



Inspection report for the property at
Sample Property, Washington

This report is prepared exclusively for **Sample Report**
Inspected On: **04-24-2026**

Company Information

High Peak Home Inspections, LLC
360-319-4245

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[Published Report](#)



Inspected By:

Jonathan, Washington State License
#26002919

The Scope and Purpose of a Home Inspection

Purchasing property involves risk

The purpose of a home inspection is to help reduce the risk associated with the purchase of a structure by providing a professional opinion about the overall condition of the structure. A home inspection is a limited visual inspection, and it cannot eliminate this risk. Some homes present more risks than others. We cannot control this, but we try to help educate you about what we don't know during the inspection process. This is more difficult to convey in a report and one of many reasons why we recommend you attend the inspection.

A home inspection is not an insurance policy

This report does not substitute for or serve as a warranty or guarantee. Home warranties can be purchased separately from insuring firms that provide this service.

A home inspection is visual and not destructive

The descriptions and observations in this report are based on a visual inspection of the structure. We inspect the aspects of the structure that can be viewed without dismantling, damaging, or disfiguring the structure and without moving furniture and interior furnishings. Areas that are concealed, hidden, or inaccessible to view are not covered by this inspection. Some systems cannot be tested during this inspection as testing risks damaging the building. For example, overflow drains on bathtubs are generally not tested because if they were found to be leaking, they could damage the finishes below. Our procedures involve non-invasive investigation and non-destructive testing, which will limit the scope of the inspection.

This is not an inspection for code compliance

This inspection and report are not intended for city / local code compliance. During the construction, process structures are inspected for code compliance by municipal inspectors. Framing is open at this time, and conditions can be fully viewed. Framing is not open during inspections of finished homes, limiting the inspection. All houses fall out of code compliance shortly after they are built, as the codes continually change. National codes are augmented at least every three years for all disciplines. Municipalities can adopt and phase in sections of the codes on their timetables. There are generally no requirements to bring older homes into compliance unless substantial renovation is being done.

This is just our opinion

Construction techniques and standards vary. There is no one way to build a house or install a system in a house. The observations in this report are the opinions of the home inspector. Other inspectors and contractors are likely to have some differing opinions. You are welcome to seek opinions from other professionals.

The scope of this inspection

This inspection will include the following systems: exterior, roof, structure, drainage, foundation, attic, interior, plumbing, electrical, and heating. The evaluation will be based on limited observations that are primarily visual and non-invasive. This inspection and report are not intended to be technically exhaustive.

Your expectations

The overall goal of a home inspection is to help ensure that your expectations are appropriate for the house you are proposing to buy. To this end, we assist with the discovery by showing and documenting

observations during the home inspection. This should not be mistaken for a technically exhaustive inspection designed to uncover every defect in a building. Such inspections are available, but they are generally cost-prohibitive to most homebuyers.

Your participation is requested

Your presence is requested during this inspection. A written report will not substitute for all the possible information that can be conveyed verbally by a shared visual observation of the conditions of the property.

How to Read This Report

Getting the Information to You

This report is designed to deliver important and technical information in a way that is easy for anyone to access and understand. If you are in a hurry, you can take a quick look at our ["Summary Page"](#) and quickly get the critical information for important decision-making. However, we strongly recommend that you take the time to read the full [Report](#), which includes digital photographs, captions, diagrams, descriptions, videos, and hot links to additional information.

The best way to get the layers of information presented in this report is to read your report online, which will allow you to expand your learning about your house. You will notice some words or series of words highlighted in blue and underlined – clicking on these will provide you with additional information.

This report can also be printed to a PDF file and printed on paper as desired.

Chapters and Sections

This report is divided into chapters that parcel the home into logical inspection components. Each chapter is broken into sections that relate to a specific system or component of the home. You can navigate between chapters with the click of a button on the left-side margin.

Most sections will contain some descriptive information in black font. Observation narrative, done in colored boxes, will be included if a system or component is found to be significantly deficient in some way or if we wish to provide helpful additional information about the system or the scope of our inspection. If a system or component of the home was deemed to be in satisfactory or serviceable condition, there might be no narrative observation comments in that section, and it may simply say "tested" or "inspected."

Observation Labels

All narrative observations are colored, numbered, and labeled to help you find, refer to, and understand the severity of the observation. Observation colors and labels used in this report are:

 **Major Concern:** Repair items that may cost significant money to correct now or in the near future, or items that require immediate attention to prevent additional damage or eliminate safety hazards.

 **Repair:** Repair and maintenance items noted during inspection. Please note that some repair items can be expensive to correct such as re-finishing hardwood floors, but are considered simply repair items due to their cosmetic nature.

 **Recommended Maintenance:** These are repair items that should be considered "routine home ownership items," such as servicing the furnace, cleaning the gutters or changing the air filters in the furnace.

 **Improve or Upgrade:** Observations that are not necessarily defects, but which could be improved for safety, efficiency, or reliability reasons. These are often items which reflect changes in building codes or standards.

 **Due Diligence:** Observation such as a buried oil tank that may require further investigation to determine the severity and / or urgency of repair.

 **Monitor:** Items that should be watched to see if correction may be needed in the future.

 **Inspection Notes:** Aside information and /or comments elaborating on descriptions of systems in the home that the inspector might find useful to purchase decisions or home ownership. .

Summary Page

The Summary Page is designed as a bulleted overview of all the observations noted during the inspection. This helpful overview is not a substitute for reading the entire inspection report. The entire report must be read to get a complete understanding of this inspection report, as the Summary Page does not include photographs or photo captions.

Moisture Meter Testing

Where moisture meter testing is indicated in this report, a Protimeter Survey Master Dual Function was used.

Summary

Major Concerns

No major concerns were noted during this visual inspection.

