

# ReportMakerPro™

Protocol Inspection Report By

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For The Home Of:  
**Mr. & Mrs. Sam A. Sample**  
**123 Main Street**  
**Our Town, USA 12345**

Settlement # 1234-56789



THIS IS NOT A WARRANTY, it is a moisture inspection which follows the protocol testing and reporting procedures required to apply for a MoistureFree Warranty. For more information about obtaining a MoistureFree Warranty on your residence, contact your home inspector or call 1-800-400-8679 or visit [www.moisturewarranty.com](http://www.moisturewarranty.com). ReportMaker Pro is a registered trademark of Moisture Warranty Corporation. [www.reportmakerpro.com](http://www.reportmakerpro.com).



**My Inspection Company, Inc**  
 123 Corpportate Avenue, Pensacola, FL 32505  
 (800) 400-8679 www.Inspections.com w (888) 698-6883



### Project Information

PROPERTY INFORMATION		INSPECTION INFORMATION	
Owners	Mr. Owner	Rust ID Number	12345678
Property Address	123 My New Road	Claims Form ID	87654321
City, State, ZIP	Yourtown, FL 32505	Type of Report	Settlement Report
Phone	(888) 123-4567	Inspection Company	My Inspection Company
FAX	owner@yourtown.com	Inspector	I.B. Inspector
E-Mail	Mr. Sellsalot	Address	1 Our Headquarters
Other Contact	This Town, USA	City, State, ZIP	This Town, USA 12345
Address	(800) 231-6549	Phone	(800) 400-8679
City, State, ZIP	(800) 231-6548	Fax	(850) 437-1815
Mesh Color	Blue	E-Mail	me@inspector.com
Type of Exterior Cladding	EIFS	Date of Inspection	09-10-02
Stories	2	Present at Inspection	Owner
Underlying Substrate	Plywood	Temperature / Humidity	95 F
Age of Property	1998	Weather	Sunny
Square Footage	3000	Last Rain	Within past week

### Window Data

Type of Windows	Quantity	Comments
Double or single hung, metal clad window	25	
Aluminum Fixed	10	
<b>Total Number of Window Units</b>	<b>35</b>	



**Sam A. Sample Settlement # 1234-56789**  
 123 My New Road  
 Yourtown, FL 32505



## Summary Check List

<b>Caulking</b>	<b>Good</b>	<b>Not Adequate</b>	<b>N/A</b>	<b>Comments</b>
<b>Caulking Around Window Frame</b>	<b>X</b>			
<b>Caulking At Window Joints / Miters</b>		<b>X</b>		Window construction, which includes all construction joints, miter joints and behind the sash tracks, needs to be caulked.
<b>Caulking Around Door Frame</b>	<b>X</b>			
<b>Caulking At Door Joints / Miters</b>		<b>X</b>		Caulk all door joints or miter joints, including thresholds.
<b>Caulking Around Other Breaches</b>		<b>X</b>		All utility breaches, including hose bibs, light fixtures and vents, need to be caulked or re-caulked.
<b>Flat Accents Caulked or Angled</b>	<b>X</b>			
<b>Soffit, Frieze &amp; Facia Boards Caulked</b>			<b>X</b>	
<b>Flashings / Diverters</b>	<b>Good</b>	<b>Not Adequate</b>	<b>N/A</b>	<b>Comments</b>
<b>Kickout Flashings / Roof / Wall</b>		<b>X</b>		Kickout flashing needs to be installed at the location(s) noted in this report.
<b>Deck Flashings</b>	<b>X</b>			
<b>Other Attachment Flashings</b>	<b>X</b>			
<b>Porches / Stoop Flashing</b>		<b>X</b>		Flashing appears to be missing at stoop/porch areas(s).
<b>Chimney Cap</b>	<b>X</b>			
<b>Chimney Cricket</b>	<b>X</b>			
<b>Window Head Flashing</b>		<b>X</b>		Window head flashing is not installed.
<b>Door Head Flashing</b>		<b>X</b>		Door head flashing is not installed.
<b>Column Flashing</b>			<b>X</b>	
<b>Terminations</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comments</b>
<b>EIFS Is Terminated Above Grade</b>	<b>X</b>			
<b>EIFS Is Sealed At Bottom</b>	<b>X</b>			
<b>EIFS Is Terminated At Porches</b>	<b>X</b>			





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**Summary Check List Cont.....**

Miscellaneous	Yes	No	N/A	Comments
Evidence Of Sprinkler Overspray		X		
Gutters Clean & Functioning	X			
Down Spout Fasteners Sealed		X		All downspout fastners need to be sealed.
Cracks Or Impact Damage	X			Exposed cracks or impact damage need to be sealed or repaired.
Delaminating At Foam / Substrate		X		
Exterior Evidence Of Pest Infestation		X		
Adequate Slope Of Grade Away	X			
Crawlspace Inspection Made		X		
Property Located Near Body of Water If Yes, Describe		X		



