

**Licensed Washington State Home Inspector. #229**

## **Inspection Report**

**PREPARED FOR: Office**





04/26/2011

## Report summary

**This list is intended as a guide for the scheduling of both long term and short term maintenance items. It is strongly advised to use a licensed tradesperson when contracting for work that may not be within the scope of your capabilities.**

### EXTERIOR AND GROUNDS

Topography

Grade:

1. **A negative soil grade toward the structure is noted:** Ideally, soil should fall away from the structure foundation at the rate of 1/2 inch drop per linear foot with the slope extending 10 feet away from the foundation. Newer construction practices typically include a perimeter foundation drain system which helps prevent water penetration into the sub structure and areas of improper slope, often created by landscaping, *may* be tolerated. In some cases, providing for ideal soil slope may not be reasonable or feasible. Some older homes have poor soil slope and yet never have suffered water related conditions. At a minimum, regular and periodic inspections of any sub structure crawl space should be performed to ensure no water related conditions occur which may require the expertise of a drainage contractor. Please review the WDO Report as any water related conditions in the sub structure crawl space will be noted there. Also see any comments below regarding possible drainage issues. The negative grade was noted in the following area(s): Front.

Siding and Trim

Caulking:

2. **There is failure of the exterior caulking seen.** Caulking around exposed penetrations, (doors, windows, nail heads, etc.), is a normal and extremely important maintenance task which needs to be performed on a regular basis. It is also extremely important to maintain caulking along the top edge of horizontal trim boards, or belly boards. Failure to maintain caulking may result in rapid deterioration of composite wood sidings. Always use a high quality paintable caulk such as OSI Quad. *Be aware that on used structures, particularly older structures, where caulking has been allowed to fail, hidden conditions may exist.* At this time the extent of caulking failure might best be described as: Minor.

Hard Surface Contact:

3. **The exterior siding is in contact with a concrete, masonry or asphalt surface.** This may allow decay to occur to the siding as well as to the wood members behind it. Even if the area in question is covered by a roof structure, placing potted plants nearby and watering them may cause decay to occur. A contractor may be able to suggest some measures, such as caulking, to prevent water penetration. *Be aware that on used structures, particularly older ones, hidden damages may exist and are outside the scope of inspection.* This condition was noted in the following area(s): Front entry.

Paint and Finish

Paint Condition:

4. **The exterior paint or finish is weathered or deteriorated.** Painting is a normal and ongoing maintenance issue and as would be expected, weather sides of the house are the first to show signs of failure. The frequency of repainting depends largely upon the quality of the preparation, the quality of the paint, and the quality of the application. Back rolling and back brushing is always preferred to simply spraying on the product. In general, flat paints do not seem to hold up as well as semi-gloss types. A paint supplier or painting contractor can explain more. It is especially important to maintain good paint coverage on composite wood products to prevent failure, which can happen very quickly without proper paint coverage. At this time, the weathering and deterioration might best be described as: Moderate.

Exterior Doors  
Weatherstrip:

5. **Exterior door weather strip is damaged, missing or seals poorly.** Recommend maintenance repair. This condition was noted on the following door(s): Front.

## **ROOFING**

General Condition  
Mastic Repairs:

6. **Roof repairs are present which have been made with mastic/caulking:** Where Mastic, tar or caulking has been used for repair, it may only provide temporary benefits and will likely need periodic re-application. It is recommended a roofer evaluate the repair, evaluate for any hidden damages and provide a more permanent fix. *Be aware that hidden damages may exist which are outside the scope of inspection.*



Roofing Fasteners  
Exposed Fasteners:

7. **There are exposed fasteners visible on roof surface:** Exposed fasteners should be repaired to prevent possible leaking.



Gutters  
Debris:

8. **Some debris present in gutters:** Regular maintenance cleaning is advised to prevent water intrusion/damage in the eaves and soffits.

## **GARAGE/CARPORT**

Finished Wall and Ceiling Surfaces  
Attic Access/Firewall:

9. **Conditions related to the attic access lid exist:** The attic access lid is wood. Wood lids, such as those found on pull down stairs constitute a break in the firewall and should be covered with sheetrock or other acceptable fire rated material. Other wood lids should be replaced with sheetrock.