Repairs

E-1 Exterior - Siding and Trim: LOCALIZED SIDING REPAIRS

Localized exterior siding repairs and maintenance are needed. Examples of observations noted during the inspection include:

- Loose siding
- Broken siding may be caused by over driven nails.
- Missing cedar shakes
- Chipped siding, may have already been repaired, I recommend monitoring the section.

Recommendation

Hire a qualified general contractor to further evaluate and repair as needed for moisture control.

E-2 Exterior - Siding and Trim: INCONSISTENT FLASHING DETAILS

Inconsistent flashings were noted for the horizontal trim above horizontal junctures. This can lead to concealed water entry and damage to those horizontal junctures that have not been flashed, especially where they are exposed to the weather. A metal flashing shall be provided for areas like this that could allow water entry. Metal flashings should be sloped to drain. Also noted that the eaves extend out far enough to catch the majority of rainfall.

Recommendation

Hire a licensed general contractor to evaluate further and repair to ensure reliable performance.



- Please note that flashings can be tricky to retrofit and it is often best to maintain this juncture with caulking and only retrofit a flashing if needed or if doing other siding repairs.

E-4 Exterior - Exterior Vent and Exhaust Terminations: DAMAGED VENT COVER

The exterior vent termination on the south side of the home has a slight tear at the seam of the vent boot. Repair as needed to ensure reliable performance from the fan vent cover. Consider heavy gauge metal covers where possible as these tend to perform the longest and have the most reliable dampers. I recommend having a licensed contractor re-evaluate and make the necessary repairs.

E-5 Exterior - Exterior Hose Bibs: LEAKING HOSE BIB

The leaky hose bib at the side of the house requires repair or replacement - it leaked from the faucet handle when the faucet was turned on and under pressure. This often requires tightening the packing around the handle stem.

 **RCG-1 Roof, Chimney and Gutters - Roof Materials:** Exposed nails were present, the nails should be recalked/resealed. I recommend having a licensed contractor re-evaluate and make the necessary repairs.

K-1 Kitchen - Sinks and Faucets: CORRUGATED WASTE PIPE

Corrugated waste pipe was used to drain the kitchen sink. This is an unlisted plumbing product. Use smooth wall pipe only. Hire a licensed plumber to further evaluate and repair as needed.

PB-1 Powder Bathroom - Toilet: TOILET NOT CAULKED TO THE FLOOR- MAIN FLOOR BATH

The toilet in the upstairs bath has not been caulked to the floor. Caulking the toilet to the floor is recommended and even required though opinions on this can vary. I prefer caulking the toilet to the floor, but leaving a gap on the back of the toilet that remains un-caulked so if the toilet leaks, water has an escape route. The biggest risk of not caulking the toilet to the floor is that the toilet can become loose which is the biggest problem here. Repair as recommended by a licensed plumber.

 **PB-2 Powder Bathroom - Bathroom Ventilation:** The bath fans appear to be working poorly and may no longer provide adequate air exchanges to keep the bathrooms dry. The fans were not able to lift a piece of toilet paper during testing. Updating or repairing these fans is recommended and ensure the fans are properly venting these bathrooms and terminated to the exterior. Have these fans further investigated and repaired as needed by a qualified general contractor.

HB-1 Hall Bathroom - Sinks and Cabinets: WASTE PIPE NOT SMOOTH WALL

Corrugated waste pipe was used to drain this bathroom sink. This is not a listed plumbing product and tends to indicate plumbing work that has not been done by a licensed plumber. Use smooth wall pipe only. Hire a licensed plumber to further evaluate and repair as needed.

HB-2 Hall Bathroom - Toilet: TOILET NOT CAULKED TO THE FLOOR- MAIN FLOOR BATH

The toilet in the hall bathroom has not been caulked to the floor. Caulking the toilet to the floor is recommended and even required though opinions on this can vary. I prefer caulking the toilet to the floor, but leaving a gap on the back of the toilet that remains un-caulked so if the toilet leaks, water has an escape route. The biggest risk of not caulking the toilet to the floor is that the toilet can become loose which is the biggest problem here. Repair as recommended by a licensed plumber.

 **CS-1 Crawl Space - General Crawl Space:** A power bar/strip was installed in the crawlspace with various cords powering crawlspace lights. If you feel inclined to, I recommend having a licensed contractor re-evaluate and make any necessary repairs. At the time of the inspection, I didn't see or note any issues.

Recommended Maintenance

E-3 Exterior - Siding and Trim: SIDING MAINTENANCE NEEDED

Localized caulking repairs are needed to the exterior of the building. This is common maintenance between completed exterior paint jobs to ensure that the more exposed areas continue to perform reliably. Caulking these areas will improve the space from water/moisture entry into the home.

Recommendation

Implement painting and/or caulking repairs as recommended by a qualified contractor.

RCG-3 Roof, Chimney and Gutters - Gutters and Downspouts: GUTTER CLEANING NEEDED

The gutters are clogged with organic debris and require cleaning to ensure proper control of roof runoff. Clean the gutters and ensure they are unobstructed, leak-free and properly sloped to drain.

This is routine house maintenance; I would expect the need to clean gutters and downspouts regularly.

Improve Or Upgrade Items

G1-3 Grounds - Exterior Stairs: GRASPABLE HANDRAIL

The graspable handrail for the back deck stairs has not been installed with a graspable profile. Handrails should be provided on not less than one side of each flight of stairs with four or more risers. This may be simply recommended for yard stairs, depending on the situation or jurisdiction.

-  *Graspable handrails have specific recommended profiles - shown in the illustrations below. They should be a round railing 1 and 1/4 inches - 2 inches in diameter. If the railing is not round it must have a finger groove that is 3/4 of an inch down from the tallest point of the rail. The graspable handrail should also be 1.5 inches from the wall. 2x material is not considered a graspable handrail. Have a qualified contractor build suitable railings to reduce the potential for falls.*

 **DPB-1 Decks, Porches and Balconies - Water-Resistant Decks and Balconies:** With the height of the steps heading down the deck to the lawn, I recommend having a licensed contractor install a graspable handrail for safety.

