

# AtticToFoundation.com<sup>TM</sup>

## Home Inspections

TM

Type of Report: \_\_\_\_\_

Performed by:  
**Bob Backstein**  
 - CRI #10-4777  
 - Structural Pest License # 65560  
 - ASHI Full Member # 212627

-This report was created in an Acrobat PDF format. The disclaimer is part of this inspection and must be signed by the customer for the report to be valid.

-Each section has a status indicator on the index below.

- S** Green = Satisfactory: These items are in satisfactory or normal working order, according to the inspector.
- A** Yellow = Attention: These items require attention and consideration, according to the opinion of the inspector
- C** Red = Caution: These sections have items that are most critical and may contain important structural, mechanical or safety findings, according to the opinion of the inspector

Date: \_\_\_\_\_ Time: \_\_\_\_\_ Weather: \_\_\_\_\_ Temp: \_\_\_\_\_ °F

Inspection Address: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

Customer Name: \_\_\_\_\_ e-mail: \_\_\_\_\_  
 Current Address: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
 Cell / Pager: \_\_\_\_\_ Other: \_\_\_\_\_

Buyer's Agent: \_\_\_\_\_ : \_\_\_\_\_  
 Seller's Agent: \_\_\_\_\_ : \_\_\_\_\_

<b>Invoice</b>	<i>Fees:</i>	<i>Discounts:</i>
	Home Inspection & Written Report	Pest & Home Inspection Combo
	Structural Pest Inspection (with official- ICN #)	Onsite Payment
	Age (\$2 per year, if older than 10 years)	
	Size (add \$5 per 100sf over 2000sf)	
_____		_____
	Subtotal of fees	Subtotal of discounts
Subtotal of fees		
Subtotal of Discounts		
Amount Due		Payment:

[Click here for instructions on this electronic report](#)

### Index

Status	Section - Link
	<a href="#">Disclaimer</a>
	<a href="#">Exterior</a>
	<a href="#">Roof &amp; Grounds</a>
	<a href="#">Electrical</a>
	<a href="#">Heating &amp; Cooling</a>
	<a href="#">Plumbing &amp; Bathrooms</a>
	<a href="#">Interior &amp; Attic</a>
	<a href="#">Structural &amp; Basement</a>
	<a href="#">Pest</a>
	<a href="#">Diagram</a>
	<a href="#">Photos</a>
	<a href="#">Supplements</a>

## Home Inspection and Pest Inspection Disclaimer

Bob Backstein Corporation agrees to conduct a home inspection and/or a pest inspection in a professional manner consistent with the care and skill ordinarily exercised by other home inspection and pest control specialists. The inspection is for the purpose of providing information for the CUSTOMER of major deficiencies in the condition of the property, subject to the UNCONDITIONAL RELEASE AND LIMITATION TO LIABILITY BELOW. This report and inspection are performed for the sole, confidential and exclusive use of the CUSTOMER. The home inspection will be performed according to the standard of practice of the National Association of Home Inspectors. The pest inspection will be performed according to the standard of practice of the Washington State Pest Control Association. A copy of the WSPCA and/or the NAHI standards of practice will be provided upon customer request. The written report will include the following only:

- General exterior: including drainage, grading, roof, gutter, and chimney
- General interior: including insulation, ventilation, windows, ceilings, walls, and floors
- Mechanical: including electrical, plumbing, hot water heater, heating and air-conditioning
- Structural: roof support system, basement and crawl space
- Structural pest, and other wood destroying organisms

Maintenance and other items may be discussed, but they are not part of this inspection. The inspection is not a code compliance inspection or certification for past or present municipal codes of any kind.

It is agreed that this inspection will be of the readily accessible areas of the building and is limited to visual observations of evident conditions existing at the time of the inspection only. Concealed and latent defects and deficiencies are excluded from this inspection. Items, equipment, and systems will not be dismantled.

This report and inspection do not address and are not intended to address the possible presence of or danger from any potentially harmful substances and environmental hazards including but not limited to radon gas, asbestos, lead paint, mold, urea formaldehyde, flammable or toxic chemicals and water and airborne hazards. Also excluded are inspections and reports on wells, swimming pools, septic and sewer systems, fire sprinkler and detection systems, lawn sprinkler systems, security systems, central vacuum systems, and water softeners.

### UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY

It is understood that Bob Backstein Corporation is not an insurer and that the inspection and report are not intended or to be construed as an express or implied guarantee or warranty of adequacy, performance, or condition of the structure, item or system at the inspection property address. The CUSTOMER hereby releases and exempts Bob Backstein Corporation and its agents and employees of and from all claims of responsibility and liability for the cost of repairing or replacing any unreported deficiency or defect and for any consequential harm, property damage, personal injury of any nature, and/or legal fees.

In the event that Bob Backstein Corporation and/or its agents or employees are found liable due to breach of contract, negligence, breach of warranty, negligent, or misrepresentation, then the liability of Bob Backstein Corporation and its agents and/or employees shall be limited to the amount of the fee paid by the CUSTOMER for the inspection and report.

**ACCEPTANCE: This report has no effect, force, or validation unless the customer signs and returns a copy to Bob Backstein Corporation. We have read and understand the Disclaimer and Limits of Liability and do accept the same.**

Inspector \_\_\_\_\_ Date \_\_\_\_\_ Customer \_\_\_\_\_ Date \_\_\_\_\_ © BBC

# Pest Inspection

Caution  
  Attention  
  Satisfactory  
  N/A

C  
  A  
  S  
  N/A

Third Party  
check off items  
completed

Date:

Inspector: Bob Backstein Lic. 65560, ICN #:

Inspection Address:





--	--	--	--	--	--

**Third Party Agreement:** If any of the recommendations in this pest report are performed by any person(s) other than the inspecting firm, this 'Third Party Agreement' must be signed with the performed work orders checked off by the said person(s) and a copy returned to the inspector before a Final Pest Report is issued.

I/we certify that any portion of the work or corrections, that are described in the Preliminary Report (s) have been completed by the undersigned in a workmanlike manner, are warranted for one year, and complies with the current Uniform Building Code. I/we have notified the inspector of any conditions that were revealed while performing the corrections.

Signature of work party (cotractor - etc.) \_\_\_\_\_ Print Name \_\_\_\_\_ Date \_\_\_\_\_ Lic # \_\_\_\_\_

*Key*

-  = Main Gas Shutoff
-  = Main Electrical Shutoff
-  = Main Water Shutoff
-  = Crawl Space Access

***Diagram***

N/A

**About this Report:** This is an electronic report and is designed to be easily viewed on a computer screen, sent by email, or downloaded from a web site. Passwords can be assigned for security. It has been developed as a native Acrobat (PDF) file. The first page of the report has color-coded section links to make it easy for the customer to quickly navigate to the significant findings of the inspector. The report was intentionally designed with conservative graphics so that it is easy on the ink cartridges. The photos have been placed at the end so that they can be omitted at the time of printing. This report was designed to comply with the standards of both NAHI and ASHI, when used for full home inspections. If you have any questions about the report or inspection, contact the inspector (on the first page).

## Photos

- Photos have been provided on the following pages:     Yes     No
- Use lower left navigation bar or left side "Thumbnails" to view.

## Supplements

Caution   
  Attention   
  Satisfactory   
  N/A

C
A
S
 N/A


Front side roof



Front - Close



Back side roof



Back - Close

