

12/19/2010 1
Inspection Date Visit. #

I.P. Freeley
Client Name

129 Mockingbird Ln.
Address To Be Inspected

East Wenatchee WA
City State

R Haywood 122910-A
Inspector Inspection #

\$75.00 50666 3492AD809
Fee WSDA Lic # ICN #



P.O. BOX 3241
Wenatchee, WA.
509-662-0733

COMPLETE WOOD DESTROYING ORGANISM INSPECTION REPORT

FINDINGS

- NO visible evidence of wood destroying organisms observed
- Visible evidence of wood destroying Organisms was observed
No control measures were performed(see notes & drawings)
- Visible evidence of wood destroying Organisms was observed
Proper control measures were performed.....(see notes & drawings)
- Visible evidence of PREVIOUS wood destroying organism
was observed.(see notes & drawing)
- Visible evidence of CONDUCTIVE conditions was observed
No corrective measures were performed..... (see notes & drawings)
- INACCESSIBLE areas exist (see notes & drawings)

STYLE of CONSTRUCTION

- BASEMENT CRAWL SLAB

INFESTATION

- MOISTURE ANTS
- CARPENTER ANTS
- SUB TERRAINIAN TERMITES
- DAMP WOOD TERMITES
- WOOD BORING BEETLE
- WOOD DECAY
- WATER EVENT

LIMITATIONS OF INSPECTION (Items outside inspection scope)

(a) **ROOFS , SOFFITS, EAVES, GUTTERS AND INSIDE ATTIC AREAS** A wood destroying organism inspector is not an expert in the roofing field, nor does he normally have access to roof areas during the course of an inspection. While it may be desirable for the inspector to visually inspect the inside of the attics or to make notations concerning the visual appearance of roofs, soffits, gutters and inside attic areas. The inspecting firm shall not be held responsible or assume liability in any manner concerning the condition of any portion of the roof area, there soundness or estimated life. It is recommended that if professional opinions or certifications are needed for these areas that the interested parties contact a qualified, licensed roofing contractor.

(b) **SHEDS AND OUTBUILDINGS** Sheds, unattached garages, or other structures on the property which are not attached to the main structure will not be included in the inspection and report unless specifically requested and noted. The inspection firm shall reserve the right to charge an additional fee to inspect any unattached structures.

(c) **FUTURE CONDITIONS** the inspection shall cover only current conditions visible and evident at the time of the inspection. The inspection firm shall in no way be held responsible for future conditions, damages or infestations that were not reasonably evident at the time of inspection.

(d) **REQUIREMENTS OF OTHERS** No requirements of any person, private or government agency shall affect or alter the Wood Destroying Organism Inspection Standards on a given wood destroying organism report.

(e) **MINOR ROT CONDITIONS** In certain geographical areas of Washington State where wet climate is common, a large percentage of structures are subject to minor rot conditions while such conditions are technically fungi infestations they may not substantially affect the quality, structural soundness or anticipated future life of the structure. Such conditions as spot areas on doors, window casings, porch steps and railings and common weathering on siding, decks and non-supporting wooden members shall not be reported on inspection reports except at the description of the inspection firm for purposes of clarification only

DISPUTES: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein, shall be made in writing and reported to the Inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Client's agents, employees or independent contractors will make no alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims or said failure to accurately report the condition in question.