DPB-2 Decks, Porches and Balconies - Water-Resistant Decks and Balconies: **HORIZONTAL GUARDRAIL**

The deck guardrail has been run horizontally. While this is generally standard, it does have a safety risk as the railing creates a ladder effect. This can be a safety hazard for young children. Improve as desired for safety.

Due Diligence Items

I-2 Interior - Windows: WINDOW SCREENS MISSING

The windows are missing screens. Inquire with the current home owner to make sure window screens are included and installed as desired.

Items for Monitoring

G1-2 Grounds - Drainage and Site: CORRUGATED SUBSURFACE DRAIN PIPE NOTED

This is a common product that can have limited useful service life. These drains are designed to capture roof runoff and divert the water away from the building. This pipe cannot be reliably cleaned due to the corrugations and softer plastic. It is generally more prone to clogging and crushing. No signs of failure were noted during the inspection. Monitor during heavy rains.

RCG-2 Roof, Chimney and Gutters - Skylights: EXPOSED METAL FASTENERS IN THE ROOFING SYSTEM

These skylights are fastened with exposed fasteners. These fasteners rely on rubber gaskets to seal the holes made by the fasteners.

I recommend having a licensed contractor re-evaluate and make the necessary repairs.

 I-1 Interior - Interior Stairs and Railings: HORIZONTAL GUARDRAIL SYSTEM

The stair guardrail has a horizontal baluster design. This is allowed, but it can be unsafe for children as it can create a ladder effect. Use caution if small children are in the building.

 **SB-1 Structure and Basement - Foundation:** Previous or recent repairs appear to have been done, I recommend monitoring the area for any moisture or pest intrusion.



The Complete Report

General Comments

Building Characteristics, Conditions and Limitations

Grounds

General Grounds Photos

Address Identification

Drainage and Site

Window and Stairwells

Driveways/Walkways/Flatwork

Exterior Stairs

Exterior

Siding and Trim

Exterior Vent and Exhaust Terminations

Exterior Hose Bibs

Exterior Electric Receptacles and Fixtures

Decks, Porches and Balconies

Wood Decks Porches and Balconies

Water-Resistant Decks and Balconies

Roof, Chimney and Gutters

Roof Materials

Skylights

Gutters and Downspouts

Fuel Storage and Distribution

Gas Meter

Gas, Propane and Oil Piping

Electric Service

Electric Service Voltage Tested

Electric Service Equipment

Electrical Grounding System

Electric Distribution and Finish

Branch Wiring

Receptacles and Fixtures

Smoke and Carbon Monoxide Alarm Systems

Heating, Cooling, Fireplaces and Ventilation

Heating Systems

Heating and Cooling Distribution Systems

Gas Fireplaces

Interior

Floors and Floor Materials

Walls, Ceilings, Trim, Hallways and Closets

Wall Insulation and Air Bypass

Interior Stairs and Railings

Windows

Kitchen

Sinks and Faucets

Cabinets and Countertops

Dishwasher

Ventilation Method

Ranges, Ovens and Cooktops

Refrigerators

Kitchen Electrical

General Kitchen Condition

Laundry Facilities

Washer

Dryer

Powder Bathroom

Sinks and Cabinets

Toilet

Bathtub / Shower

Bathroom Ventilation

Hall Bathroom

Sinks and Cabinets

Toilet

Bathtub / Shower

Bathroom Ventilation

Crawl Space

General Crawl Space

Crawl Space Access

Vapor Barrier

Crawl Space Ventilation

Posts and Footings

Insulation

Moisture Conditions

Structure and Basement

Foundation

Basement

Basement Moisture

Checking Out Procedure

Check Out List

General Comments

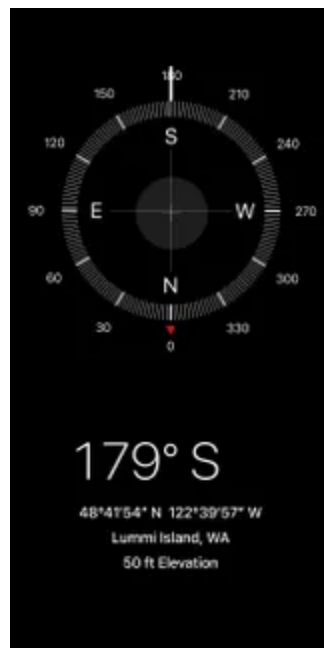
Building Characteristics, Conditions and Limitations

Style of Home: Modern Craftsman

Type of Building : Single Family (1 1/2 story)

Approximate Square Footage: 1800

The approximate square footage listed here is listed as a courtesy and is based off of public records and disclosure. An evaluation of square footage of the buildings and property lines is beyond the scope of this inspection.



Approximate Year of Original Construction: 2000

Attending the Inspection: Buyer's Agent

Occupancy: Unoccupied but staged with furniture

Animals Present: No

Weather during the inspection: Clear

Approximate temperature during the inspection: Below 50[F]

Ground/Soil surface conditions: Dry

For the Purposes of This Report, the Front Door Faces: South

Grounds

General Grounds Photos



Address Identification

Address Identification: Address Numbers Present and Well Displayed

Drainage and Site

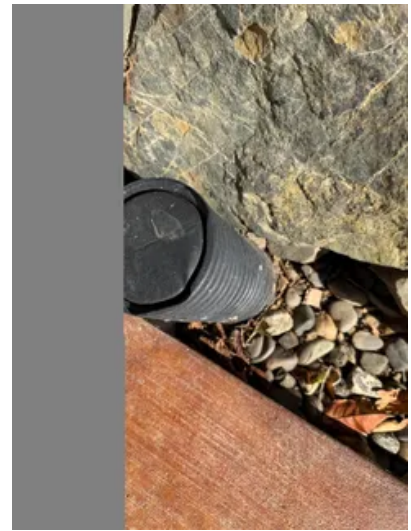
Clearance to Grade: Standard

Downspout Discharge: Above grade

Site Description: Flat

(G1-2) Monitor: **CORRUGATED SUBSURFACE DRAIN PIPE NOTED**

This is a common product that can have limited useful service life. These drains are designed to capture roof runoff and divert the water away from the building. This pipe cannot be reliably cleaned due to the corrugations and softer plastic. It is generally more prone to clogging and crushing. No signs of failure were noted during the inspection. Monitor during heavy rains.



