintenance is crucial for this product to perform well.

Energy efficiency

One of the biggest energy wasters in a house are doors and windows. Poor caulking, glazing, weather stripping are all inexpensive fixes that have big pay offs in energy savings.

Blistering paint may be a symptom of water infiltration or poor ventilation. A newly painted surface may make it impossible to detect these problems.



CHIMNEY/SIDING/WINDOWS

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11. Chimneys

Goto Roof

1-

2-

3-

4-

☐ None	Chase	Flue	Problems	Recommend - Improve
Viewed From	☐ Brick/block	☐ Tile	☐ Cracks	☐ Rust
☐ Roof	☐ Stone	☐ Metal	☐ Creosote	☐ Holes in metal
☐ Ground	☐ Framed	☐ Not Visible	☐ Flashing	☐ Flaking
☐ Ladder	☐ Stucco	☐ Unlined Flue	☐ Cracked Cap	☐ Loose bricks
			☐ Spalling	☐ Loose mortar
				☐ Spark arrestor / rain cap
				☐ Sweep flue
				☐ Flashing repairs
				☐ Roof cricket
				☐ Brick/mortar repairs

12. Gutters and Downspouts

Goto Roof

☐ Satisfactory	☐ Alum/metal	Problems	Extensions needed
☐ Marginal	☐ Wood	☐ Leaking	☐ North
☐ Poor	☐ Vinyl	☐ Ponding	☐ South
☐ None	☐ Built in gutters	☐ Holes in runs	☐ East
		☐ Stains	☐ West
		☐ Mounts failing	
		☐ Rusting	
		☐ Need cleaning	
		☐ _____	

13. Siding

☐ Satisfactory	☐ Wood	☐ Fiber-cement	☐ T1-11	Problems
☐ Marginal	☐ Metal	☐ Holes	☐ EIFS	☐ Cracks/splits
☐ Poor	☐ Vinyl	☐ Stucco	☐ LP/composite	☐ Holes
☐ Recommend paint/stain/caulk	☐ Brick/Stone	☐ Slate		☐ Water damage
	☐ asbestos			☐ Landscaping contact
				☐ Wood to soil contact
				☐ Loose/missing
				☐ Gaps at corners

14. Windows

☐ Satisfactory	☐ Wood	☐ Vinyl	Problems
☐ Marginal	☐ Aluminum	☐ Composite	☐ Broken panes
☐ Poor	☐ _____		☐ Failed seal(s)
☐ Recommend paint/stain/caulk			☐ Missing caulk/putty
			☐ _____
			☐ Wood decay

15. Fascia/Soffit/Trim

☐ Satisfactory	☐ Wood	☐ Vinyl	Problems
☐ Marginal	☐ Metal	☐ Composite	☐ Cracks/splits
☐ Poor	☐ LP/composite		☐ Holes
☐ Recommend paint/stain/caulk	☐ _____		☐ Wood decay
			☐ Landscaping contact
			☐ Wood to soil contact
			☐ Loose/missing
			☐ Gaps at corners

16. Caulking

☐ Satisfactory	Additional caulking recommended	
☐ Marginal	☐ Doors	☐ Windows
☐ Poor	☐ Sills	☐ Trims
	☐ _____	☐ Utility holes
		☐ Siding

Next Comment



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Maint

WDO

gather



Any exposed wood components (doors, window frames, trim etc.) need to be protected from the weather. Paint or other sealer is necessary to protect from moisture damage. All exterior doors should have effective weather stripping.

Overhead power lines should be 10' above walk ways and 15' or greater above driveways and roads. Balconies and windows should have 3' clearance. If you see damaged insulation on the wiring, have it promptly replaced by a licensed professional.

Underground power lines often make connections in above ground connection boxes. If a grade line exists, care must be taken to keep earth below it. This is to keep surface water from entering and damaging the panel.

Garage door openers should be on a dedicated outlet. Extension cord wiring is not acceptable. There should be a safety reverse, and a sensor to keep children and pets from being injured. There are routine safety and maintenance steps that you should follow regularly. Review your owner's manual for the door opener. If you don't have an owner's manual, look for the opener model number on the back of the power unit and request a manual from the manufacturer. Be very careful testing the door, they are very powerful. A faulty unit can easily injure or kill.

All attached garages should have auto tight fit-ting solid core doors with auto closure devices. This is to protect from fire and also hazardous exhaust or fumes from entering the home. The wall separating the garage from the living space should be sheetrocked and fire taped. Repairs are recommended for any holes that might breach this firewall.

Ground-fault circuit interrupters

(GFCIs) protect against potentially lethal shock when they detect even minute, but potentially dangerous ground faults, or "leaks" of electrical current from the circuit. GFCIs may be incorporated into circuit breakers protecting the entire circuit, outlets protecting everything on the circuit downstream from the GFCI outlet, or as portable devices that can be used at an outlet to give protection for a particular electrical item. Electrical outlets should be Ground Fault Circuit Interrupter protected, with the exception of dedicated outlets for garage door openers, freezers, etc.

AC and heat pump compressors must be kept free of debris or overgrown foliage. Keep at least 2 feet on all sides and 6 feet clearance on the air discharge side. One common problem are clothes dryers discharging too close to the unit. The lint and warm air will adversely affect performance, so a 10-foot separation is recommended.

Any appliance in the garage with a burner (furnace, water heater, etc) should have the flame 18" above the ground. This is to reduce the likelihood of an fire from spilled flammable liquids. Appliances should be protected from damage from vehicles. This must be substantial, such as a steel post securely anchored to the concrete.



DOORS/GARAGE/ELECTRICAL SERVICE

[Back](#)

17. Construction

☐ Not visible ☐ Wood / metal framing ☐ Masonry ☐ Log ☐ _____

18. Exterior Doors 1 - Front, 2 - Back, 3 - Slider/French, 4- enter description

Condition	Material	Weatherstripping	Problems
☐ Satisfactory	☐ Metal	☐ Satisfactory	☐ Low security
☐ Marginal	☐ Wood	☐ Marginal	☐ Locksmith
☐ Poor	☐ Glass	☐ Poor	☐ No safety glass

19. Exterior Electrical Service

☐ Satisfactory ☐ Hazard ☐ Overhead ☐ Trim trees from service drop ☐ Exposed conductors
☐ Needs service ☐ Underground ☐ Low wires ☐ < 3' balcony / deck ☐ Improper exposed wires

20. Exterior A/C Condenser/Heat Pump Components

Unit#1	Unit#2
☐ Satisfactory	☐ Satisfactory
☐ Marginal	☐ Marginal
☐ Poor	☐ Poor
☐ Rusted/dirty	☐ Rusted/dirty
☐ Refrigerant lines need repair	☐ Refrigerant lines need repair

21. Garage / Carport

Structure ☐ Recommend a crash pole Sill plates _____

Overhead door(s) ☐ Needs repair Door opener _____

Type _____ ☐ Dents / delamination ☐ Secure garage door release ☐ Reverse not working

Roofing condition _____ Approx Age _____ ☐ Leaks ☐ Moss ☐ Granule loss

Type _____ Approx layers _____ ☐ Holes /tears ☐ Curling ☐ Missing

Gutters condition _____ ☐ Leaking ☐ Ponding ☐ Holes in runs ☐ Splash block improvements

Type _____ ☐ Mounts failing ☐ Rusting ☐ Need cleaning

Siding condition _____ ☐ Paint/Stain/Caulk ☐ Cracks/splits ☐ Wood decay ☐ Loose/missing

Type _____ ☐ Landscaping contact ☐ Holes ☐ Gaps at corners ☐ Wood to soil contact

Floor condition _____ ☐ Burners/outlets < 18" off floor ☐ Slab settlement ☐ Large cracks ☐ Loose/missing

Type _____ ☐ Typical cracks ☐ Efflorescence ☐ Gaps at corners ☐ Wood to soil contact

Firewall condition _____ ☐ Holes Service door condition _____ ☐ No auto-closure

Type _____ ☐ Pull down stairs Type _____ ☐ No deadbolt lock

Garage outlets working ☐ Yes ☐ No ☐ None Weatherstripping _____ ☐ Jamb/lock damage

☐ Handyman /extension cord wiring ☐ No GFCI ☐ Hot Neutral reverse

☐ Bare bulb fixtures ☐ Open Ground ☐ Two prong outlets

[Back](#)Major
Safety
Non Op
Deferred
Maint.

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It's virtually impossible to detect a leak except as it is occurring or by specific water tests which are beyond the scope of a home inspection. This is not an exhaustive inspection every installation details of the roof system according to the manufacturer's specifications or construction codes.

We recommend checking the gutters and drains each spring and fall. If an additional layer of roofing is to be installed, careful examination of the underlying structure must be assessed. Landscaping materials such as shade trees or ivy can greatly reduce the life expectancy of your roof.

Asphalt shingles is the least expensive type of shingle, asphalt shingles are also the most common. These shingles are thin, made from fiberglass and asphalt, and can last from 15 to 20 years.

Laminated fiberglass shingles are made like asphalt shingles and contain the same materials. However, they're thicker and give a more textured look to your roof. They cost at least twice as much as the common asphalt shingle, but can last longer, up to 30 years or more.

Wood shingles also called wood shake are made from treated wood and give the house a rustic appearance that many homeowners find appealing. They are less fire resistant than other types of roofing. They can cost five times as much as traditional asphalt shingles and average 15 to 20 year lifespan.

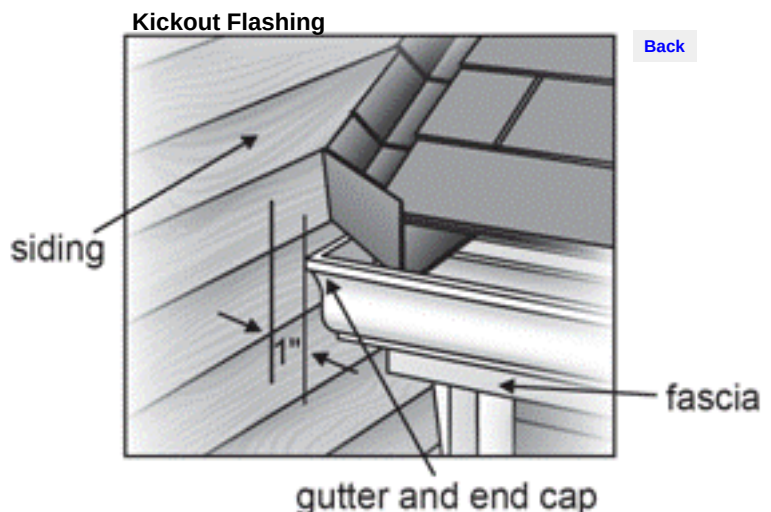
Metal roofing is lightweight, fairly easy to install and comes in a variety of colors. It lasts from 20-50 years and costs about ten times what an asphalt shingle roof might cost.