LIMITATION ON LIABILITY

INSPECTOR'S LIABILITY FOR MISTAKES OR OMISSIONS IN THIS INSPECTION REPORT IS LIMITED TO A REFUND OF THE FEE PAID FOR THIS INSPECTION AND REPORT. THE LIABILITY OF INSPECTOR'S PRINCIPALS, AGENTS, AND EMPLOYEES IS ALSO LIMITED TO THE FEE PAID. THIS LIMITATION APPLIES TO ANYONE WHO IS DAMAGED OR HAS TO PAY EXPENSES OF ANY KIND BECAUSE OF MISTAKES OR OMISSIONS IN THIS INSPECTION AND REPORT. THIS LIABILITY LIMITATION IS BINDING ON CLIENT AND CLIENT'S SPOUSES, HEIRS, PRINCIPALS, ASSIGNS AND ANYONE ELSE WHO MAY OTHERWISE CLAIM THROUGH CLIENT. CLIENT ASSUMES THE RISK OF ALL LOSSES GREATER THAN THE FEE PAID FOR THE INSPECTION. CLIENT AGREES TO IMMEDIATELY ACCEPT A REFUND OF THE FEE AS FULL SETTLEMENT OF ANY AND ALL CLAIMS THAT MAY EVER ARISE FROM THIS INSPECTION

I have read and understand the limitations of liability and the inspection standards and except the inspection subject to the limitations and conditions with in the report. This report is NOT valid until signed by client or client's representative.

Client X _____ Date _____

WOOD DESTROYING ORGANISM INSPECTION STANDARDS

WAC 16-228-2005 Wood destroying organism inspections and reporting criteria. All persons required to be licensed to conduct wood destroying organism (WDO) inspections must comply with the rules set forth in this chapter.

(1) **Purpose:** This section will define terms associated with WDO inspections, identify the types of and specify the uses for WDO inspections and reports, and establish minimum rules under which WDO inspections must be conducted and reports written in the state of Washington.

(2) **Definitions:** The definitions set forth in this section must apply throughout unless the context otherwise requires. Definitions contained in this section are nonexclusive to other uses in expanded or contracted form found elsewhere in the RCW or the Washington Administrative Code (WAC).

(a) Accessible areas: Areas typically and routinely visible by normal access.

(b) Conductive debris: Cellulose or non-cellulose material that provides no structural support but can be a source of food or provide a habitat for WDOs. This definition includes, but is not limited to, tree roots, stumps, form boards, scrap wood, paper, wood product, paper product, or other natural or manufactured product.

(c) Complete wood destroying organism inspection: Inspection for the purpose of determining evidence of infestation, damage, or conducive conditions as part of the transfer, exchange, or refinancing of any structure in Washington State. Complete WDO inspections must also include any WDO inspection that is conducted as the result of telephone solicitation by an inspection, pest control, or other business, even if the inspection would fall within the definition of a specific WDO inspection.

(d) Conducive conditions: Conditions that may lead to or enhance an infestation of WDOs.

(e) Detached structure: Separate structure that is not physically connected to the subject structure by a foundation or roof system.

(f) Earth: Includes, but is not limited to, soil, decorative bark, gravel, rock, or other landscape materials.

(g) Excluded area: Area not inspected and therefore, not included in a WDO inspection.

(h) Frass: Specifically, solid larval insect excrement, but can include by-products of insect feeding or tunneling activity in wood or insulation materials.

(i) Inaccessible areas: Parts of a structure that cannot be inspected without excavation or the physical removal of objects are inaccessible and may be subject to infestation by WDOs. Such areas include, but are not limited to, wall voids, spaces between floors, areas concealed by insulation, substructures with clearances less than eighteen inches between unimproved ground and wood joists or the bottom of wood structural floors without joists or, less than twelve inches between unimproved ground and wood girders, substructures with insufficient clearance between structural members and/or ducts and piping and the finished grade to permit passage by an inspector for the purposes of a WDO inspection, floors beneath coverings, sleeper floors, areas concealed by furniture, appliances, and/or personal possessions, exterior wood decks with less than a five-foot clearance, locked rooms, or areas that imperil the health or safety of the inspector. These rules will not require inspectors to make extraordinary efforts to gain access to areas deemed inaccessible by the inspector. Inaccessible areas are, by their nature, excluded from the inspection.

(j) Inadequate ventilation: Condition promoting the retention of excessive moisture in substructures or other confined spaces and identified by, but not limited to, the presence of metal rust, condensation, mold, mildew, or fungal growth.