Window and Stairwells

Present

Driveways/Walkways/Flatwork

Driveway: Gravel

Walkways: Brick

Exterior Stairs

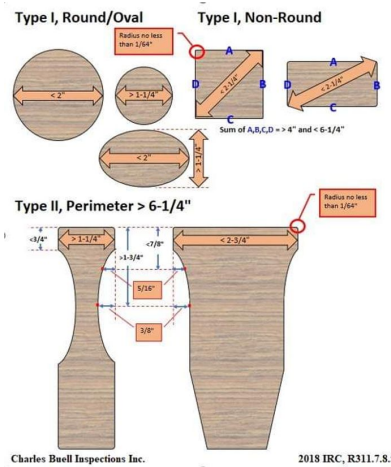
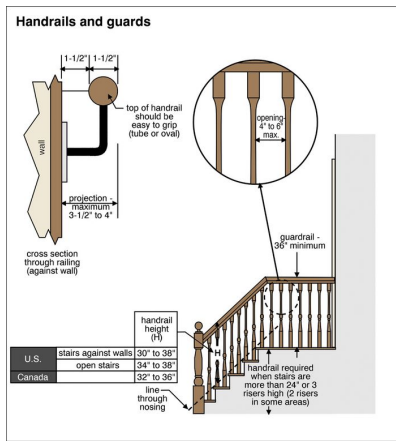
Exterior Stairs: Standard



(G1-3) Improve or Upgrade: **GRASPABLE HANDRAIL**

The graspable handrail for the back deck stairs has not been installed with a graspable profile. Handrails should be provided on not less than one side of each flight of stairs with four or more risers. This may be simply recommended for yard stairs, depending on the situation or jurisdiction.

- *Graspable handrails have specific recommended profiles - shown in the illustrations below. They should be a round railing 1 and 1/4 inches - 2 inches in diameter. If the railing is not round it must have a finger groove that is 3/4 of an inch down from the tallest point of the rail. The graspable handrail should also be 1.5 inches from the wall. 2x material is not considered a graspable handrail. Have a qualified contractor build suitable railings to reduce the potential for falls.*



Exterior

Siding and Trim

Trim Material: Wood

Siding Material: Cedar shingles, Fiber-cement

Manufacturers of fiber cement siding have done a poor job helping inspectors and consumers distinguish their products after installation; these products have few if any distinguishing characteristics. This report will site James Hardie manufacturers installation requirements for reference because they are the most common manufacturer of fiber cement siding and the various manufactures seem to share similar installation guidelines. Here is a link to the [HZ-10 Best Practices Guide](#). However, reference of these guidelines in this report does not ensure that the fiber cement siding here is a James Hardie product.

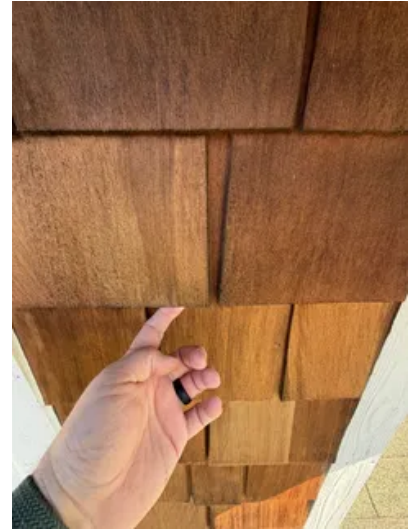
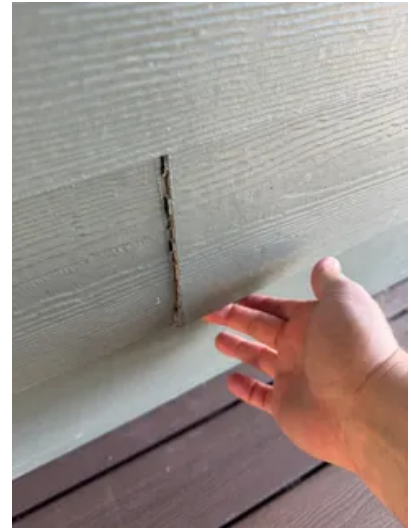
(E-1) Repair: **LOCALIZED SIDING REPAIRS**

Localized exterior siding repairs and maintenance are needed. Examples of observations noted during the inspection include:

- Loose siding
- Broken siding may be caused by over driven nails.
- Missing cedar shakes
- Chipped siding, may have already been repaired, I recommend monitoring the section.

Recommendation

Hire a qualified general contractor to further evaluate and repair as needed for moisture control.



(E-2) Repair: **INCONSISTENT FLASHING DETAILS**

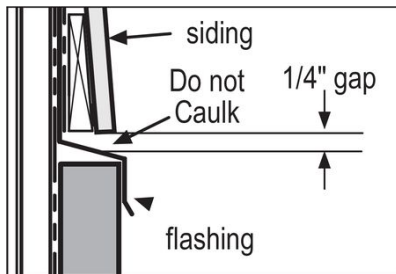
Inconsistent flashings were noted for the horizontal trim above horizontal junctures. This can lead to concealed water entry and damage to those horizontal junctures that have not been flashed, especially where they are exposed to the weather. A metal flashing shall be provided for areas like this that could allow water entry. Metal flashings should be sloped to drain. Also noted that the eaves extend out far enough to catch the majority of rainfall.