Clay tile often used in adobe or Spanish-style construction were traditionally made from clay and were very heavy. They're usually terra cotta in color and shaped like half-tubes. Newer clay tiles are sometimes made from plastic or synthetic materials and are lighter. Clay tiles can cost 30 times the price of an asphalt roof, but will last 50 or more years.

Slate roofing is elegant, unusual and very heavy. Your rafters may need to be reinforced if you choose slate. Slate roofing can cost 30 times the price of an asphalt roof but it will also last 100 years or more.

Flat roofs usually come with a 10 to 20 year warranty but the roofs can last 25 years if properly installed and maintained.

Built-up roof (BUR) The traditional hot-tar-and-gravel roof is built from three or more plies of waterproof material alternated with hot tar and ballasted by a layer of smooth river stone. Once made of tar paper, these types of roofs gradually are using more advanced materials such as fiberglass membranes. Modified bitumen is a single-ply rolled roof similar to ice-and-water shield, but impregnated with a mineral-based wear surface. Torch-down systems involve heating the adhesive as the material is unrolled. Newer peel-and-stick systems are safer and easier.





ROOF

22. Roof Visibility

☐ All ☐ None Inspected % _____ limited by: ☐ Height ☐ Roof pitch/access ☐ Roofing material ☐ Debris/snow

23. Inspected From

☐ Roof ☐ Ladder ☐ Ground ☐ Windows ☐ other

24. Roofing Style

Roof pitch ☐ Steep ☐ Low ☐ Medium ☐ Flat Roof Type ☐ Hip ☐ Mansard ☐ Gable ☐ Flat ☐ Shed ☐ other

25. Roofing Materials and Conditions

[Goto Gutters](#) [Goto Chimney](#)

Location	Condition	Type	Layers	Approx age	Comments
#1					
#2					
#3					
#4					
☐ Needs repair	☐ Curling ☐ Moss ☐ Shrinkage ☐ Tar patch(es)	☐ Granule loss ☐ Holes / tears ☐ Exposed fasteners/seal w/tar ☐ Improper shingle stagger	☐ Cupping ☐ Nail popping	☐ Exposed felt ☐ Patching / repairs ☐ Silvercoat /Roof Sealer	☐ Missing/blowoff ☐ Alligatoring

26. Flashing

Condition _____
 Type _____
☐ Needs repair

Problems Recommend / Improve

☐ Holes ☐ Rusted ☐ Pulling away from chimney / roof
☐ Loose ☐ Missing ☐ Parapet caps poorly sealed
☐ Tarred ☐ Recommend kickout flashing

27. Valleys

Condition _____
 Type _____

Problems Recommend / Improve

☐ Rusted ☐ Sealed with tar ☐ Low valleys may collect debris
☐ Granule loss ☐ Holes ☐ Penetrations too close
☐ Debris - Need cleaning

28. Skylights / Light tunnels

Condition _____
 Type Pre manufactured
☐ Needs repair

Problems Recommend / Improve

☐ Poor flashing ☐ Sealed w/tar-caulk ☐ Cracks ☐ Roof patching
☐ Loose ☐ Broken seal(s) ☐ Leaks

29. Roofing System Vents

Condition _____ ☐ Roof ☐ Soffit ☐ Gable
☐ Recommend additional vents ☐ Ridge ☐ Turbine ☐ Powered

30. Other Roof Penetrations

[Goto Chimney](#)

Condition _____ ☐ Power ☐ Plumbing ☐ Gas ☐ Rusted gas flue
☐ HVAC ☐ Exhaust fans ☐ other



Back

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Non Op
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Plaster over wood lath

Wood lath is about 3/8 inch thick and about 1 1/2 inches wide. It was nailed across the wood studs and had spaces of about 1/4 inch between each piece, which acted as a keyway for the first coat of the plaster to ooze through and attach to the lath. Plaster and wood lath ceilings may experience cracking as the system ages. In time, sections of some ceilings are likely to separate from the lath. Very old plaster ceilings may need replacement or significant repairs.

Drywall was developed at the conclusion of World War II to replace plaster on rock lath. The larger board reduced the installation time. In addition, it was discovered that the full layers of plaster used to cover the rock lath and seam could be replaced with taping and plastering only the seams. In addition to being used as the original wall finish, drywall can be used to cover deteriorated or cracked plaster walls and ceilings.

Wood floors

Wax finishes soak into the pores of the wood and harden to form a protective penetrating seal. The wax gives a low-gloss satin sheen. Dust mop or vacuum regularly. Buff to restore shine. Waxing may be necessary when buffing no longer restores shine. If the wood floor has dirt build up or the wax is discolored, use a combination liquid cleaner/wax made specifically for wood flooring. Depending on the traffic, a properly maintained wood floor should only need waxing once, or twice a year. Be sure to follow manufacturer's directions carefully. Prefinished or factory finished hardwood floors can be screened and recoated following manufacturers direction, using the proper/compatible finish

Nail pops in drywall are common, caused by rough framing lumber expansion and contraction and/or improper installation and are rarely of any structural significance.

Appliances We check those listed on the report, but we do not predict or warranty the life expectancy or performance of any appliance.

Dishwashers – We test to see if there is power and the motor runs, not a complete cycle. Other problems may exist that are not apparent during an inspection.

Stoves - We test to see if there is power and the elements heat. Timers and thermostats are not checked.

Refrigerators - We open doors and check to see that they are cold. We do not check temperatures or ice makers.

Washing machine hoses

These hoses are under pressure all the time and can burst causing extensive water damage to the home. Since washers will jiggle when they operate the hoses can rub against the wall behind them. We always recommend the metal braided hoses for washers since they are much more burst resistant and less likely to be damaged by the movement of the appliance. Leave at least 4 inches of space behind the washer to prevent hoses from kinking or chafing and inspect them regularly. If you see any bulges, rust or any other damage, replace them right away.

[Read more laundry safety information here.](#)

**KITCHEN / LAUNDRY****31. General Condition** ☐ Heat source

1 Walls	☐ Need Paint	☐ Cracks	☐ Stains	☐ Holes	☐
2					
3 Ceilings	☐ Need paint	☐ Cracks	☐ Stains	☐ Holes	☐
4					
5 Floors			☐ Slopes	☐ Squeaks	☐
6					
7 Countertops			☐ Stains	☐ Burns	☐ Cracked tiles
8					
9 Cabinets	☐ Old stains in sink base	☐ Loose hardware		☐ Repair or replace	
10					
11 Window	☐ Failed double pane(s)	☐ Broken glass	☐ Inoperable	☐	
12					

32. Appliances

	☐ Yes	☐ No	Operational	☐ Yes	☐ No	Comments
15 Disposer	☐	☐	☐	☐		
16 Dishwasher	☐	☐	☐	☐	☐ No airgap / high loop	
17 Exhaust fan	☐	☐	☐	☐	☐ Vents back to kitchen	
18 Stove	☐	☐	☐	☐	☐ Missing anti-tip kit	
19 Oven	☐	☐	☐	☐		
20 Refrigerator	☐	☐	☐	☐	temps _____	
21 Trash compactor	☐	☐	☐	☐		
22	☐	☐	☐	☐		

33. Electrical

Kitchen outlets working	☐ Yes	☐ No	☐ Handyman / extension cord wiring	☐ Open Ground
☐ No GFCI	☐ Hazard - needs repairs	☐ Two prong outlets	☐ Hot Neutral reverse	

34. Plumbing Water temp _____

Water stains/leaks @ sinkbase	☐ Old / dry	Water pressure	☐ Satisfactory	Drainage	☐ Satisfactory
☐ Leaks fresh / wet		☐ Poor		☐ Slow drains	

35. Laundry / Utility room

Appliances	Working	Dryer vents to:	Problems Recommend / Improve
☐ Washer	☐ Yes ☐ No	☐ Ceiling ☐ Wall	☐ Metal braided hoses ☐ Clean dryer venting
☐ Dryer	☐ Yes ☐ No	☐ Floor ☐ Not Visible	☐ Tray and alarm under washer
☐ Furnace	☐ Yes ☐ No		☐ Vinyl dryer venting is NOT recommended
☐ Water heater	☐ Yes ☐ No	Gas present ☐ Yes ☐ No	☐ No gas shutoff ☐ Gas Flex line over 6'
		Heat present ☐ Yes ☐ No	☐ No GFCI ☐ Hot Neutral reverse
Laundry sink	☐ Yes ☐ No	Room vented ☐ Yes ☐ No	☐ Two prong outlets ☐ Open Ground
☐ Leaks	☐ Slow drains		☐

Next Comment



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Major
Safety
Non Op
Deferred
Maint

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gather



Bathrooms

Showers – We check stalls for signs of leakage, but problems are often not discovered until they are in actual use. This visual inspection can't report on hidden defects or predict that defects may not soon develop. A leaking shower pan should be fixed promptly, as it is a conducive condition to wood destroying organisms.

Ceramic Tiles

Caulking and grout is a critical to keep water from leaking between the tile and tub/shower stall. Never use an acrylic latex (water based) caulk in shower area as it is much more susceptible to mold and mildew. We recommend a high quality silicone based sealant in these high moisture areas. Regular examination and or repair of the gout joints and frequent applications of a sealer will extend the life of a ceramic shower enclosure.

All bathrooms with showers benefit from bath fans. Bathroom surfaces can be damaged from excess moisture and good ventilation is important. This will help prevent growth of molds or mildew and damage to walls, ceilings, or other wood components in the house. The air should be exhausted directly to the outside, and not just into an attic or some other space in the house.

Most bath fans have short life expectancy. They can become noisy and fail frequently. On occasion condensation forming inside vent ducts can leak back down into the house. This problem may be remedied by insulating the duct work.