Vehicle Door Openers

Electronic Eye Installation:

10. **The electronic eyes for the vehicle door(s) reversing mechanism are incorrectly installed:** For safety, the eyes should be installed 4 to 6 inches above the floor. (Source CPSC), The eyes are installed > 6 inches above the floor.

**INTERIOR AND ATTIC**

Windows

Broken:

11. **Window(s) cracked or broken:** Replacement indicated. This was noted in the:

Window Screens:

12. **The following conditions related to the window screens exist:** Some window screens damaged: Maintenance repair indicated.

Attic, General

Fan Ducts:

13. **Exhaust fan ducts disconnected or are not vented outside attic:** Exhaust fan ducts should be completely vented to the exterior in a dedicated and proper roof vent. A kitchen range hood not properly ducted to the exterior may allow flames from a kitchen fire to more readily access the attic space. The following ducts were disconnected or vented inside the attic: All observed.



**KITCHEN**

Dishwasher

Older Unit:

14. **The dishwasher appears older:** The dishwasher appears to be an older model and could be prone to failure or malfunction at any time.

Cooktop and Oven

Older Unit:

15. **The cooktop/oven appears older:** Be aware the cooktop and oven appears older and could be prone to failure or malfunction at any time.

Anti-Tip Conditions:

16. **Stove not secured:** Built in stoves should be secured to the cabinet or floor to prevent accidental tipping. This is a safety concern which should be corrected.

Ventilation

Recirculating Fan:

17. **Kitchen fan recirculates only:** This is a common finding on older homes which pre-date current requirements. Recommend installing a kitchen fan which exhausts to the exterior as a future upgrade if possible or reasonable to do so.

**BATH AND UTILITY**

Utility Ventilation

Fan Noisy:

18. **Utility exhaust fan seems unusually noisy or loud:** Fan may need maintenance repair and/or replacement in near future.

**ELECTRICAL SYSTEM**

Breakers/Fuses

Labeling:

19. **Panel breakers or fuses are not properly labeled to identify circuits:** For safety and convenience, breakers/fuses should be properly labeled further review of the panel recommend.

Branch Wiring

Open Connections:

20. **Exposed wiring connections are seen:** For safety, wire connections should always be made in a proper, rated and covered junction box. Exposed wiring connections were seen in the following area: Attic space.



Exposed Bare Wire:

21. **Exposed bare wiring is seen:** For safety, any bare wire ends should terminate in a proper, rated and covered junction box. Exposed bare wire ends were seen in the following area: Primary structure and exterior rear..



**PLUMBING**

Plumbing Supply Lines

High Pressure:

22. **Water pressure is excessive:** Water pressure in excess of 80 PSI can have long term adverse effects on the plumbing system itself as well as dishwashers and icemakers. Recommend follow up with a licensed -plumber regarding the benefits of having a pressure reducing valve installed. The water pressure, in PSI, was measured to be: 90.

Water Heater/General

No Drip Pan:

23. **There is no drip pan under the water heater:** Where the water heater is installed inside the living area, especially on a second or third floor, or in the attic, a drip pan installed under the unit would help prevent water damage should the unit ever leak. This is a common finding on older homes and should be considered as an improvement.



Water Heater/Seismic

No Strapping:

24. **The water heater lacks earthquake strapping:** Recommend this be installed to current standards for safety. This includes two rated straps securing the appliance.

## **FIREPLACE/WOODSTOVE**

General

CO Detector:

25. Where a fuel burning appliance is installed and there is no Carbon Monoxide (CO) detector present, it is strongly recommended you purchase a CO Detector and install it according to manufacturer's recommendations. For safety, your home may require more than one device. It is outside the scope of inspection to test CO detectors.

## **GAS/LPG/OIL CENTRAL FURNACE**

General Condition

Lack of Service:

26. **The furnace lacks evidence of recent service:** Central heating units should always be checked and serviced yearly, especially those which burn gas, oil or LPG. Furnaces which have not been serviced on a regular basis may have subtle, hidden conditions which may only be detected during detailed, technical servicing. Lack of servicing may also cause some components to be prone to early failure which cannot be detected during the inspection. It is possible the seller has receipts from recent servicing, but if not, it is recommended a full service and technical evaluation be performed prior to the close of the transaction. This should include any AC or heat pump systems which are present and integral to the central furnace.