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## Settlement Inspection Summary

Caulk or re-caulk any place below the soffit line where stucco meets another material. This may include utility penetrations, light fixtures, vents, downspout fasteners or other types of breaches to the stucco system. Chapter 2 and Chapter 4, Sections 2 & 8

Caulk or re-caulk all doors and windows. For single or double hung windows, seal the tracks on all vertical joints from the head of the window to the sill and along the bottom joint of the track to the sill and at least 6” up the vertical joints behind the track. For casement windows, caulk or re-caulk all exposed joints, including the miter joints of the window. Chapter 2 and Chapter 4, Sections 2 & 4

All flat accents and quoins need to be caulked. Chapter 2 and Chapter 4, Sections 2 & 8

Great care should be exercised in choosing the appropriate caulk. The manufacturer of your system has recommended specific brands and types of sealant for various applications. Each caulking manufacturer has recommendations about how their particular caulk should be applied. It is important that these guidelines be followed in order to maximize the effectiveness of the caulk and enhance its ability to protect your home. Refer to the Chapter 4, Section 2 for more information about sealants.

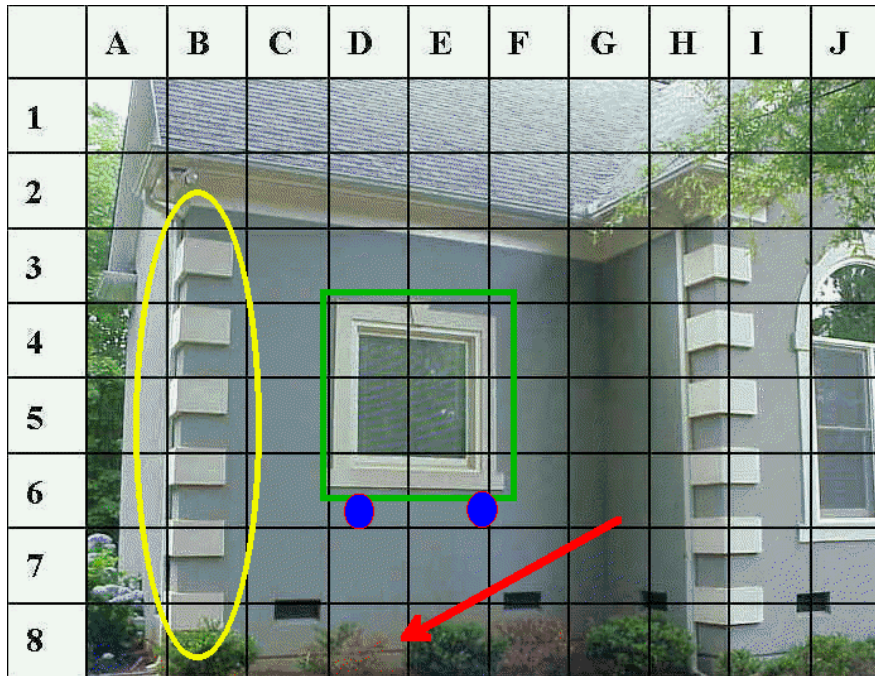
You have areas around (*inspector should fill in appropriate response—for example: windows, doors, kickouts or missing kickouts, the deck, the chimney*) that are showing signs of elevated moisture. These areas should be modified according to the MoistureFree Repair Standards and Options (Chapter 4) to prevent moisture intrusion.

Kickout flashing should be installed at the location(s) indicated in this report. Chapter 2 and Chapter 4, Section 3

Please note that the moisture readings included in this report are the raw data recorded by the Delmhorst probe meter. Moisture levels are affected by the ambient weather conditions and other factors, and this can result in variations between the readings taken on one day and readings taken in the same area on another day. The readings provided in this report are accurate indicators of the presence of retained moisture at the surface of the substrate or framing wood in the area tested at that given moment in time. These readings are not represented to be the absolute moisture content of the full thickness of the substrate or framing wood.

This report only reports on the condition of the structure at the specific locations indicated. Locations were determined by the inspector according to probable areas of possible moisture intrusion and in accordance with accepted industry standards. No judgment is intended or given for any areas not reported on.