GFCI protection is recommended in locations where occupants will come in contact with metal components of the house or the ground. Water is an excellent conductor of electricity and because all metal parts of a house (like plumbing supply pipes or metal kitchen sinks) must be connected (bonded) to the ground. In homes constructed to comply with the National Electrical Code, GFCI protection should be installed in outdoor spaces, kitchens, bath-rooms, garages, laundry rooms, wet bars, unfinished basements, crawl spaces and at whirlpool tubs.

In sinks or tubs where hair is washed, use a plastic or metal "hair catcher" or screen to catch hair before it gets into the drain. If you have a slow emptying drain problem, many times the problem is hair and soap curds caught in the stopper. Check first to be sure all the other drains in the house are working. If a regular stopper is used, the hair is probably caught in the drainpipe just below the stopper. Take the stopper out and clean it. Next use a plunger which applies first pressure and then suction to the plugged drain. To provide the suction and pressure, smear a good layer of petroleum jelly on the edge of the rubber stop-per. Then plug the overflow with a wet rag so the air will not short circuit through the overflow pipe. Pump the plunger to loosen the stoppage. If this loosens the plug, rinse the drain with hot soapy water.

Read and follow the directions on any drain cleaning chemicals. Do not plunge a drain that has chemicals in it.



BATHROOMS

[Back](#)

37. Bath

1-

2-

3-

4-

5-

Sink

Water temp _____

1 1 2 3 4 5

2 Condition (S)atisfatory (M)arginal or (P)oor

3 Slow drains

4 Leaks, drip, sprays, repair seals/aerator

5 Leaks under sink

6 Chips, rust, cracks, cosmetic damage

7 Stains under sink

8 Amateur plumbing

Toilet

10 1 2 3 4 5

11 Condition (S)atisfatory (M)arginal or (P)oor

12 Leaks

13 Toilet rocks/loose recommend new wax ring and reset/tighten bolts. Must be tight to floor

14 Water runs and or mechanism needs repair

15 Soft sheeting/stains/leak evidence at the base

Tub/Shower

16 1 2 3 4 5

18 Condition (S)atisfatory (M)arginal or (P)oor

19 Surround materials (T)ile (P)lastic (F)iberglass (O)ther _____

20 Plumbing leaks, need repairs

21 Slow drain

22 Seal tile caulk/grout improvements are needed

23 Tub/shower base chipped or scratched

24 Tiles loose/missing, loose panels/possible hidden damage, seal edges or replace

25 Leaking shower enclosure/doors, water damage

26 Jetted tub _____ Proper Access ☐ GFCI protection ☐ Yes ☒ No

27 Biogrowth

28 Seal tub/shower to floor

29 Loose tub spout / overflow

Floor

30 1 2 3 4 5

32 Condition (S)atisfatory (M)arginal or (P)oor

33 covering 1 2 3 4 5 1 2 3 4 5 1 2 3 4 5 1 2 3 4 5

34 Vinyl _____ Tile _____ Carpet _____ Other _____

35 Tears, holes in vinyl or broken tiles

36 Soft sheeting/water damage

37 Stains

General Conditions

40 1 2 3 4 5

41 Improperly wired outlet /no GFCI/no ground/or hot neutral reverse

42 Door - (S)atisfatory (M)arginal or (P)oor Repair hardware() Binds()

43 Bath fan

44 Window

45 Skylight

46 Loose towel racks/TP holders

[Next Comment](#)[Back](#)Major
Safety
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Door Stops prevent damage to doors and walls. It is good practice to make sure they are properly installed. Closet hardware should be checked to see that the doors open properly, and aren't scratching each other or walls. We recommend approx 1" gap under doors without cold air returns, for homes with fan forced heating systems.

Sheetrock Repairs

You can repair gouges and popped nails or screws easily and inexpensively yourself. Filling tiny holes is easy. Apply a dab of latex caulk or premixed interior spackling compound with a finger or putty knife. Fill the hole but don't leave any residue on the surrounding surface. If the compound shrinks as it dries, re-coat. Touch up with paint when dry.

Repairing a small hole or popped fastener
Use appropriate drops to keep the floor clean. In the case of a popped fastener, drive the fastener tight to the drywall with a hammer or screwdriver. Remove any loose drywall but try not to tear off the paper facing. Use care and slightly dimple the surface to make space for the filler. Place an appropriate quantity of premixed joint compound into a pan. Pick up a small quantity of compound and fill the damaged area. Hold the knife on the wall at a low angle and draw it across the compound horizontally; then wipe the knife clean on the edge of the pan and make a second pass vertically. When dry, apply a second coat, but extend it a little beyond the first coat. If necessary, apply a third coat. When the patch is dry, sponge or sand lightly and paint.

Patching a large hole

Cut a drywall patch. Place it over the damaged area to trace it. Cut along your lines with a dry-wall saw or by making repeated passes with a utility knife.



Remove the damaged piece and clean up the cut with a utility knife. Bridge the back of the opening with a board 4 inches longer than the opening. Secure the board to the drywall and to the patch to the board with screws. Apply joint tape by covering the seams with a thin layer of joint compound, press the paper into the compound and smooth it by drawing a clean putty knife across it with firm pressure. If you're using adhesive-backed fiberglass tape, just press it onto the drywall seams. When the first coat is dry, scrape off any dry bits on the surface and apply a second and third coat.

Tips: Never work directly out of a bucket of compound. Doing so inevitably contaminates the material. Instead, transfer batches of material into a pan. When embedding joint tape, don't press so hard that you squeeze out all the compound, or the joint is likely to fail. Drive screws or nails so they dimple the surface but don't break through the paper facing.

Warnings: Take care when using a saw to cutout damaged drywall. To avoid cutting into wiring or piping, enlarge the hole with a hammer as needed to explore under the surface.



Rooms 1-5

38. Rooms 1-5

1- bedroom

2- Room 2

3- Room 3

4-

5-

☐ ☐ ☐ ☐ ☐

Congested personal belongings may limit visual inspection

Walls

1 1 2 3 4 5

2 ☐ ☐ ☐ ☐ ☐

Condition (S)atisfactory (M)arginal or (P)oor

3 ☐ ☐ ☐ ☐ ☐

Stains / biogrowth

4 ☐ ☐ ☐ ☐ ☐

Cracks - holes - damage

5 ☐ ☐ ☐ ☐ ☐

Leak Evidence

6 ☐ ☐ ☐ ☐ ☐7 ☐ ☐ ☐ ☐ ☐8 ☐ ☐ ☐ ☐ ☐

Nicks, scratches, cracks, nail pops, trims / mill-work need paint/stain throughout

9 ☐ ☐ ☐ ☐ ☐

Ceiling

10 1 2 3 4 5

11 ☐ ☐ ☐ ☐ ☐

Condition (S)atisfactory (M)arginal or (P)oor

12 ☐ ☐ ☐ ☐ ☐

Stains / biogrowth

13 ☐ ☐ ☐ ☐ ☐

Cracks - holes - damage

14 ☐ ☐ ☐ ☐ ☐

Leak Evidence

15 ☐ ☐ ☐ ☐ ☐16 ☐ ☐ ☐ ☐ ☐17 ☐ ☐ ☐ ☐ ☐18 ☐ ☐ ☐ ☐ ☐

Floors

19 1 2 3 4 5

20 ☐ ☐ ☐ ☐ ☐

Condition (S)atisfactory (M)arginal or (P)oor

21 ☐ ☐ ☐ ☐ ☐

Squeaks

22 ☐ ☐ ☐ ☐ ☐

Slopes/bouncy framing

23 ☐ ☐ ☐ ☐ ☐24 ☐ ☐ ☐ ☐ ☐25 ☐ ☐ ☐ ☐ ☐

Doors/Windows

26 1 2 3 4 5

27 ☐ ☐ ☐ ☐ ☐

Door - (S)atisfactory (M)arginal or (P)oor repair hardware() binds()

28 ☐ ☐ ☐ ☐ ☐29 ☐ ☐ ☐ ☐ ☐30 ☐ ☐ ☐ ☐ ☐

Window - (S)atisfactory (M)arginal or (P)oor repair hardware() binds() broken seals()

31 ☐ ☐ ☐ ☐ ☐

Closet doors problems ()

32 ☐ ☐ ☐ ☐ ☐33 ☐ ☐ ☐ ☐ ☐

General Conditions

34 1 2 3 4 5

35 ☐ ☐ ☐ ☐ ☐

Heat

36 ☐ ☐ ☐ ☐ ☐

Light

37 ☐ ☐ ☐ ☐ ☐

Outlets present

38 ☐ ☐ ☐ ☐ ☐

- Open grounds

39 ☐ ☐ ☐ ☐ ☐

- Reverse polarity

40 ☐ ☐ ☐ ☐ ☐

- 2-prong

41 ☐ ☐ ☐ ☐ ☐

Missing covers on outlets or swithes etc.

42 ☐ ☐ ☐ ☐ ☐

Fresh paint (may mask leaks/damge)

43 ☐ ☐ ☐ ☐ ☐44 ☐ ☐ ☐ ☐ ☐45 ☐ ☐ ☐ ☐ ☐46 ☐ ☐ ☐ ☐ ☐

Back

Major
Safety
Non Op
Deferred
Maint

WDO

gather



Rooms 6-10

38. Rooms 6-10

	6-	Room 6	7-	8-	9-	10-
☐	☐	☐	☐	☐	☐	☐
50	6	7	8	9	10	
51	☐	☐	☐	☐	☐	
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69	☐	☐	☐	☐	☐	
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Congested personal belongings may limit visual inspection

Walls

Condition (S)atisfactory (M)arginal or (P)oor

Stains / biogrowth

Cracks - holes - damage

Leak Evidence

Nicks, scratches, cracks, nail pops, trims / mill-work need paint/stain throughout

Ceiling

Condition (S)atisfactory (M)arginal or (P)oor

Stains / biogrowth

Cracks - holes - damage

Leak Evidence

Floors

Condition (S)atisfactory (M)arginal or (P)oor

Squeaks

Slopes/bouncy framing

Doors/Windows

Door - (S)atisfactory (M)arginal or (P)oor repair hardware() binds()

Window - (S)atisfactory (M)arginal or (P)oor repair hardware() binds() broken seals()

Closet doors problems ()

General Conditions

Heat

Light

Outlets

- Open grounds

- Reverse Polarity

- 2-prong

Missing covers on outlets or swithes etc.