AC/Heat Pump

Too Cool to Test AC:

27. **Unable to test air conditioning:** Operating an AC unit when the outside temperature is too low may cause damage and it is generally recommended that the outside temperature be at least 65 degrees for the previous 24 hours to safely test the unit. No comment can be made about the operation of the unit. You may wish to have a service technician evaluate the unit, particularly if it is older.

## **EXTERIOR DECKS**

Decking/General

Finish:

28. **There is deterioration of painted/finished the deck surface(s).** Exposed wood decks and landings require periodic cleaning and application of paints, stains or sealers as part of regular maintenance. A paint or hardware store can offer advice about the best methods to preserve your deck. This was noted on the following deck(s):

Back.

## **WDO FINDINGS AND RECOMMENDATIONS**

WDI Risk

Carpenter Ants:

29. Due to the wooded nature or location of the property, the risk of Carpenter Ant activity may be higher than in other areas. Your inspection cannot guarantee that Carpenter Ant activity will not become apparent in the future and ant activity may not be noted during dormant seasons. With older homes, hidden conditions may exist which will not be identified during the inspection. Regular and periodic treatments by a licensed applicator may be appropriate on a preventative basis.

2. Damage/Exterior

Deck:

30. **There is decay to the deck stair risers.** This was noted in the following area: Rear.



CSA Lid:

31. **The crawl space access lid is decayed.**

5. Conducive Conditions/Exterior

Foliage:

32. **There is foliage in contact with the structure= VC** . Foliage should be maintained so it is at least 10 to 12 inches away from house as it may cause mechanical damage to the siding and promote high moisture conditions and/or infestation. Where foliage is dense and access limited, hidden conditions may exist which should be reported to the inspecting firm if discovered. Where there is decorative, established foliage against the structure such as climbing vines, cutting the foliage back may be detrimental the the aesthetic appearance of the home. If the foliage is left in place, be aware that infestation and high moisture conditions may occur. Regular and periodic inspections are suggested.

Earth to Wood:

33. **There is earth to siding contact present= EW** Earth to siding contact should be eliminated as it may promote wood decay and infestation. Any dirt or landscaping material should be cleared away to provide at least 4 to 6 inches of clearance from the siding. Hidden conditions such as damage or infestation may exist and should be reported to the inspecting firm. This was noted in the following area, Front.



Planters:

34. **Wood planter boxes have been attached to the structure.** The combination of soil, dirt and water may promote decay and infestation not only of the planter box, but of the structure as well. Removal is suggested. Be aware that hidden conditions may exist.



7. Conducive Conditions/Sub-Structure

Conducive Debris:

35. **Conducive Debris= CD** There is wood and/or cardboard debris in crawl space. Remove all rake-able sized wood and cellulose debris from the crawl space. This was noted in the following area, Scattered.

Vapor Barrier:

36. **Crawl space has inadequate and/or damaged vapor barrier coverage.** Re-spread existing crawl space vapor barrier as able and install additional 6 mil black plastic vapor barrier as needed to meet current building requirements with provision for appropriate overlap at seams, (12 inches).

Ventilation:

37. **Foundation vents are blocked.** Un-block any and all foundation vents which have been either purposely blocked and/or are blocked by landscaping material or dirt. Repair any damaged screen with 1/4 inch, *non-louvered*, galvanized hardware cloth. If vent is below grade, a foundation vent well should be installed to keep dirt and landscaping material clear of the vent. This was noted in the following area, Front



Drain Leak:

38. **A drain line leak is noted in the crawl space.** A licensed plumber should be called to make repairs. Drain leaking was noted in the following area: Under hall bath and kitchen.



Dwayne Boggs  
Boggs Inspection Services



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# GENERAL PROFILE

## AGE OF STRUCTURE:

Built. 1988.

## BUILDING STYLE:

Single Family.

## STORIES:

Single Story.

## SQUARE FOOTAGE:

Determining actual square footage is outside the scope of inspection. Home buyers and sellers should always measure square footage to their own satisfaction.

## CONSTRUCTION TYPE:

Stick Built.

## PRECAUTIONS:

**Recalls and Safety Alerts**

It is beyond the scope of the inspection to identify appliances, systems or materials which may be or may have been subject to any type of government or manufacturer recall, class action lawsuit or safety notice. While Boggs Home Inspection Services will make reasonable effort to identify possible recall, lawsuit or safety issues, staying current with the sheer magnitude of information available, past and present, is simply not humanly possible. Therefore, recalled items or items subject to a safety alert may not be identified during the inspection. As a homeowner, you should take the time to visit the Consumer Product Safety Commission website at [www.cpsc.gov](http://www.cpsc.gov) to determine if any of the new or archived recall announcements or safety alerts may pertain to your home, the appliances, systems, materials or other furnishings.