(k) Specific wood destroying organism inspection: Inspection of a structure for purposes of identifying or verifying evidence of an infestation of WDOs prior to pest management activities.

(l) Person is defined as any individual, partnership, association, corporation, or organized group of persons whether or not incorporated.

(m) Structure: A single building that includes any exterior attached decks, walks, stairways, or porches. For the purposes of this definition, entry and exit decks to manufactured homes are considered to be a part of the structure.

(n) Wood: Any material used in a structure that can be damaged by WDOs.

(o) Wood destroying organism: Insects or fungi that will consume, excavate, develop in, or otherwise modify the integrity of wood or wood products. For the purposes of this section, WDOs include, but are not limited to, carpenter ants, moisture ants, subterranean termites, damp wood termites, beetles in the family Anobiidae, and wood decay fungi (wood rot).

(p) Wood destroying organism inspection: The service of inspecting a building for the presence of WDOs, their damage, or conducive conditions leading to their development. For purposes of these rules, a WDO inspection must be defined as either a "complete WDO inspection" or a "specific WDO inspection."

(q) Wood destroying organism inspection report: The written opinion of an inspector licensed by the WSDA and based upon what was visible and evident at the time of an inspection.

(r) WSDA: Washington state department of agriculture.

See Also: WAC-228-2035 / WAC-228-2045 for additional WSDA inspection guidelines.

NOTE: A drawing is required for reports stating issues. Drawings if not included, will be available upon request

FINDINGS

Note, NO additional inspection will be performed or required, unless requested by client or client's representative. Requested re-inspections will be limited to a visual inspection ONLY. Neither the inspector nor the inspection firm will evaluate or warrant the quality of workmanship, the compliance with any applicable building codes or the suitability for use of any repairs, correction or treatments recommended with this report. Additional conditions revealed during the performance of any recommendation, are outside the scope of this inspection. The inspection firm holds out the right to charge a re-inspection fee.

CONDITION: Moderate to excessive rot / deterioration at entire perimeter fascia and soffit. Further evaluation for extent of deterioration is needed.

REMEDY: Remove damaged material as needed and replace. Verify extent of damage and effects on surrounding components not visible at time of inspection. Add ventilation to the soffit (minimum 2 vents per side)

CONDITION: Clear Poly at Crawl Space

REMEDY: Replace clear poly (remove) with 6 mil black per code.

CONDITION: Level of grade at Crawl Vents at perimeter and base of access at Crawl Entry

