HOME INSPECTION REPORT

Property address	City	ZIP code	Inspection date	Report date

Client(s)	Inspection company	Phone

Licensed home inspector	License number	Inspector signature

Building	Weather	Temperature	Occupancy	People present

This home inspection followed the Washington State Standards of Practice, chapter 308-408C WAC, as amended August 7, 2026. Sections 1 through 12 follow WAC 308-408C-070 through -180, in order.

Condition terms

Code	Term	Meaning
S	Satisfactory	Inspected. No condition that needs work was seen.
M	Maintenance	Inspected. A minor condition to repair, maintain, or watch. Listed in the system's findings.
R	Refer to a specialist	A condition that may need to be referred to a specialist, as each WAC 308-408C section asks. Listed in the findings and on this page.
NI	Not inspected	Present, but not inspected. The reason is in the system's "Not inspected, and why" row (WAC 308-408C-030).
NP	Not present	Not found at this property.

Summary of findings

Every item marked R, with its number in the report. Items marked M are in each system's findings.

No.	Term	System	Component and observation	Recommendation

1 Structure WAC 308-408C-070

Component	Type, material, and notes	S	M	R	NI	NP
Foundation type and material						
Floor framing and subfloor						
Posts, piers, and beams						
Wall and roof framing, decking						
Stairs						
Crawl space entry and method						
Attic entry and method						
Flooding or moisture signs						
Wood rot, pest-conducive conditions						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
1.1				
1.2				
1.3				

Wood destroying insects RCW 18.280.190, WAC 308-408C-070

A home inspector who is not also a licensed structural pest inspector reports only wood rot and pest-conducive conditions, and refers anything suspected to be insect related to a licensed structural pest inspector or pest control operator.

☐ **Observations during the course of the inspection indicate the possible presence of wood destroying insects and/or damage by wood destroying insects. It is recommended that you contact a licensed Pest Management Professional for further evaluation.** Wording approved by the Washington State Department of Agriculture.

Inspector's WSDA structural pest inspector license, if any: _____

2 Exterior WAC 308-408C-080

Component	Type, material, and notes	S	M	R	NI	NP
Wall coverings						
Trim, coatings, and sealants						
Windows and doors						
Porches, decks, and balconies						
Steps, handrails, and guards						
Eaves, soffits, and fascias						
Chimney, exterior						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
2.1				
2.2				
2.3				

3 Roofs WAC 308-408C-090

Component	Type, material, and notes	S	M	R	NI	NP
Covering type and condition						
Layers of roofing						
Inspection method						
Ventilation						
Gutters and downspouts						
Flashings						
Skylights and penetrations						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
3.1				
3.2				
3.3				

4 Plumbing WAC 308-408C-100

Component	Type, material, and notes	S	M	R	NI	NP
Supply and distribution piping						
Drain, waste, and vent piping						
Fixtures, flow, and drainage						
Water heater type and fuel						
TPR valve and piping						
Water heater seismic restraints						
Hot water °F, location, time						
Main water shutoff location						
Fuel shutoff location						
Sump or ejector pump						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
4.1				
4.2				
4.3				

5 Electrical WAC 308-408C-110

Component	Type, material, and notes	S	M	R	NI	NP
Service, overhead or underground						
Voltage and amperage						
Panels and overcurrent devices						
Grounding conductor and electrode						
Branch wiring type						
Switches, receptacles, fixtures						
Grounding and polarity						
GFCI and AFCI devices						
Not inspected, and why						

Homes without ground fault or arc fault protection should have GFCI and AFCI devices installed where recommended and/or required by current industry standards (WAC 308-408C-110).

No.	Term	Component and location	Observation	Recommendation
5.1				
5.2				
5.3				

6 Heating WAC 308-408C-120

Component	Type, material, and notes	S	M	R	NI	NP
Fuel, equipment, and distribution						
Operation by normal controls						
Vents, connectors, clearances						
Combustion air						
Heat source in each habitable space						
Baseboard and in-wall heaters						
Underground storage tank signs						
Open flame appliances in bedrooms						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
6.1				
6.2				
6.3				

7 Air conditioning and heat pumps WAC 308-408C-130

Component	Type, material, and notes	S	M	R	NI	NP
System and energy source						
Operation and temperature change						
Controls and components						
Appliance disconnect						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
7.1				
7.2				
7.3				

8 Interiors WAC 308-408C-140

Component	Type, material, and notes	S	M	R	NI	NP
Walls, ceilings, and floors						
Steps, stairways, and railings						
Cabinets and countertops						
Caulking and grout						
Windows and doors						
Smoke detectors						
Carbon monoxide detectors						
Emergency escape openings						
Safety glass						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
8.1				
8.2				
8.3				

9 Insulation and ventilation WAC 308-408C-150

Component	Type, material, and notes	S	M	R	NI	NP
Attic insulation type						
Floor or crawl space insulation						
Vapor barrier, earth floor						
Duct and supply pipe insulation						
Attic ventilation						
Mechanical ventilation						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
9.1				
9.2				
9.3				

10 Fireplaces and stoves WAC 308-408C-160

Component	Type, material, and notes	S	M	R	NI	NP
Type and fuel						
Damper						
Firebox						
Hearth						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
10.1				
10.2				
10.3				

11 Site WAC 308-408C-170

Component	Type, material, and notes	S	M	R	NI	NP
Driveway, walks, and patios						
Grade steps						
Retaining walls at the house						
Grading and drainage						
Vegetation near the house						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
11.1				
11.2				
11.3				

12 Attached garage or carport WAC 308-408C-180

Component	Type, material, and notes	S	M	R	NI	NP
Overhead doors and hardware						
Opener auto-reverse and sensors						
Pedestrian doors						
Fire separation						
Bollard or appliance protection						
Ignition sources within 18 in.						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
12.1				
12.2				
12.3				

About this report

This inspection looked at the readily accessible systems and components, using visual observation, simple tools, and normal homeowner controls, as they were on the inspection date. A home inspection is not technically exhaustive and does not identify concealed conditions or latent defects (WAC 308-408C-010).

This report is not a warranty, a code inspection, or an estimate of repair costs or remaining life (WAC 308-408C-030). It does not include mold, asbestos, lead paint, water, soil, air quality, or other environmental issues unless the preinspection agreement says so in writing (WAC 308-408C-050).

The inspector reports only wood rot and pest-conducive conditions. Identifying wood destroying insects or damage by them takes a licensed structural pest inspector (RCW 18.280.190).

On-site sewage (septic) systems, private water supplies, wells, and fire sprinklers are not evaluated (WAC 308-408C-100).

This report is for the client, and is not shared without the client's approval except as the law requires (WAC 308-408C-020). For one year from the report date, the inspector and the inspector's company will do no work on this home other than home inspection-related consultation (RCW 18.280.120).