Fresh paint (may mask leaks/damge)



Back

Major
Safety
Non Op
Deferred
Maint

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Rooms 11-15

38. Rooms 11-15

	11-	12-	13-	14-	15-	
☐	☐	☐	☐	☐	☐	Congested personal belongings may limit visual inspection
101	11	12	13	14	15	Walls
102	☐	☐	☐	☐	☐	Condition (S)atisfactory (M)arginal or (P)oor
103	☐	☐	☐	☐	☐	Stains / biogrowth
104	☐	☐	☐	☐	☐	Cracks - holes - damage
105	☐	☐	☐	☐	☐	Leak Evidence
106	☐	☐	☐	☐	☐	
107	☐	☐	☐	☐	☐	
108	☐	☐	☐	☐	☐	Nicks, scratches, cracks, nail pops, trims / mill-work need paint/stain throughout
109						
110	11	12	13	14	15	Ceiling
111	☐	☐	☐	☐	☐	Condition (S)atisfactory (M)arginal or (P)oor
112	☐	☐	☐	☐	☐	Stains / biogrowth
113	☐	☐	☐	☐	☐	Cracks - holes - damage
114	☐	☐	☐	☐	☐	Leak Evidence
115	☐	☐	☐	☐	☐	
116	☐	☐	☐	☐	☐	
117	☐	☐	☐	☐	☐	
118						
119	11	12	13	14	15	Floors
120	☐	☐	☐	☐	☐	Condition (S)atisfactory (M)arginal or (P)oor
121	☐	☐	☐	☐	☐	Squeaks
122	☐	☐	☐	☐	☐	Slopes/bouncy framing
123	☐	☐	☐	☐	☐	
124	☐	☐	☐	☐	☐	
125						
126	11	12	13	14	15	Doors/Windows
127	☐	☐	☐	☐	☐	Door - (S)atisfactory (M)arginal or (P)oor repair hardware() binds()
128	☐	☐	☐	☐	☐	
129	☐	☐	☐	☐	☐	
130	☐	☐	☐	☐	☐	Window - (S)atisfactory (M)arginal or (P)oor repair hardware() binds() broken seals()
131	☐	☐	☐	☐	☐	
132	☐	☐	☐	☐	☐	Closet doors problems ()
133						
134	11	12	13	14	15	General Conditions
135	☐	☐	☐	☐	☐	Heat
136	☐	☐	☐	☐	☐	Light
137	☐	☐	☐	☐	☐	Outlets -
138	☐	☐	☐	☐	☐	- Open Grounds
139	☐	☐	☐	☐	☐	- Reverse Polarity
140	☐	☐	☐	☐	☐	- 2-prong
141	☐	☐	☐	☐	☐	Missing covers on outlets or swithes etc.
142	☐	☐	☐	☐	☐	Fresh paint (may mask leaks/damge)
143	☐	☐	☐	☐	☐	
144	☐	☐	☐	☐	☐	
145	☐	☐	☐	☐	☐	
146	☐	☐	☐	☐	☐	



Recommend carbon monoxide detectors on all floors and 10' from every bedroom

Must have working smoke detectors (and/or batteries), replace all batteries and replace any defective units

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The interior condition and hardware of windows will be examined during the inspection. The glazing compound or putty around glass panels in older sashes should be examined especially carefully since this is often the most vulnerable part of the window and its repair is time consuming. For windows close to the ground or easily accessible from flat roofs, note the degree of physical security provided by the windows and their locks.

Window and door weather stripping is generally of three types: metal, foam plastic, or plastic stripping. Check each type for fit. Check metal for dents, bends, and straightness. Check foam plastic for resiliency and plastic stripping for brittleness and cracks. Make sure the weather stripping is securely held in place.

Glazed entrance doors including storm doors, sliding glass patio doors, and glazing immediately adjacent to these doors, but excluding jalousie doors, should be fully tempered, wire, or laminated glass or an approved plastic material. In addition, glazing adjacent to any surface normally used for walking must be safety glazing. Safety glazing is a building code requirement that applies to both new and replacement glazing.

Double pane windows

Broken double pane seals are often hard to detect. Unless the windows are clean, in good light under the correct temperature conditions there is no way to detect a failed seal. In many cases it looks like dirty glass.

Your fireplace, chimney and flue should be inspected and cleaned annually. Before building the first fire of the season, check the flue for soot build-up, and inspect the fireplace for loose or cracked firebrick. Always keep your damper closed when not using your fireplace, to stop heat from escaping up the chimney.

Do not burn pressure treated wood, scrap lumber, Christmas trees, trash, cardboard, plastic or any flammable material. Burning these materials may cause brick or flue liners to crack.

During visual inspections, it is not uncommon to be unable to detect the absence of a flue liner either because of stoppage at the firebox, a defective damper or lack of access from the roof.

It is nearly impossible to accurately assess the installation of a stove or insert. Without the proper manufacturers specifications the inspector cant know if it was correctly installed. We recommend asking if there is paperwork verifying the professional installation of the unit.

Humidity and moisture that collect in insulated areas can cause problems. Therefore, vapor barriers should be placed between insulation and the conditioned space. Suitable vapor barriers can be found on some blanket insulations

* Do not add vapor barrier-faced insulation over existing insulation. If unfaced batts are not available, slash or strip vapor barrier from batts before installing.

* In existing houses where vapor barriers are impossible to install, moisture protection may be obtained by painting interior walls and ceilings with vapor-resistant paint. Follow manufacturer's instructions for applications.

Vents are openings in the attic area that allow moisture to escape. If you don't ventilate properly, water vapor can condense and collect on insulation and rafters. This will reduce the effectiveness of the insulation and could damage the house. Also, without ventilation, attic heat could penetrate into living areas during summer.



ATTIC/FIREPLACE/STAIR/GLASS

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39. Fireplace

☐ Yes ☐ No

Location	Fuel	Type	Damper	Mantle	Hearth	Blower	Not Working*
#1							☐
#2							☐
#3							☐
#4							☐

* Gas fireplace are tested with normal operating controls

- ☐ Sweep flue ☐ Fogged glass ☐ Hearth Short
☐ Open masonry joints/firebox damage

40. Interior Windows / Glass

☒ Representative number of windows operated

Condition	☐ Glazing compound needed	☐ Broken counter balance/springs
☐ Inoperable / painted shut	☐ Moisture leaks / stains	☐ Missing or broken hardware
☐ Cracked glass	☐ Surface deterioration	☐
☐ Evidence of broken seals	☐ Recommend Safety Glas	Location

41. Security Bars

☐ Yes ☒ No ☐ Not tested ☐ Test release mechanism before occupying

42. Fire Safety Equipment

Smoke detectors ☐ Yes ☐ No ☐ Replace detector batteries ☐ Fire extinguisher(s)
 CO detectors ☐ Yes ☐ No ☐ Fire sprinklers Location

43. Stairs (upper floors)

Stair Condition Treads / Risers Proper lighting ☐ Yes ☐ No ☐ Missing safety glass
☐ Low headspace ☐ Uneven rise/run ☐ Non graspable railing
 Railings Framing ☐ Steep/short treads ☐ Bouncy/weak framing ☐ Open handrail return

44. Attic

☐ Recommend energy audit / duct testing

☐ Not inspected Inspection limited by Access type Location Inspected from ☐ Scuttle hole ☐ Access opening ☐ Knee wall ☐ Inside the attic ☐ Attic stairs ☐		Framing ☐ Need Repairs Type ☐ Stick framed ☐ Trusses ☐ Collar ties ☐ Knee walls Sheeting Type ☐ Plywood ☐ OSB ☐ 1x wood ☐ 1x skip Chimney Electrical ☐ Knob and tube ☐ Open splices ☐ Missing covers Fans exhaust to ☐ Shared attic ventilation, no dedicated vent ☐ Outside ☐ Attic ☐ Not visible Structural issues ☐ Yes ☐ No ☐ Cut trusses ☐ Need Repairs Other issues ☐ Bare fixtures ☐ Uneven insulation Vermin evidence ☐ Rodents ☐ Birds ☐	
Flooring Insulation Average depth ☐ More insul recommended Type ☐ Batts ☐ Loose fill ☐ Fibreglass ☐ Cellulose ☐ Vermiculite Location ☐ Wall ☐ Ceilings ☐ Rafters Ventilation ☐ Recommend additional vents ☐ Roof ☐ Soffit ☐ Gable ☐ Ridge ☐ Turbine ☐ Powered Moisture issues ☐ Stains ☐ Leaks ☐ Delamination ☐ Bio-growth ☐ Condensation ☐ Rot			

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Most basements walls will have at least some cracking. This is technically a failure, but nearly all cracked walls perform well for many years and often outlast the rest of the building. Block walls are much more susceptible. We recommend that cracks be filled with a non-expanding mortar where water is not a problem. This will allow the homeowner to monitor the crack for further movement. If a flexible caulk is used, further movement may not be apparent for a longtime.

Often cracks will appear where there is a buildup of pressure behind the wall from water, often from poor gutter and downspout maintenance or design. What is usually of most concern is movement, not cracking. If a wall has a crack with little movement, then this is normally an acceptable condition. If the wall had moved a considerable amount, then structural issues have to be considered, and normally we recommend an engineer to evaluate the problem areas.

If the walls are covered with sheetrock, paneling, etc or if personal items are in the way, evaluation of all basement walls may not be possible. Floors that are not finished concrete (gravel or dirt) should be covered with a vapor barrier to reduce the likelihood of structural pest problems.

Drain tile

This system is not inspectable under normal conditions since it is not visible. Unless it is raining and clearly failing, no opinion of the condition or existence is made.

Wet Basements

Often there are stains or efflorescence visible indicating moisture problems. This is often caused by missing or inadequate splash blocks, clogged drains, improperly sloped paved surfaces and/or inadequate grade to carry water away from the home. It is recommended that there be a slope of 6" over 6 feet or more to direct water away from the home for landscaped areas. For more information, please see our website library for the report "An Overview of Solutions to Basement Moisture Problems" at our webpage hipspro.com/basements/basementmoisture.html

GFCI protection should be installed in unfinished basements and crawl spaces. A representative number of outlets are tested provided they are available and not hidden behind personal articles. All major appliances (refrigerators, freezers, laundry, etc) should be plugged directly into outlets without extension cords. These appliances may draw significant power and should be located within 6 feet of outlets.

