



Home
Inspections
of Puget Sound



SOUTH ELEVATION

Recommended Periodic Home Maintenance Schedule

	Winter	Spring	Summer	Fall
Interior				
Range hood – clean filters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Laundry – check for leaking hoses, dryer vent problems, lint build up around dryer or exhaust		<input type="checkbox"/>		<input type="checkbox"/>
Crawlspace – check for unusual odors, standing water, insulation falling down, ductwork disconnected	<input type="checkbox"/>		<input type="checkbox"/>	
Attic – use a bright light, look for stains, mold or mildew, look for daylight around penetrations, disconnected vents	<input type="checkbox"/>		<input type="checkbox"/>	
GROUT – check/maintain all grout, seal twice a year or as otherwise directed on grout sealant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Caulking - check/maintain around tubs, shower enclosures, backsplash to counter joints, sinks, etc.	<input type="checkbox"/>		<input type="checkbox"/>	
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.	<input type="checkbox"/>		<input type="checkbox"/>	
Window Sills/Trim – check and caulk/paint as necessary	<input type="checkbox"/>		<input type="checkbox"/>	
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)		<input type="checkbox"/>		<input type="checkbox"/>
Windows/Sliding Doors – clean tracks and lubricate mechanisms. Repair any locks or faulty counter balances.		<input type="checkbox"/>		<input type="checkbox"/>
Doors – check weather stripping, caulk, door sweeps, stops, caulk and paint/stain		<input type="checkbox"/>		
Cabinets – check adjust tighten all doors, hardware, hinges, catches	<input type="checkbox"/>			
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				<input type="checkbox"/>
- Oil furnaces and all boilers systems, have professional check and repair annually				<input type="checkbox"/>
- 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		<input type="checkbox"/>		
Siding – inspect, caulk, repair/paint/stain as required		<input type="checkbox"/>		<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Balconies – If you have waterproof balconies, clean and inspect for any leaks, check drains	<input type="checkbox"/>		<input type="checkbox"/>	
Gutters and Downspouts – clean, check mounts, drains, look for leaking end caps or joints repair as needed		<input type="checkbox"/>		<input type="checkbox"/>
Drains – check drains in driveways, stairwells and yards frequently during rainy periods	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Sprinkler systems – assure they are not soaking the home or crawlspace vents, etc		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hose bibs – winterize non frost free spouts, disconnect all hoses.	<input type="checkbox"/>			
Landscaping – keep all plants trimmed away from the building, keep mulch from getting closer than 3" from siding		<input type="checkbox"/>		<input type="checkbox"/>

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

NOTE:

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

Summary Continued

NOTE:

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 _____

Contract Page 2

Client Signature _____	Inspectors Signature _____	Date _____	Time _____
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MAIN AND BRANCH WIRE DESCRIPTION, PANEL TYPE AND RATING, TESTED VOLTAGE