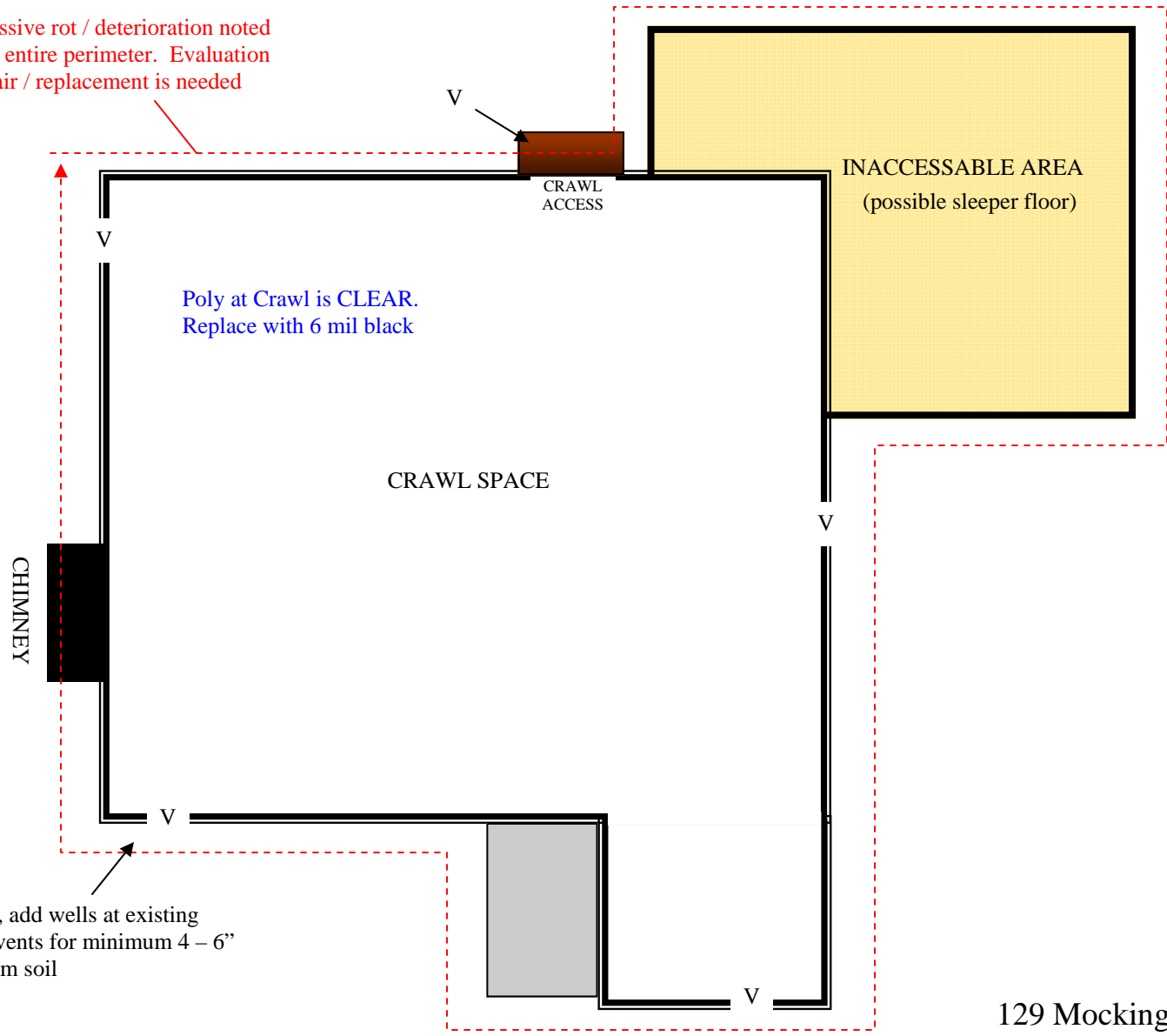
REMEDY: Lower grade, add wells at perimeter vents to allow 4 – 6" of clearance from soil. Lower grade at crawl space entry at or below footing height. Update / re-enforce well of crawl access to limit current erosion of soil and moisture transmission to crawl space

CONDITION: Inaccessible area under laundry / master bedroom, bathroom

REMEDY: Monitor - This area is assumed to be a SLEEPER FLOOR. Wood floor built over existing slab of converted garage. While this is a common application, construction details are NOT visible to inspection. No visual concerns were noted, no work orders assigned for this location (see drawing) Buyer should be aware of detail and monitor for any visible changes. Note, the area is a concealed space and does NOT have ventilation, typical to design.

MONITOR: Wood in contact with concrete noted at front entry landing. No visible deterioration. This detail is conducive to rot / deterioration, but is typical to the age / style of home / construction. Area should be monitored, paint / finishes kept in good condition.

Moderate to excessive rot / deterioration noted to soffit, fascia at entire perimeter. Evaluation for degree of repair / replacement is needed



Poly at Crawl is CLEAR.
Replace with 6 mil black

CRAWL SPACE

INACCESSIBLE AREA
(possible sleeper floor)

Lower grade, add wells at existing
crawl space vents for minimum 4 – 6”
clearance from soil

129 Mockingbird Ln