We recommend that all post to beam connections be reinforced with positive metal connectors. This is easy and cheap to do and will significantly strengthen the connection increasing the seismic stability of the structure. There are many **earthquake safety tips** here on our website

Most injuries in the home happen on staircases. We have a page dedicated to **stair safety**, see the details here.



BASEMENT AND SUPPORTING STRUCTURE

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45. Foundation types

☐ Basement / foundation ☐ Crawlspace ☐ Slab ☐ Post and pier ☐ Not visible

46. Basement / Foundation ☐ Completely finished walls and ceilings

Walls	Materials	Conditions	North	South	East	West
☐ Previous repairs	☐ Concrete	☐ Forms left behind	☐	☐	☐	☐
☐ Monitor cracks	☐ Concrete Block	☐ Vertical cracks	☐	☐	☐	☐
☐ Recommend engineer	☐ Brick	☐ Step cracks	☐	☐	☐	☐
	☐ Stone	☐ Angled cracks	☐	☐	☐	☐
		☐ Horizontal cracks	☐	☐	☐	☐
		☐ Movement apparent	☐	☐	☐	☐

Ceilings	Insulation	Location
	Type ☐ Batts ☐ Rigid	☐ Wall ☐ Ceilings

Floors	Materials	Vermin evidence
	☐ Concrete	☐ Rodents ☐ Large animal droppings
	☐ Dirt ☐ Gravel	

47. Basement Stairs

Stair Condition	Treads / Risers	Proper lighting ☐ Yes ☐ No ☐ Safety Hazard ☐ Missing safety glass
		☐ Low headspace ☐ Uneven rise/run ☐ Non graspable railing
Railings	Framing	☐ Steep/short treads ☐ Bouncy/weak framing ☐ Open handrail return

48. Foundation Anchors

☐ Anchor bolts/straps ☐ Seismic anchors ☐ None visible ☐ Recommend Improvements

49. Sub Structural Framing

Post / Beams	☐ Recommend post to beam connectors	☐ Minor stains/water damage	☐ Significant rot/rust/decay ☐ Recommend repairs
Joists / Trusses	☐ Minor stains/water damage	☐ Significant rot/rust/decay ☐ Recommend repairs	
Subfloor	☐ Minor stains/water damage	☐ Significant rot/rust/decay ☐ Recommend repairs	

50. Basement Drainage

Indications of moisture	Sump pump	Floor drains present	Efflorescence
☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
☐ Old stains ☐ Fresh	☐ Not working	☐ Evidence of backups	
☐ Plumbing leaks	☐ Not tested		
	☐ Recommend professional repairs		

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Crawl Spaces

A shallow, unfinished space beneath the first floor of a house which has no basement, used for visual inspection and access to pipes and ducts. This space is usually accessible from a removable panel. There is usually plumbing, ductwork and other systems that are run through this space. There should be a vapor barrier present to prevent moisture absorption into the structure from the earth. High moisture content is a conducive condition that can lead to infestation of wood destroying organisms. In exceptional cases, water penetration into a crawlspace can lead to the undermining of the foundation.

Common causes of moisture in crawl spaces include faulty gutters, downspouts and improper grading. Often times, these repairs can be made by homeowners by simply adding an extension or changing the grade away from the building. See [our library](#) for great information on crawl space moisture solutions. Vents prevent moisture from accumulating in the crawlspace by providing openings for air flow to the exterior.

Vents are required on new homes at the rate of one square foot of vent opening for 150 square feet of under-floor area. Insulation is recommended under the first floor structure in crawl spaces. Many older homes do not meet this modern standard, and as long as it is dry and no moisture evidence, then it is most likely adequate.

During this inspection, every attempt is made to note all items of concern to the client. There are often personal items that prevent inspection of all areas. We make no statement on conditions not readily visible. It is wise to look carefully at these areas during your final walkthrough before closing.

Vapor barriers

You should not install vapor barrier paint on interior foundation walls of damp basements or crawlspaces. If excessive moisture enters the house through the foundation walls, you should remedy the problem at its source - from the outside.

Most of the condensation that occurs in dirt-floor crawlspaces and basements with concrete foundation walls comes directly from the earth, even if it looks bone dry. A typical crawlspace can evaporate 15 gallons a day, and this vapor will encourage wood decay. You should always cover a dirt floor with a vapor barrier, whether the dirt floor is in a basement or a crawlspace.

When you apply a vapor barrier to the floor of your dirt basement or crawlspace, rake the soil clean, removing all wood and paper debris. These are conducive to structural pests and should be removed. Do not install the vapor barrier directly against wood posts and studs. This will trap moisture against the wood, encouraging rot. Always cover the dirt floor with 6-mil black polyethylene vapor barrier. Overlap seams generously. It is recommended to weigh down the vapor barrier with rocks or other non wood based materials.



CRAWL SPACE AND SUPPORTING STRUCTURE

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51. Crawlspace ☐ Recommend energy audit / duct testing

Percent of crawlspace inspected _____ % Access location(s) _____

☐ Full crawlspace Limited by ☐ Access ☐ Wood / paper debris should be removed

☐ Partial ☐ Standing water Vapor barrier _____

Inspected from ☐ Debris

☐ Access hatch ☐ Ductwork / plumbing / framing

☐ Inside crawl space ☐ Congested personal belongings Vermin evidence ☐ Rodents ☐ Large animal droppings

☐ Recommend crawlspace cleanout

52. Crawlspace Foundation

Walls _____	Materials	Conditions	North	South	East	West
☐ Previous repairs	☐ Concrete	☐ Forms left behind	☐	☐	☐	☐
☐ Monitor cracks	☐ Concrete Block	☐ Vertical cracks	☐	☐	☐	☐
☐ Recommend engineer	☐ Brick	☐ Step cracks	☐	☐	☐	☐
	☐ Stone	☐ Angled cracks	☐	☐	☐	☐
		☐ Horizontal cracks	☐	☐	☐	☐
		☐ Movement apparent	☐	☐	☐	☐

Ceilings _____

Ground _____

Materials ☐ Concrete ☐ Dirt ☐ Gravel

Insulation Type ☐ Batts ☐ Rigid

Location ☐ Wall ☐ Ceilings

53. Crawlspace Drainage

Indications of moisture ☐ Yes ☐ No ☐ Old stains ☐ Fresh

☐ Plumbing leaks

Possible sources _____

Sump pump ☐ Yes ☐ No ☐ Poor location for service

☐ Not working ☐ Not tested

☐ Recommend professional repairs

Foundation drains present ☐ Yes ☐ No ☐ Not visible

Efflorescence ☒ Yes ☐ No

54. Crawlspace Ventilation

☐ Wall vents ☐ None visible ☐ Powered ☐ Recommend additional vents Observations _____

55. Sub Structural Framing

Post / Beams	☐ Recommend post to beam connectors	☐ Minor stains/water damage	☐ Significant rot/rust/decay
Joists / Trusses	☐ Minor stains/water damage	☐ Significant rot/rust/decay	☐ Recommend repairs
Subfloor	☐ Minor stains/water damage	☐ Significant rot/rust/decay	☐ Recommend repairs

56. Slab

☐ Not visible ☐ No anchors ☐ Signs of settlement ☐ Excessive cracking



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Wells are not a part of this inspection. Water purity and quality should be evaluated by a health department. It is a good idea to monitor the flow of the well during dry periods. Care should be taken to assure that no one can fall in to a well pit. We recommend that they are locked.

Septic systems are not a part of this inspection. Septic evaluations should be done by a qualified expert or health authority. Septic systems that have been unused for more than 30 days can not be checked.

Lead

Many homes built in the early 1900's used lead pipes for interior plumbing. In 1986, a nationwide ban restricted the use of lead pipes for drinking water supplies. Galvanized iron supply pipes are commonly found with interior diameters from 1/2" to 2", though most domestic systems won't require any supply pipes larger than 3/4".

Galvanized plumbing suffers from a tendency to obstruction due to mineral deposits forming on the inside of the pipe. It remains common for repair of existing galvanized systems and to satisfy building code non-combustibility requirements typically found in hotels, apartment buildings and other commercial applications. It is also extremely durable.

Copper and brass pipes were introduced in about 1900, but didn't become popular until approximately 1950. Copper pipes are usually soldered directly into copper or brass fittings, although compression fittings are commonly also used. Properly installed on non-acidic supply water, copper appears to have a nearly infinite lifespan, with many of the earliest installations surviving since about 1900 virtually untouched.

PVC/CPVC are rigid plastic pipes with thicker walls to deal with municipal water pressure, introduced around 1970. PVC should be used for cold water only, CPVC for hot and cold. Connections are made with solvent cements.

Polybutylene - flexible plastic pipe which is attached to barbed fittings and secured in place with a copper crimp ring. The primary manufacturer of polybutylene tubing and fittings was driven into bankruptcy by a class-action lawsuit over failures of this system.

PEX - improved plastic pipe system with different barbs and steel crimp rings. Aquapex, is the latest generation of plastic plumbing with a much higher reliability.

Water shutoff video demonstration

Shutoff valves are not tested during a home inspection. The property owner should test shutoffs to assure proper function in the event of leak or plumbing repairs.

We always recommend you shut off the water outside at the meter when ever possible.

All water heaters should have a Temperature and Pressure Relief Valve (TPR Valve). This is a very important safety issue. Without these safety devices, heaters have been known to explode with enough power to destroy an entire house. They have a average lifespan of 10 years or more. Many we have inspected have been over 20 years old and still working fine.

Gas shutoff video demonstration

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We recommend a gas shut-off tool be tethered to the gas meter. (don't choose an adjustable wrench).