Recommendation

Hire a licensed general contractor to evaluate further and repair to ensure reliable performance.



- Please note that flashings can be tricky to retrofit and it is often best to maintain this juncture with caulking and only retrofit a flashing if needed or if doing other siding repairs.



This shows a proper head flashing.

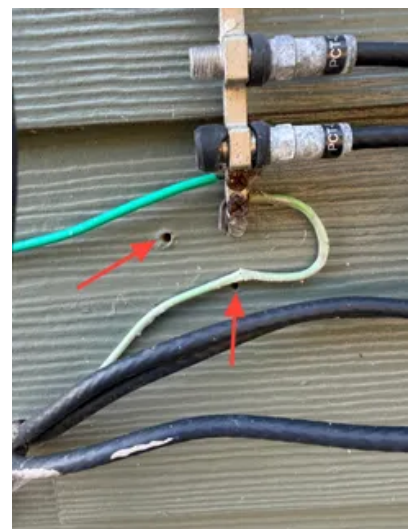


(E-3) Recommended Maintenance: SIDING MAINTENANCE NEEDED

Localized caulking repairs are needed to the exterior of the building. This is common maintenance between completed exterior paint jobs to ensure that the more exposed areas continue to perform reliably. Caulking these areas will improve the space from water/moisture entry into the home.

Recommendation

Implement painting and/or caulking repairs as recommended by a qualified contractor.



Exterior Vent and Exhaust Terminations

🔧 (E-4) Repair:

DAMAGED VENT COVER

The exterior vent termination on the south side of the home has a slight tear at the seam of the vent boot. Repair as needed to ensure reliable performance from the fan vent cover. Consider heavy gauge metal covers where possible as these tend to perform the longest and have the most reliable dampers. I recommend having a licensed contractor re-evaluate and make the necessary repairs.



Exterior Hose Bibs

Operating, Leaking (At Handle When Turned On)

Water Pressure: 60 PSI

🔧 (E-5) Repair: **LEAKING HOSE BIB**

The leaky hose bib at the side of the house requires repair or replacement - it leaked from the faucet handle when the faucet was turned on and under pressure. This often requires tightening the packing around the handle stem.



Exterior Electric Receptacles and Fixtures

Inspection Method: Tested All Accessible

Electric Receptacles: Three wire and two wire receptacles

Decks, Porches and Balconies

Wood Decks Porches and Balconies

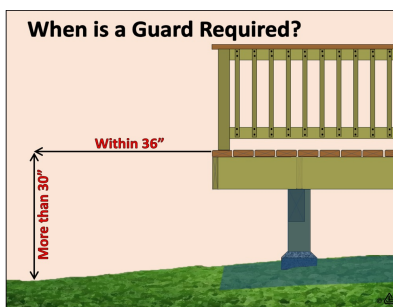
Ledger Board: Standard

Water-Resistant Decks and Balconies

Water Proof Surfaces: Present



(DPB-1) Improve or Upgrade: With the height of the steps heading down the deck to the lawn, I recommend having a licensed contractor install a graspable handrail for safety.



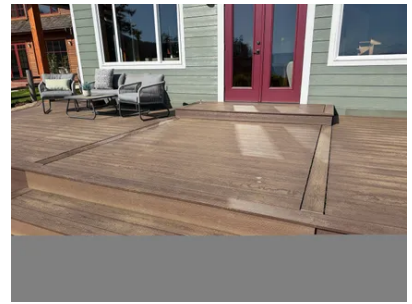
(DPB-2) Improve or Upgrade:

HORIZONTAL GUARDRAIL

The deck guardrail has been run horizontally. While this is generally standard, it does have a safety risk as the railing creates a ladder effect. This can be a safety hazard for young children. Improve as desired for safety.



Inspection Notes:



Roof, Chimney and Gutters

Roof Materials

Method of Roof Inspection: Walked on roof

Roof Style: Gable

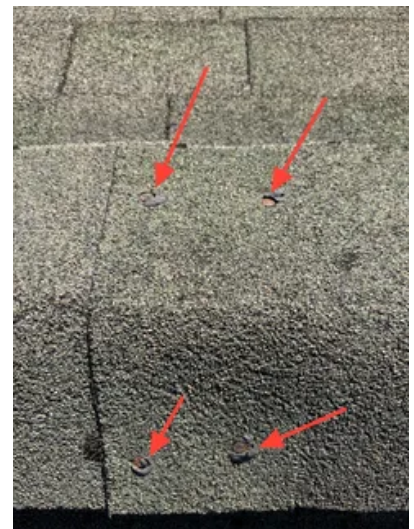
Flashings, Valleys and Penetrations: Present and Visually Standard

Roof flashings are used to keep a roofing system waterproof where the roofing material starts, stops, changes direction, or is penetrated. During the inspection, we look for standard flashing techniques that could be considered normal or standard in our region. Damaged, incomplete or non-standard flashings can be a sign of an older or less reliable roofing system and may require repair. Any non-standard flashings noted during the inspection will be reported below if found.

Roof Covering Materials: Three-tab composition shingle

🔧 (RCG-1) Repair:

Exposed nails were present, the nails should be recalked/resealed. I recommend having a licensed contractor re-evaluate and make the necessary repairs.



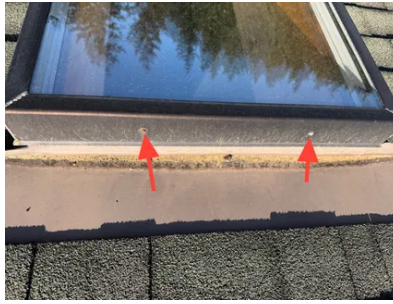
Skylights

Insulated curb style

(RCG-2) Monitor: **EXPOSED METAL FASTENERS IN THE ROOFING SYSTEM**

These skylights are fastened with exposed fasteners. These fasteners rely on rubber gaskets to seal the holes made by the fasteners.