Some quoins have failing sealants - touch up all as

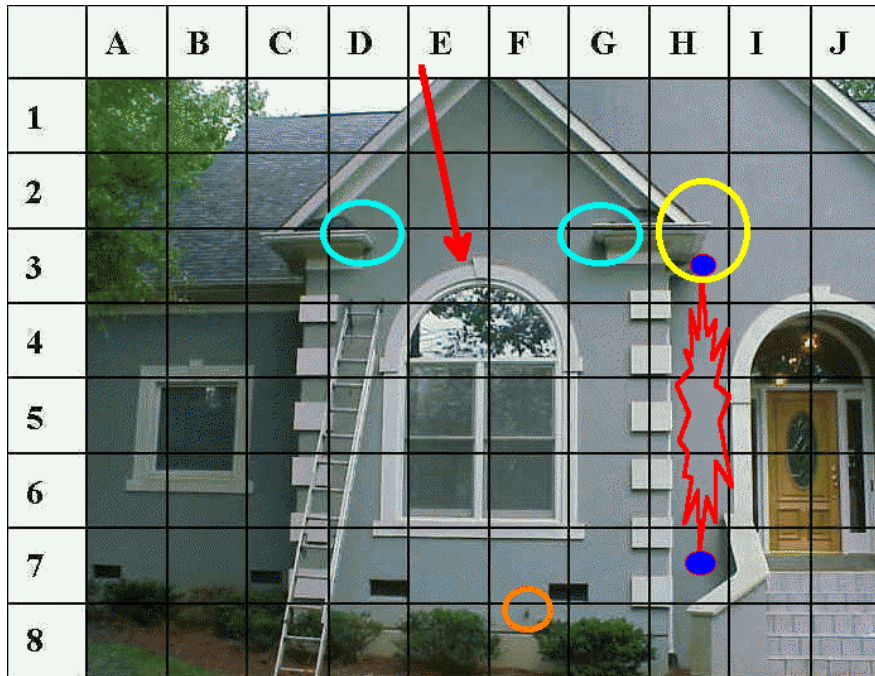


Some failed sealants noted at miters - touch up all as



Good termite band

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations	Chapter Reference
3B-8B	Flat accents			Flat accents and/or quoins need to be caulked as needed - some failed.	
5D	Windows			All window frames and construction (tracks, joints) need to be caulked.	Chapter 2, 4.2, 4.4
6D	Windows	10%, 12%	Firm, Firm	Area where moisture readings were obtained.	Chapter 2, 4.2, 4.4
8D	Termite Band			Good termite band noted entire Residence	



Gap in flashing overlap - high readings / poss damage below



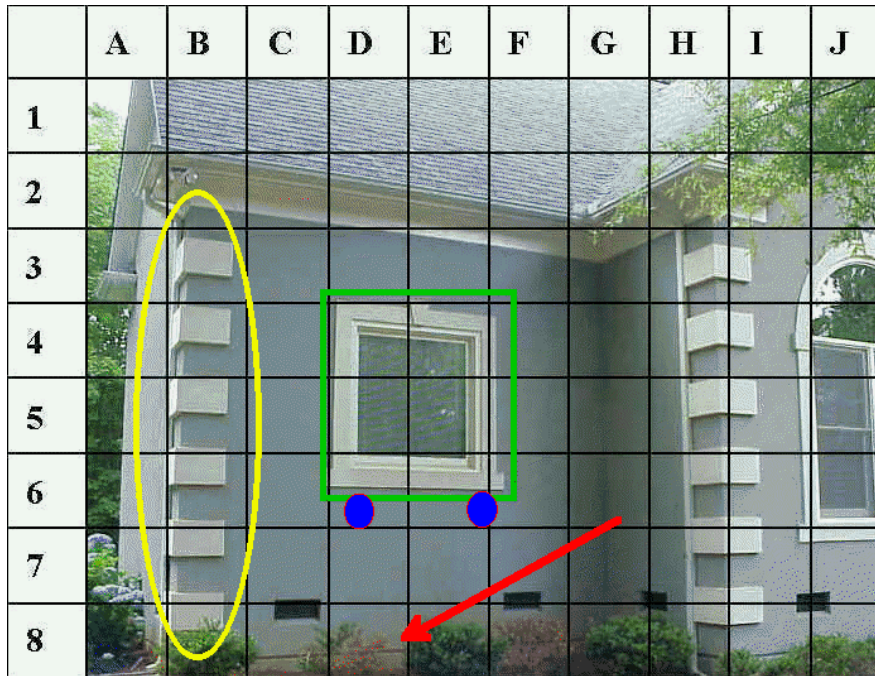
Seal all utility breaches



Accent well sealed

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations	Chapter Reference
3D,3G	Kickout			It is required that secondary kickouts at roof saddle locations be tested for moisture, but this area does not always require a kickout flashing to be installed as long as it is sufficiently sealed.	Chapter 2, 4.3
3H	Kickout			Kickout (yellow) appears to be failing and needs to be modified or reworked. Elevated moisture found below kickout.	Chapter 2, 4.3
3H,7H	Kickout	35%	Soft	Area where moisture reading was obtained. Suspect possible damage (starburst).	
8F	Utility			All utility breach locations need to be caulked.	Chapter 4, 4.2, 4.8
3E	Flat accents			Example of well sealed flat accent	





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8D	Termite Band			Good termite band noted entire Residence	