PLUMBING

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57. Water Supply/Drain/Vent

Supply Shutoff Location: at meter

We always recommend you shut off the water outside at the meter when ever possible. [See this video demonstration](#)☐ Satisfactory☐ Needs Service

Plumbing type Outside

Inside water supplies lines

☐ Copper ☐ Pex ☐ CPVC/PVC ☐ Galvanized☐ Polybutylene ☐ Kitec ☐ Lead

Drain/Wast/Vent Materials

☐ Copper ☐ ABS ☐ CPVC/PVC☐ Galvanized ☐ Cast Iron

Where

Pressure ☐ Satisfactory ☐ LowDrainage ☐ Satisfactory ☐ Slow☒ Sewer scope is recommended, this is best way to evaluate your sewer system

Dissimilar metals

☐ Missing dielectric unions ☐ Cross contamination @

Where

☐ Old stains ☐ Corroded/rust ☐ Broken / missing valves ☐ Pipes copper/steel contact ☐ Poor pipe support @

Well pump and equipment

☐ Submersible☐ In basement☐ Shared well☐ Pump house☐ Well pit☐ Pressure gauge Presure reading☐ Recommend professional evaluation

58. Sanitary Pump

Pump Present ☐ Yes ☐ NoSealed crock ☐ Yes ☐ NoVented ☐ Yes ☐ NoCheck valve ☐ Yes ☐ No

59. Hot Water Heater #1

Water temp

[Back](#)☐ See Photo

Brand Name

Serial #

Model #

☐ Tankless

Gallons

Age

Fuel

☐ Gas☐ Electric☐ OilRelief valve ☐ Yes ☐ NoProper extension tube ☐ Yes ☐ NoEarthquake straps ☐ Yes ☐ No☐ Serial/Model info not visible☐ Vent problems☐ Rusted☐ Improper pitch☐ Exhaust roll out☐ Safety Hazard☐ Recommend a tray and alarm under water heaters

60. Hot Water Heater #2

☐ See Photo

Brand Name

Serial #

Model #

☐ Tankless

Gallons

Age

Fuel

☐ Gas☐ Electric☐ OilRelief valve ☐ Yes ☐ NoProper extension tube ☐ Yes ☐ NoEarthquake straps ☐ Yes ☐ No☐ Serial/Model info not visible☐ Vent problems☐ Rusted☐ Improper pitch☐ Exhaust roll out☐ Safety Hazard[Next Comment](#)

Sewer scope is recommended, this is best way to evaluate your sewer system

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As reported by the National Institute of Standards and Technology, U.S. Department of Commerce "Baseline Measures for Improving Housing Durability"

Estimated Service Life for HVAC Systems

Evaporative coolers	8 - 15
Central air conditioning unit	15
Window air conditioning unit	10
Air conditioner, indoor	20
Furnaces	15 – 20
Gas or oil fired furnaces	18
Gas house furnaces	15
Heat pumps	15
Fan Coil Units	15 – 20
Pumps	10 – 15
Boilers	10 – 20
Evaporative Coolers	8 – 15
Exhaust Fans	5 – 15

Energy-related expenditures represent a significant outlay for the typical household. The replacement of energy-related equipment (e.g., a furnace or central air-conditioning system) is a significant expense for the typical household. The decision to replace energy-related equipment has its roots both in its expected service life (a durability-related issue) expected replacement cost, and energy-related expenditures.

Carbon monoxide

This is an invisible, odorless gas. It is a common by product of incomplete combustion, produced when fossil fuels like oil, gas or coal burn. It can be produced in a home by any common household appliance such as a furnace, clothes dryer, range, oven, water heater barbecue or space heater. It also is produced by automobiles. Problems arise when something goes wrong - an appliance malfunctions, a furnace heat exchanger cracks, a vent gets clogged, or debris blocks a chimney flue.

Oil fired appliances should be serviced annually. A poorly adjusted oil burner will waste a lot of oil and the service usually pays for itself in oil savings.

Service all filters regularly, usually 3 or 4 times a season. Dirty filters waste fuel and can cause equipment failure, especially in air conditioning units.

Heat exchangers cannot be completely examined without disassembly of the unit. On those models that have openings for examination we will make every effort to spot any problems. But even in the best of cases, we can only view a small portion of the exchanger. You may if you wish get an opinion from a heating technician or purchase a home warranty.

Heating System Type	Unit	BTUs Per unit	Cost Per Unit	Fuel Cost Per Million BTU	System Efficiency	Distribution Efficiency	Combined Efficiency	Delivered Cost Per Million btu	BTUs Per \$1
Ductless Heat Pump	kWh	3,413	\$0.08	\$23.44	250%	100%	2.50%	\$9.38	106,656
Heat Pump	kWh	3,413	\$0.08	\$23.44	200%	80%	1.60%	\$14.65	68,260
Wood	Cord	24,000,000	\$220.00	\$9.17	60%	100%	0.60%	\$15.28	65,455
Natural Gas High Eff. Furnace	Therm	100,000	\$1.27	\$12.70	92%	90%	0.83%	\$15.34	65,197
Natural Gas Furnace	Therm	100,000	\$1.27	\$12.70	80%	80%	0.64%	\$19.84	50,394
Natural Gas Stove/Fireplace	Therm	100,000	\$1.27	\$12.70	60%	100%	0.60%	\$21.17	47,244
Electric Resistance Heat	kWh	3,413	\$0.08	\$23.44	100%	100%	1.00%	\$23.44	42,663
Fuel Oil Hydronics	Gallon	138,000	\$4.75	\$34.42	85%	95%	0.81%	\$42.63	23,460
Fuel Oil Furnace	Gallon	138,000	\$4.75	\$34.42	70%	80%	0.56%	\$61.46	16,269



HEATING SYSTEM

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61. Fuel Shutoff

☐ Yes ☐ No Shutoff location(s) _____ ☐ Recommend a gas shutoff tool @ meter

62. Heating System

☐ Furnace ☐ Electric Baseboards ? ☐ Cadet (fan forced wall units) ☐ Pellet stove
☐ Boiler/Hydronic ☐ Radiant floors / ceilings ☐ Wood stove _____

63. Fan Forced Furnace

☐ Recommend energy audit / duct testing

Fuel #1 ☐ See Photo Brand Name _____ #2 ☐ See Photo Brand Name _____
☐ Gas ? Serial # _____ Serial # _____
☐ Oil Model # _____ Model # _____
☐ Electric Age _____ Last service _____ Age _____ Last service _____
☐ Recommend service ☐ Evidence of leaking condensate
☐ Exhaust roll out

Operation

Fired from thermostat ☐ Yes ☐ No
 Normal operation ☐ Yes ☐ No
☐ Safety Hazard _____

Temputures

Warm air _____
 Cold air _____

Heat exchanger Inspection

☐ Sealed not inspected ☐ Rusted/corrosion
☐ Not accessible ☐ Flame distortion
☐ Visual / with mirror _____

Type

☐ Central furnace ☐ Octopus / no blower
☐ Wall furnace
☐ Floor furnace

Air Circulation System

☐ Direct drive
☐ Belt drive
☐ Gravity / no blower

Heat Distrubution System

☐ Metal ductwork
☐ Flexible ducts ☐ Cold air return

Flue

☐ Metal ☐ Improper pitch
☐ PVC ☐ Rusted / Corrosion

Air Filter

☐ Disposable Size _____
☐ Washable ☐ Replace / Clean
☐ Electronic ☐ Missing/ ineffective

Heat Pump

☐ Aux Gas
☐ Aux Electric
☐ Aux Oil

Aux tested

☐ Yes ☐ No

64. Boiler Systems / Hydronic Heating

☐ Certified Professional to service and educate users on seasonal operation of heating equipment

Fuel ☐ See Photo Brand Name _____ Flue _____
☐ Gas Serial # _____ ☐ Metal ☐ Improper pitch
☐ Oil Model # _____ ☐ PVC ☐ Rusted / Corrosion
☐ Electric Age _____ Last service _____ ☐ Improper pitch ☐ Exhaust roll out

Operation

Fired from thermostat ☐ Yes ☐ No
 Normal operation ☐ Yes ☐ No
☐ Safety Hazard _____
☐ Kitec plumbing _____

Circulation system

☐ Pump
☐ Mutiple zones
☐ Gravity

Pressure temp gage

☐ Yes ☐ No
☐ Broken
 Temp _____
 Pressure _____

Pressure relief valve

Relief valve ☐ Yes ☐ No
 Proper extension tube ☐ Yes ☐ No

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Electrical

We have followed the AHSI practices in examining your electrical system. It is sometimes hard to determine amps of a service if there is none noted on the main disconnect. When possible we disassemble the panel and visually inspect and test voltage.

GFCIs

A ground fault is an unintentional electric path diverting current to ground. Ground faults occur when current leaks from a circuit. How the current leaks is very important. If a person's body provides a path to ground for this leakage, the person could be injured, burned, severely shocked, or electrocuted. They are recommended around all locations where there is possible contact with water. These circuits should be tested regularly to assure that they are functional. Remember that other outlets may be "down stream" from the GFCI that you are testing. On occasion you may find that a disposal or other outlet has failed, and all it needed was to have an upstream GFCI reset.

AFCIs

The "AFCI" is an arc fault circuit interrupter. AFCIs are designed to protect against fires caused by arcing faults in the home electrical wiring. Many local jurisdictions require AFCIs for receptacle outlets in bedrooms, AFCIs should be considered for added protection in other circuits and for existing homes as well. Older homes with aging and deteriorating wiring systems can especially benefit from the added protection of AFCIs. AFCIs should also be considered whenever adding or upgrading a panel box while using existing branch circuit conductors.

Knob and Tube

Older homes often have knob and tube wiring. This is not in itself a hazard as installed, but age can make insulation brittle and fail. In addition, most older systems have been added to over the years and often had over burdened this wiring system. Therefore we recommend that it be evaluated by an electrician. Care must be taken not to cover this kind of wiring with insulation, as it is designed to be air cooled.

Recessed Lighting These fixtures can pose a safety issue if insulation is packed too tightly around them. Current codes require a safety device that shuts off the fixture if it overheats. This visual inspection in no way can assure the proper installation of such fixtures. Of course if a problem is detected it will be on the report.

Federal Pacific, Zinsco and Sylvania

These residential circuit breakers have a history of failure, and therefore we recommend that all units be replaced by a qualified electrician.