I recommend having a licensed contractor re-evaluate and make the necessary repairs.

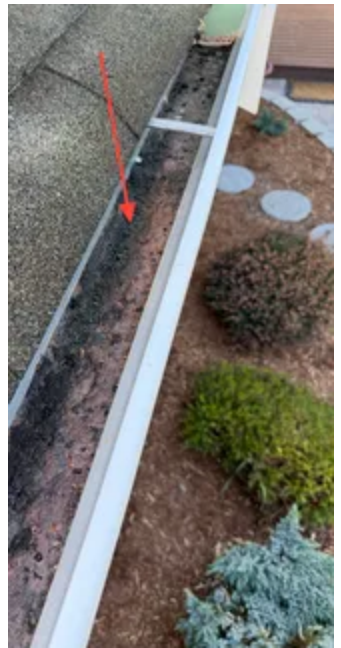


Gutters and Downspouts

Gutter and Downspout Materials: Aluminum

(RCG-3) Recommended Maintenance: **GUTTER CLEANING NEEDED**

The gutters are clogged with organic debris and require cleaning to ensure proper control of roof runoff. Clean the gutters and ensure they are unobstructed, leak-free and properly sloped to drain. This is routine house maintenance; I would expect the need to clean gutters and downspouts regularly.



Fuel Storage and Distribution

Gas Meter

Present

Gas, Propane and Oil Piping

Gas Piping Materials Noted: Steel

Electric Service

Electric Service Voltage Tested

Service Voltage: 120/240 - With Testing Note

I tested the voltage at the electric panel today. It tested in a normal range of 235-245 volts. Most residential construction is listed as 120/240 volts. Slight fluctuation is normal.

Electric Service Equipment

Main Panel Amperage: 200 amps

Main Electric Panel Location: Basement, Bedroom

Overcurrent Protection Devices: Breakers

Electrical Grounding System

Present - Could Not Confirm

During a home or property inspection, every effort is made to inspect the visible components of the electrical system grounding. The grounding system is critical for safely discharging electrical surges, especially in the case of lightning strikes. There is no way in the context of a home inspection to verify the "effectiveness" of the grounding system as much of the system is not visible, and there are no practical tests one can perform in the way we can test a furnace or a plumbing fixture. However, many things can lead me to recommend further evaluation of the grounding system by a licensed electrical contractor, and they will be documented in the observations below if discovered.

Electric Distribution and Finish

Branch Wiring

Wire Material: Copper

Wiring Method: Non-metallic sheathed cable

Receptacles and Fixtures

Inspection Method: Tested All Accessible

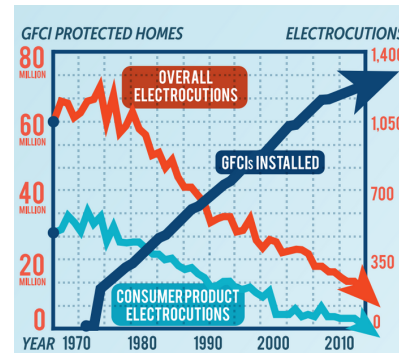
During inspection I make an effort to test and inspect all accessible electric receptacles and switches. In general, the scope of testing is directly related to access; where personal belonging and furniture obstruct access to receptacles and fixtures, fewer of them can be reasonably tested during inspection. All defects found during inspection today will be listed in this report. Inspection/testing of the electrical system can be challenging. It should be anticipated that not all defects will be discovered and that some issues found may actually not be defects at all. Tools used to verify proper wiring and function can vary wildly in reliability/consistency. The kinds of tools that could be used to confidently analyze the system and its function cannot typically be done in the context of a Standard Home Inspection. I look for indications of issues, based on the age of the home, types of wiring systems used etc, as well as personal experience and by testing with a variety of common tools. Issues identified, will be further discussed with recommendations in the electrical section below.

Electric Receptacles: Two wire receptacles

Inspection Notes:

During inspection I test all Ground Fault Circuit Interrupter (GFCI) devices that are readily accessible. GFCI's are those electric

receptacles with re-set buttons that you commonly see in bathrooms, kitchens and at the exterior of the home. GFCI's are important safety devices that limit the duration of electrical shocks and have demonstrably saved lives. I recommend being aware of where re-set buttons are located in the house as GFCI's can trip and disable a circuit which can not be re-energized without re-setting the button. I avoid testing to determine if a receptacle or circuit is GFCI protected if it is not clear where the re-set button can be found. This is because re-set buttons can be concealed behind stored items, so such a test risks disabling a circuit in the home. Occasionally, during testing of GFCI's one can fail. This is a statistical reality that some of these devices will fail under testing and require replacement after testing.



This diagram shows how GFCI protection has successfully reduced the number of electrocutions over the years.

Smoke and Carbon Monoxide Alarm Systems

Smoke Alarms Noted: ☒ On Main Floor ☒ On 2nd Floor ☒ In Basement ☒ In All Bedrooms

Smoke Alarms: Present

During the home inspection, I try and test a representative sample of the smoke alarms by using the test button on the alarms. This is NOT an accurate test of the sensor, just a test to see if the unit is powered. For reliability, fire marshals recommended updating smoke alarms every ten years and changing batteries bi-annually. The latest data indicate that we should be using photoelectric technology in our smoke alarms for improved fire detection and reducing problems with false alarms, which can lead to disabling of this critical safety system. Unfortunately, the alarms must be removed to determine if they are photo-electric or ionization types. It is surprisingly complex to accurately test a smoke alarm system and determine the reliability, age, and type of sensor technology used, especially as many homes can have half a dozen or more alarms throughout the house. A complete evaluation of smoke alarms is beyond the scope of this inspection. For optimal fire safety, I recommend taking control of these critical safety devices and learning about how to service and maintain your smoke alarm system to keep the building occupants safe. For more information, please read this link. [For more information, please read this link.](#)

Heating, Cooling, Fireplaces and Ventilation

Heating Systems

Energy Source: Electricity, Propane

Heating Method: Electric forced air furnace, Mini-split heat pump

Manufacturer: Rinnai

Data Plate: 📄

This shows the data plate from the air handler.