BUILDING AND WEATHER INFORMATION

Approx Age

Style

State of Occupancy

Vacant
Occupied



Ground Cover

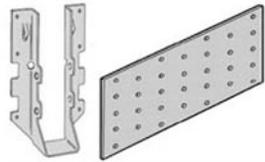
Dry
Damp

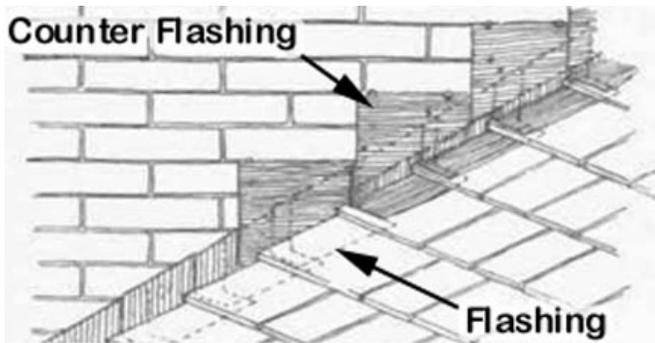
Wet
Snow

Weather Conditions

Rain
Snow
Dry

Temp

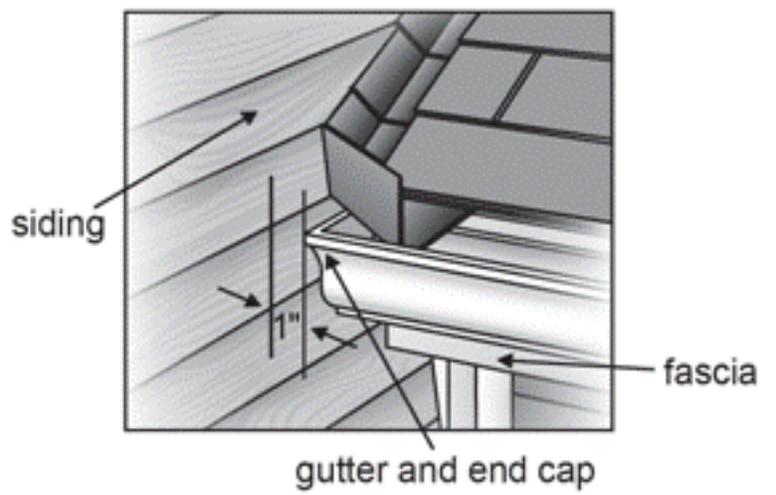




Chimney flashing is made up of flashing and counter-flashing. This two element flashing allows both the roof and the chimney to expand or contract at their own rates without breaking the water proof seal.

CHIMNEY/SIDING/WINDOWS

DOORS/GARAGE/ELECTRICAL SERVICE



KITCHEN / **LAUNDRY**

BATHROOMS

37. Bath



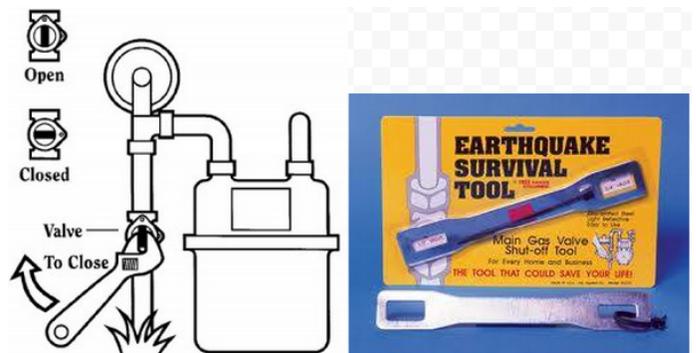
38. Rooms 1-5

38. Rooms 6-10

38. Rooms 11-15

BASEMENT AND SUPPORTING STRUCTURE

CRAWL SPACE AND SUPPORTING STRUCTURE



PLUMBING

<i>Heating System Type</i>	<i>Unit</i>	<i>BTUs Per unit</i>	<i>Cost Per Unit</i>	<i>Fuel Cost Per Million BTU</i>	<i>System Efficiency</i>	<i>Distribution Efficiency</i>	<i>Combined Efficiency</i>	<i>Delivered Cost Per Million btu</i>	<i>BTUs Per \$1</i>
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

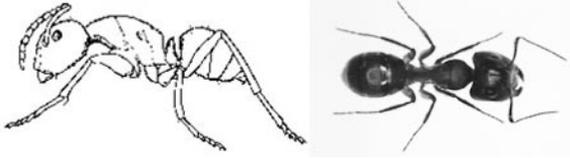
HEATING SYSTEM

INTERIOR AC COMPONENTS

ELECTRICAL SYSTEM

Homeowners Information

Great Publications from the Experts on the Following Topics:



 **TRUSTED TRADESMEN**
WE HAVE OVER 300
QUALITY CONTRACTORS



 **FIND US ON FACEBOOK**
GREAT TIPS AND ADVICE
TO KEEP UP YOUR HOME



 **FIND US ON LINKEDIN**
PROFESSIONAL CONTACTS
AND ASSOCIATIONS



ICN _____
 WSDA INSPECTION CONTROL NUMBER
 This report is not valid without the above number

Inspection Date: _____ File No: _____ Time: _____ Visit: # _____
 Inspection Firm: _____
 Address: _____
 Phone: _____ E-mail: _____
 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:

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; are as 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 covering, 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.

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



Note



Diagram Legend

CONDUCTIVE CONDITIONS

WDO's

- AB - Anobiid Beetles
- CA - Carpenter Ants
- DT - Dampwood Termites
- MA - Moisture Ants
- OB - Other wood infesting beetles
- RF - Rot Fungus
- ST - Subterranean Termites

- BG - Bare Ground
- CD - Conductive Debris
- DS - Downspout Repairs
- EW - Earth to Wood Contact
- EM - Excessive Moisture
- FC - Failed Caulking
- IC - Inadequate Clearance
- RG - Restricted Gutters

- CSA - Crawl Space Access
- IV - Inadequate Ventilation
- LC - Landscape Clearance
- PL - Plumbing Leak
- SB - Missing Splash Block
- SW - Standing Water
- VC - Vegetation Contact

OTHER ELEMENTS

- IA - Inaccessible Area
- RE - Remaining Evidence
- RJ - Rim Joist
- FV - Foundation Vent
- SC - Support Column
- SF - Sub-Floor
- SP - Sill Plate