[Federal Infosheet](#)

[Zinsco info sheet](#)

Aluminum Wiring

U.S. Consumer Product Safety Commission has received numerous reports about home fires that have been attributed to the use of aluminum conductors in branch circuits. An estimated two million homes and mobile homes have been constructed using aluminum wiring since 1965. We recommend all aluminum branch wiring be evaluated by a qualified electrician.

Reversed polarity creates a potential shock hazard. An example of how this can be a hazard might be a toaster. It appears off, but if it is plugged in to a improperly wired outlet the switch has actually turned off the negative wire. In other words if you stick a knife into it to remove a stuck piece of toast and come in contact with a heating element, you are likely to be shocked. Normally this is a easy fix, but should be preformed by a licensed electrician.



INTERIOR AC COMPONENTS

65. Cooling System / Heat Pump

Operation	Heat exchanger	Type	Refrigerant Lines
Compressor Age	☐ Air cooled	☐ Central air handler	☐ Satisfactory
Fired from thermostat ☐ Yes ☐ No	☐ Heat pump	☐ Ductless heat pump	☐ Leaks
Normal operation ☐ Yes ☐ No	☐ Evaporative cooler	☐ Window unit(s)	☐ Insulation damage
	☐ _____	☐ Room unit(s)	☐ _____
Temperatures	Fuel		
Warm air _____	☐ Electric	☐ AC not tested below 65	
Cold air _____	☐ Gas	☐ Recommend service	

ELECTRICAL SYSTEM

66 Main Panel

Location / Brand	Rated amps	Rated volts	240	Tested volts
Conductor material				Appears grounded ☐ Yes ☐ No
Main wire ☐ Copper ☐ Aluminum ☐ Tin clad copper ☐ Unable to determine				
Branch wire ☐ Copper ☐ Aluminum ☐ Tin clad copper ☐ Unable to determine				
Safety Shutoff	Wire type style	Other panel equipment	Tested and working	
☐ Breakers	☐ N/M Cable ☐ Knob and Tube	GFCI Breakers ☐ Yes ☐ No	☐ Yes ☐ No	☐ Not Tested
☐ Fuses	☐ BX type ☐ Conduit	Arc Fault Breakers ☐ Yes ☐ No	☐ Yes ☐ No	☐ Not Tested
		Generator switch ☐ Yes ☐ No	☐ Yes ☐ No	☐ Not Tested
Improper Multiple tapping				
☐ Yes ☐ No		☐ Missing/ Incorrect panel screw ☐ Federal Pacific Electric Panel		
☐ Breakers ☐ Main disconnect		☐ Safety Hazards ☐ Zinsco/Sylvania Panel		
☐ Ground / Neutral		☐ Missing knockouts ☐ Undersized Branch Wires		
☐ Recommend Licensed Electrician to fully evaluate				

67. Sub Panels and Fixtures

Location / Brand	Rated amps	Rated volts	Tested volts
Location / Brand	Rated amps	Rated volts	Tested volts
Location / Brand	Rated amps	Rated volts	Tested volts
Location / Brand	Rated amps	Rated volts	Tested volts
Branch wire ☐ Copper ☐ Aluminum ☐ Tin clad copper ☐ Unable to determine			
Safety Shutoff	Wire type style		
☐ Breakers	☐ N/M Cable ☐ Knob and Tube	☐ Undersized Branch Wires	
☐ Fuses	☐ BX type ☐ Conduit	☐ Improper Multiple tapping	
☐ Missing or faulty GFCI			



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WDO

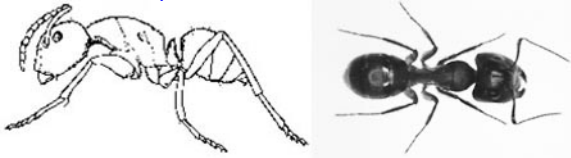
gather

Homeowners Information

Great Publications from the Experts on the Following Topics:

Structural Pests

- * Wood Destroying Organism ID
- * Carpenter Ants



Carpenter Ants have a evenly curved "thoracic dorsum", this is the back of the insect.

- * Moisture Ants
- * Beetles
- * Termites
- * Powderpost Beetles
- * Drywood Termites, Not native to the NW, but an occasional import
- * Responsible Pest Management and Protecting Water Quality
- * Spiders in Washington State
Not a structural pest but... All you wanted to know

Environment

- * Mold, Dust Mites, Fungi, Spores, and Pollen: Bioaerosols in the Home
- * Air Filters and Cleaners
- * Hazardous household Products
- * Indoor Air Pollution Problems
- * Cleaning Recipes for a Healthy Home
- * Testing Your Home for Radon
- * Recovering from a Flood
- * Dealing with a Flood Damaged Home
- * Water Damaged Carpets and Rugs
- * Flood Damaged Furniture
- * Cleaning Flooded Household Textiles
- * Winterized Homes and Allergies
- * Duct Cleaning - Is it a scam?

Energy

- * Energy Efficient Windows
- * Energy Efficient Water Heating
- * Energy Savers - Energy Audits
- * How much Insulation?
- * Programmable Thermostats
- * Caulk and Weather Strip
- * Home Energy Savings Tips
- * Energy use of home appliances
- * Thermostat for Energy Savings
- * Photovoltaic Panels by ASHI

Safety

- * Carbon Monoxide Hazards
- * Federal Pacific Stab-Lok Panels
- * Zinsco information
- * Aluminum branch wiring
- * Safety Checklist for the Elderly
- * Residential Lead Abatement
- * Protecting Young Children
- * Fire Safety Checklist
- * Space Heater Safety information
- * Home Electrical Hazard
- * Aluminum Wire Problems
- * Arc Fault Circuit Interrupters
- * GFCI Fact Sheet
- * Backdrafting: combustion spillage
- * Elderly Safety
- * Stair Safety
- * Garage Doors / Openers Safety
- * Window Safety for Children
- * Deck Safety and Video
- * Well Maintenance
- * Earthquake Preparedness
- * Common Laundry Safety Issues
- * Propane Tanks
- * Well Shocking information
- * Cadet Heater Recalls
- * Firedoor Hinge Adjustments

Construction and Repairs

- * Home Repair Cost Estimations
- * Cadet Heater Maintenance
- * LP Siding Maintenance
- * Construction term glossary
- * Garage Doors / Openers Maintenance
- * Typical Wall Framing diagram
- * Insulation and Ventilation Facts
- * Preventive Home Maintenance Guide
- * Rid Your Home of Mildew
- * Moisture Control and Prevention
- * Mildew Prevention in the Home
- * Moisture in Basements
- * Improving Your Home's Exterior
- * Selecting Sliding for Your Home
- * Selecting Exterior Doors
- * Selecting a Roof
- * Renovating or Replacing Windows
- * Selecting Hard Surface Floors
- * Sliding Door Tune up
- * Installing Attic Stairs
- * Polybutylene Plumbing
- * Chimney problems
- * Toilet problems and solutions

NOTES:

[cards](#)

[trades](#)

[library](#)



ICN _____
WSDA INSPECTION CONTROL NUMBER

This report is not valid without the above number

Inspection Date: _____ File No: _____ Time: _____ Visit: # _____

Inspection Firm: **School of Professional Home Inspection**

Address: **Seattle WA, 98101**

Phone: **(206) 295-4330** E-mail: **Info@Sophi.biz**

Structural Pest Inspector: _____ WSDA License # **#####**

Structure Inspected: _____

Client Name: _____

NOTE: ONLY THE ABOVE NAMED CLIENT IS ENTITLED TO RELY ON THE CONTENTS OF THIS REPORT.

In accordance with the provisions of the Revised Code of Washington (RCW) 15.58.450, this report relates to a single sale, transfer, exchange, or refinance and is not transferable to and may not be relied upon by parties involved in any subsequent sale, transfer, exchange, or refinance of the same property.

COMPLETE WOOD DESTROYING ORGANISM INSPECTION REPORT

SUMMARY OF FINDINGS

YES

NO*

VISIBLE EVIDENCE OF ACTIVE WOOD DESTROYING INSECTS

☐☒

VISIBLE EVIDENCE OF ACTIVE WOOD DECAY FUNGI

☐☒

VISIBLE EVIDENCE OF DAMAGE BY WOOD DESTROYING ORGANISMS

☐☒

VISIBLE EVIDENCE OF CONDITIONS CONDUCIVE TO WOOD DESTROYING ORGANISMS

☐☒

*VISIBLE EVIDENCE OF INACTIVE; ☐ Carpenter Ants, ☐ Subterranean Termites, ☐ Anobiid Beetles, ☐ Moisture Ants, ☐ Dampwood Termites, ☐ Other Wood Boring Beetles, or past ☐ Water Events, remain(s). Neither the inspector nor the inspection firm shall be liable for any corrective actions required by future inspections as a consequence of this evidence. See the FINDINGS and DIAGRAM page(s) of, ☒ This report, ☐ Previous report(s) bearing the same ICN, for details

COMMENTS:



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Major
Safety
Non Op
Deferred
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WDO

WOOD DESTROYING ORGANISM INSPECTION STANDARDS of the WASHINGTON STATE PEST CONTROL ASSOCIATION

COMPLETE WOOD DESTROYING ORGANISM (WDO) INSPECTION REPORT.

This report is prepared from an inspection conducted by a Washington State Department of Agriculture licensed Structural Pest Inspector in accordance with Washington Administrative Code 16-228-2005 through 16-228-2045. Opinions contained herein are based on conditions visible and evident at the time of the inspection. This report does not warrant, represent, or guarantee that the structure reported on is free from evidence of WDOs, their damage, or conditions conducive to WDOs, nor does it represent or guarantee that the total damage, infestation, or infection is limited to that disclosed in this report.

II. INSPECTION PROCEDURES

The inspector shall make a thorough inspection, using accepted methods and practices, of the subject structure to render an opinion on the presence of or damage from WDOs as well as conditions conducive to such WDOs.

AREAS INSPECTED shall include: structural exterior (accessible both visibly and physically to an inspector at ground level); accessible structure interior; accessible substructural crawl space(s); garages, carports, and decks which are attached to the structure. Deck inspection shall include: railings, wooden steps, and accessible wooden surface materials, as well as, deck substructures which are accessible (those with at least a 5' soil to joist clearance or elevated decks which can be suitably reached using a 6' step ladder).