Heating and Cooling Distribution Systems

Heat Source in Each Room: Present

Distribution Method: Forced Air / Ducts, Radiators

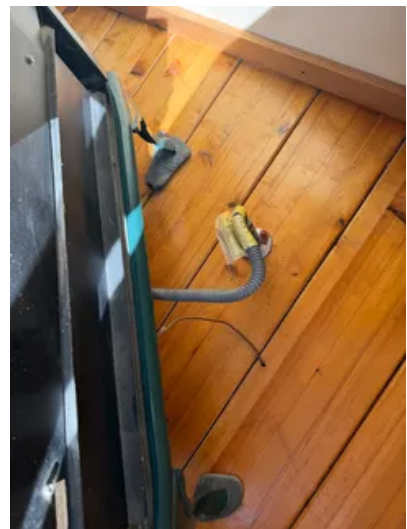
Gas Fireplaces

Fireplace Types: Direct vent gas log fireplace

Fan Present: Yes

Gas Shut off Noted: Yes

This shows the gas shut-off for this fireplace.



System Responded to Testing: Yes

Interior

Floors and Floor Materials

Floor Materials: Hardwood

Walls, Ceilings, Trim, Hallways and Closets

Wall and Ceiling Materials: Drywall

Wall Insulation and Air Bypass

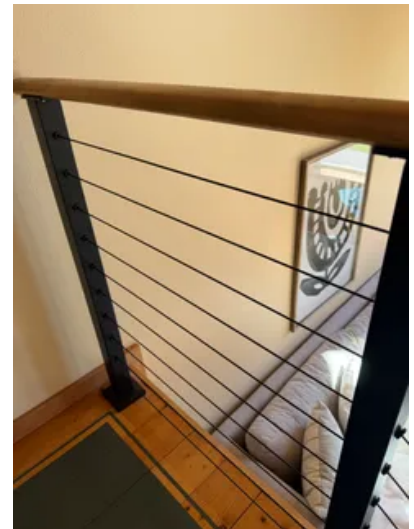
Wall Insulation: Not Visible

Interior Stairs and Railings

Standard, Guardrail (Horizontal Railing Note)

 (I-1) Monitor:
HORIZONTAL GUARDRAIL SYSTEM

The stair guardrail has a horizontal baluster design. This is allowed, but it can be unsafe for children as it can create a ladder effect. Use caution if small children are in the building.



Windows

Window Glazing: Double pane

Interior Window Frame: Vinyl

 (I-2) Due Diligence: **WINDOW SCREENS MISSING**

The windows are missing screens. Inquire with the current home owner to make sure window screens are included and installed as desired.

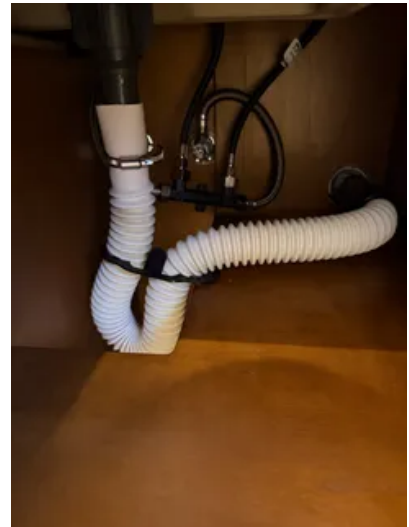
Kitchen

Sinks and Faucets

Kitchen Sinks: Tested

 (K-1) Repair:
CORRUGATED WASTE PIPE

Corrugated waste pipe was used to drain the kitchen sink. This is an unlisted plumbing product. Use smooth wall pipe only. Hire a licensed plumber to further evaluate and repair as needed.



Cabinets and Countertops

Countertop Material: Wood

Cabinet Material: Wood

Dishwasher

Dishwasher: Present

Ventilation Method

Fan Above Cooktop

Ranges, Ovens and Cooktops

Range/ Oven /Cook-tops: Gas

Refrigerators

Refrigerator: Operating

Kitchen Electrical

General Kitchen Condition

Standard

Laundry Facilities

Washer

Tested

During inspection, I try and run the clothes washing machine. This is mostly so that I can push water down the drain to test the waste piping system. Running the clothes washer during an inspection is not a reliable test of the appliance. I am not actually doing a load of laundry, so please note the limitations of this test.

Dryer

Tested

Power Source: Electric

Exhaust Duct: Ducted to Exterior

Powder Bathroom

Sinks and Cabinets

Tested

Toilet

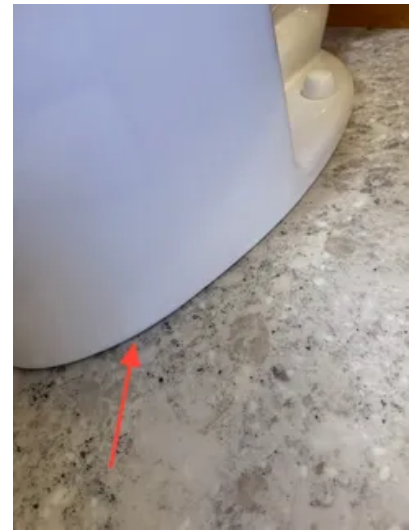
Flushed, Tested, and Used a Moisture Meter Around The Toilet

(PB-1) Repair:

TOILET NOT CAULKED TO THE FLOOR- MAIN FLOOR BATH

The toilet in the upstairs bath has not been caulked to the floor. Caulking the toilet to the floor is recommended and even required though opinions on this can vary. I prefer caulking the toilet to the floor, but leaving a gap on the back of the toilet that remains un-caulked so if the toilet leaks, water has an escape route. The biggest risk of not caulking the toilet to the floor is that the toilet

can become loose which is the biggest problem here. Repair as recommended by a licensed plumber.



Bathtub / Shower

Tested and Used a Moisture Meter On The Tile Shower Surround

Shower Type: Acrylic/Fiberglass

Bathroom Ventilation

Type: Bath fan

🔧 (PB-2) Repair:

The bath fans appear to be working poorly and may no longer provide adequate air exchanges to keep the bathrooms dry. The fans were not able to lift a piece of toilet paper during testing. Updating or repairing these fans is recommended and ensure the fans are properly venting these bathrooms and terminated to the exterior. Have these fans further investigated and repaired as needed by a qualified general contractor.



Hall Bathroom

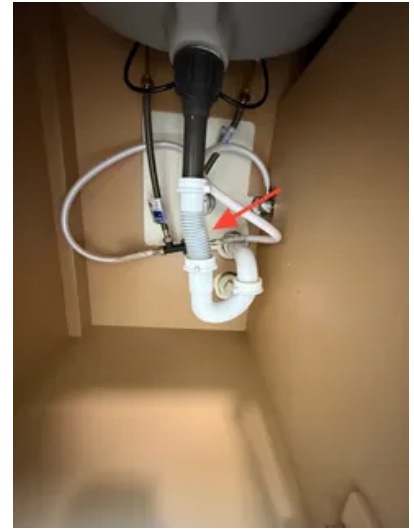
Sinks and Cabinets

Tested

🔧 (HB-1) Repair:

WASTE PIPE NOT SMOOTH WALL

Corrugated waste pipe was used to drain this bathroom sink. This is not a listed plumbing product and tends to indicate plumbing work that has not been done by a licensed plumber. Use smooth wall pipe only. Hire a licensed plumber to further evaluate and repair as needed.



Toilet

Flushed, Tested, and Used a Moisture Meter Around The Toilet

🔧 (HB-2) Repair:

TOILET NOT CAULKED TO THE FLOOR- MAIN FLOOR BATH

The toilet in the hall bathroom has not been caulked to the floor. Caulking the toilet to the floor is recommended and even required though opinions on this can vary. I prefer caulking the toilet to the floor, but leaving a gap on the back of the toilet that remains uncaulked so if the toilet leaks, water has an escape route. The biggest risk of not caulking the toilet to the floor is that the toilet can become loose which is the biggest problem here. Repair as recommended by a licensed plumber.



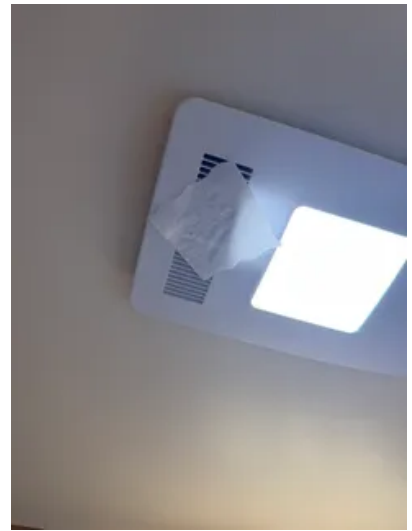
Bathtub / Shower

Tested and Used a Moisture Meter On The Tile Shower Surround

Shower Type: Acrylic/Fiberglass

Bathroom Ventilation

Type: Bath fan

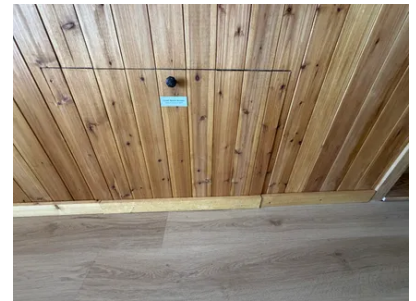


Crawl Space

General Crawl Space

Method of Inspection: Crawled

During inspection of the crawl space, every effort is made to inspect the entire space. Visual inspection of crawl spaces is difficult and limited as access is often restricted by pipes, ducts and sub-floor insulation as well as limited clearances.



✂ (CS-1) Repair:

A power bar/strip was installed in the crawlspace with various cords powering crawlspace lights. If you feel incline to, I recommend having a licensed contractor re-evaluate and make

any necessary repairs. At the time of the inspection, I didn't see or note any issues.



Crawl Space Access

Crawl Space Access Locations: Interior access hatch

Vapor Barrier

Vapor Barrier Material: Plastic on earth

Crawl Space Ventilation

Ventilation Method: Exterior wall vents

Posts and Footings

Standard

Insulation

Insulation Type: Fiberglass

Moisture Conditions

No water was visible or present at the time of inspection

Structure and Basement

Foundation

Building Configuration: Crawl space, Basement

Foundation Description: Poured concrete

(SB-1) Monitor:

Previous or recent repairs appear to have been done, I recommend monitoring the area for any moisture or pest

intrusion.



Basement

Full

Basement Moisture

Signs of Basement Moisture Conditions: No signs of moisture control problems were found

Checking Out Procedure

Check Out List

Oven: ☒ Off

Lights: ☒ Realtor Still in House

Heating and Cooling: ☒ Restored to Pre-inspection temperatures

Receipt -- The Complete Report

Report # 1234567

Inspection Date: 2026-04-24

Property inspected for:

Sample Report

Sample Property, Washington

Inspection Fee	\$450.00
	\$450.00
	PAID

Thank you for your business!



HIGH PEAK
HOME INSPECTIONS

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