WOOD DESTROYING ORGANISMS shall include: subterranean termites, dampwood termites, carpenter ants, moisture ants, wood boring beetles of the family Anobiidae, and wood decay fungus (rot). The inspector will not assume any responsibility for WDOs that were not detected during their dormant season. When evidence of moisture ants, dampwood termites, wood infesting anobiids, or wood decay fungi is detected during a complete WDO inspection, the inspector must identify and report the condition(s) conducive to such infestations. It must be stated in the report that such infestations may be eliminated by removal of all infested wood and correction of any contributing conducive conditions.

CONDUCTIVE CONDITIONS, as determined by the inspector, shall include, but not be limited to: inadequate clearance, earth to wood contact, conducive debris in the crawl space, inadequate ventilation, excessive moisture, vegetation contact with the structure, bare ground in the crawl space, existing or seasonal standing water in the crawl space, failed caulking or grout in water splash areas, and/or restricted or non-functioning gutter systems.

III. LIMITATIONS OF INSPECTIONS.

The inspecting firm shall not be held responsible by any party for any condition or consequence of WDOs, which is beyond the scope of this inspection. The scope, defined in section II. INSPECTION PROCEDURES is limited as follows;

(a) **INACCESSIBLE AREAS:** Certain areas of a structure, which are inaccessible by their nature, may be subject to infestation by WDOs yet cannot be inspected without excavation or unless physical obstructions are removed. Such areas include, but are not limited to: wall voids, spaces between floors; substructures concealed by sub-floor insulation or those with inadequate clearance; floors beneath coverings; sleeper floors; areas concealed by furniture, appliances, and/or personal possessions; and deck substructures with less than 5' clearance.

(b) **ROOF SYSTEMS AND ATTIC AREAS:** Roof systems, roof cove ring, and attic areas are excluded from this report. This report may note, at the discretion of the inspector, visual evidence of infestation and/or infections of WDOs in the portions of the eaves that are visible and accessible from the ground. No opinion is rendered nor guarantee implied concerning the watertight integrity, the condition, or future life of the roof system. Any comment(s) made regarding an obvious condition of (a) component(s) of the roof system or attic space(s) shall not imply an extension to the scope of this inspection. If a more qualified opinion is desired, the services of a licensed roof system professional should be obtained.

(c) **SHEDS AND OUTBUILDINGS:** Sheds, garages, carports, decks, or other structures, which are not attached to the main structure by roof system or foundation, are excluded from this report unless specifically requested and noted. The inspecting firm reserves the right to charge additionally to inspect any unattached structures.

(d) **CLIMATIC LIMITATIONS:** In certain geographical areas of Washington State where wet climate is common and due to their construction and materials, structures may be subject to conditions from normal weathering. Such conditions as cracking, checking, and/or warpage on doors, window casings, siding, and non-supporting wooden members shall not be reported on inspection reports except at the discretion of the inspector. Inspectors are not required to report on any wood-destroying organism infestation, infection, or other condition that might be subject to seasonal constraints or environmental conditions if evidence of those constraints or conditions is not visible at the time of the inspection.

(e) **MOLD:** Molds, mildews, and other fungal growth (except wood decay fungi) shall be reported on only to the extent that they indicate an excessive moisture condition which may be conducive to WDOs. The inspector is not liable or responsible for determining the type of mold, mildew, or other fungi present, nor shall the inspector be liable or responsible for determining the possible health hazards associated with the presence of molds, mildews, or other fungi. This report is not, nor shall the inspector perform a mold inspection or investigation. If a more qualified opinion is desired, the services of a toxicologist or certified industrial hygienist should be obtained.

(f) **STRUCTURAL ASSESSMENT:** While it may be possible for the inspector to note damaged materials, neither the inspector nor the inspection firm is liable or responsible in any way to determine the structural integrity of any building materials. If a more qualified opinion is desired, the services of a licensed, qualified contractor or structural engineer should be obtained.

(g) **REMAINING EVIDENCE:** In certain situations, it may not be practical to eliminate all evidence of previous WDO activity (e.g., carpenter ant frass, insect parts, or subterranean termite scaling), or evidence of conducive conditions, (e.g. water staining). Although noted, this evidence may remain after corrections have been made or if it is the inspector's opinion that evidence is from inactive WDOs and no corrections are recommended. Neither the inspector nor the inspecting firm shall be liable or responsible for any corrective action required by future inspections in regards to this remaining evidence.

IV. REPORTS The inspecting firm shall not issue any complete wood destroying organism inspection report unless a Washington State Department of Agriculture licensed structural pest inspector from that firm has made a careful and thorough inspection of the structure in conformance with and subject to the limitations within these standards. Reports shall include a diagram and a description of the findings to help identify locations of the findings as well as inaccessible areas not identified in III (a) of these standards.

V. WORK RECOMMENDATIONS AND TREATMENTS

(a) **NO WARRANTIES OF CORRECTIVE WORK:** Neither the inspector nor the inspecting firm will evaluate or warrant the quality of workmanship, the compliance with any applicable building codes, nor the suitability for use of any repairs, corrections, or treatments recommended within this report. Compliance with Washington State pesticide application laws and applicable building codes (current revisions) is the responsibility of the property owner and those performing the work. It is strongly recommended that those parties performing any corrections or treatments be licensed, bonded, and qualified professionals providing warranted services.

(b) **CONDITIONS REVEALED DURING THE PERFORMANCE OF RECOMMENDATIONS:** Should any WDO, damage, or conducive condition be revealed during the performance of any recommendations, whether performed by the owner, the purchaser, a contractor, or any other party in interest, the inspecting firm must be notified of such, and be given a reasonable opportunity for re-inspecting and determining the need for any additional corrective measures before such conditions are covered. The owner, the purchaser, or any other person performing the work shall be responsible for notifying the inspector. Nothing contained herein shall prevent the inspecting firm from assessing additional charges for each additional inspection.

NOTE: The Washington State Pest Control Association (WSPCA), as a service to inspection firms, has developed this form and these Standards of Practice. By doing so, the WSPCA does not certify that the inspecting firm is a member of the WSPCA or that the inspector is qualified to perform the inspection. The WSPCA shall not be a party to any claim or action by the buyer, seller, or other interested party against the inspection firm solely by reason of making this report form and these Standards of Practice available for use.



FINDINGS

Address of Structure Inspected _____

NOTE: The owner(s) and/or persons performing any work relative to these findings must ensure that all construction work performed meets the standards of good construction practices and materials as provided for in any and all applicable building codes (current revisions). Pest control measures must be performed by Washington State licensed applicators in conformance with all federal, state, and local laws. Nothing contained herein shall prevent the inspecting firm from assessing charges for each additional inspection.

[Back](#) [Diagram](#)

=> Structural Pest Issues <=



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Important information about the attached Complete Wood Destroying Organism Inspection Report.

Beginning January 1, 2004 the Washington State Pest Control Association has adopted a new format for the Complete Wood Destroying Organism Inspection Report. This new format was prompted, in part, by recent changes to Washington State Laws and Rules that pertain to Structural Pest Inspections, (RCW 15.58.450 and WAC 16-228-2005 through 16-228-2045), and by changes in market expectations.

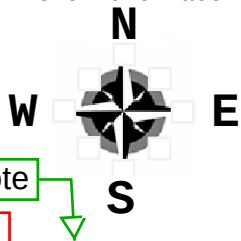
These changes were a cooperative effort involving members of all affected industries; inspectors, real estate professionals, and lenders. This new inspection report format is easier to understand, easier to enforce, and provides better protection for the consumer.

Washington State laws and rules do not recognize any difference between a "Preliminary Report" and a "Final Report". Therefore, this reporting format has been eliminated. There will only be one report: the Complete Wood Destroying Organism Inspection Report. If you have questions regarding these changes, contact the Washington State Pest Control Association (1-800-253-3836).

For your protection you are encouraged to have all findings corrected by licensed and bonded contractors and to obtain and keep copies of all repair receipts. You may also elect to obtain a report with "NO" findings. A report with "NO" findings does not indicate that the inspector is approving of any work done to eliminate previously reported findings. It only indicates that there are no findings at the time of the inspection. It must also be understood that remaining evidence may exist after all repairs and corrections have been made. This evidence, while required to be reported, may be inconsequential.

The attached Washington State Pest Control Association Complete Wood Destroying Organism Inspection Report Form has been reviewed by the Washington State Department of Agriculture. The Department agrees that with an accurate inspection and when filled out properly this form can meet the Wood Destroying Organism Inspection Reporting Criteria found in WAC 16-228-2005 through 16-228-2045.

What direction does
the home face?



DIAGRAM

FILE NO. _____

☒

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WDO

Diagram Legend

WDO's	CONDUCTIVE CONDITIONS		OTHER ELEMENTS
AB - Anobiid Beetles	BG - Bare Ground	CSA - Crawl Space Access	IA - Inaccessible Area
CA - Carpenter Ants	CD - Conductive Debris	IV - Inadequate Ventilation	RE - Remaining Evidence
DT - Dampwood Termites	DS - Downspout Repairs	LC - Landscape Clearance	RJ - Rim Joist
MA - Moisture Ants	EW - Earth to Wood Contact	PL - Plumbing Leak	FV - Foundation Vent
OB - Other wood infesting beetles	EM - Excessive Moisture	SB - Missing Splash Block	SC - Support Column
RF - Rot Fungus	FC - Failed Caulking	SW - Standing Water	SF - Sub-Floor
ST - Subterranean Termites	IC - Inadequate Clearance	VC - Vegetation Contact	SP - Sill Plate
	RG - Restricted Gutters		

CLIENT-name-phone-email

AGENT-name-phone-email

Customer Request Information

autofill

Delete Pest Report

Units Report

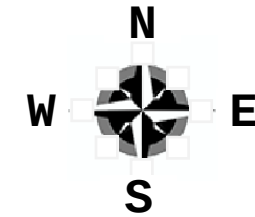
Address

Date Price Report Number

Age Style [Cover](#) [Diagram](#)

What direction does
the home face?

☐ Vacant
☐ Occupied



Ground Cover
☐ Dry ☐ Wet
☐ Damp ☐ Snow

Weather
☐ Rain ☐ Snow
☐ Dry

Temp

Special terms and conditions for contract

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[HOURLY](#)

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Sophi

<http://www.Sophi.biz/reports2024/>

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