**Radon**

Any home may have Radon gas and the EPA recommends testing on all homes below the third floor. Please review the Appendix at the end of this report for information about Radon and other educational resources. *Testing for Radon gas is outside the scope of inspection.*

**Water Penetration**

**An Important Note About Water Penetration:** Exposed doors, windows and nails can be prime areas for water penetration into the exterior siding and wall void if proper water resisting details are not followed in addition to exterior caulking. Such details may include metal head or cap flashings, house wrap and/or flexible tapes which are installed over window flanges. Unfortunately, during an inspection, one can only identify the presence or absence of visible details such as head flashings and cannot verify if house wrap, window tape, or other hidden water resisting details exist, or if they have been installed properly. Even if visible details such as head flashings are present, their ability to prevent water penetration during extreme weather conditions cannot be guaranteed. It is important to understand that where such water resisting details are missing or installed improperly, failed caulking alone may allow water penetration into the structure and if allowed to continue, may lead to such conditions as fungal decay and mold. These conditions may occur very quickly and severe decay can occur in less than a year. On older structures which lack water resisting details, hidden conditions such as outlined above may exist which are outside the scope of inspection.



## INSPECTION CONDITIONS

### CLIENT & SITE INFORMATION:

Date:	April 30, 2011
Time:	01:00 PM.
Client Name:	Office.
Inspection Site:	Office. Olympia, WA 98506.

### CLIMATIC CONDITIONS:

Weather:	Overcast.
Temp in Deg F:	30-40.

### UTILITY SERVICES:

Status:	All utilities on.
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### OTHER INFORMATION:

House Occupied?	No.
People Present:	Selling agent, Purchaser(s)
Exclusions:	Any and all detached outbuildings, sheds, playhouses and other structures are excluded from the inspection unless otherwise noted. No comments can be made about their condition.

### GENERAL LIMITATIONS OF THE INSPECTION ( Boggs Home Inspection Services)

This report is intended only as a general guide to help the client make their own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, mold, toxic or flammable materials, and other environmental hazards; hidden pest infestation, playground equipment, recreational facilities, detached outbuildings and structures, pools, spas, saunas, boathouses, docks, piers, bulkheads, outdoor barbecues, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, soil conditions, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; phone or TV cable systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between



such estimates and actual experience.

We certify that we have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. *While opinions from the inspector may be given upon request of the client regarding the possible cost of repairs or improvements, these are personal opinions of the inspector only and in no way should be considered as an actual, legitimate, cost estimate or bid. Actual cost estimates or bids can only be obtained from a licensed professional and may differ considerably from the opinion of the inspector.* To the best of our knowledge and belief, all statements and information in this report are true and correct.

Boggs Home Inspection Services

Dwayne Edward Boggs, Inspector

## EXTERIOR AND GROUNDS

### Limitations, Barriers and Exclusions to the Inspection:

***Please Read carefully***

1. Any area which is hidden from view or inaccessible to hands on inspection is excluded from inspection. Be aware that inaccessible areas may be vulnerable to infestation and damage from wood destroying organisms and should be made accessible for inspection if feasible or reasonable to do so.
2. Where dense foliage, debris, dirt and/or stored items are against or on the structure, those areas hidden from view or otherwise inaccessible are excluded from the inspection.
3. Where a second siding has been installed over an existing siding, the sub- siding is hidden from view and is therefore inaccessible.
4. The condition of the exterior siding, hidden by decks attachment point ( ledger board), as well as the condition of the ledger board cannot be determined and hidden conditions may exist.
5. Areas of the structure greater than 8 ft tall will not be available for hands on inspection and are outside the scope of inspection.
6. The presence and/or effectiveness of any buried drain lines, and the locations they may drain to, are outside the scope of inspection and cannot be commented on.
7. Outbuildings and any wiring, plumbing or other systems related to them, are excluded from this report entirely.
8. Fogging or steaming of double pane windows may only be visible during certain weather conditions, ( typically higher temperatures) and may not be apparent during the inspection, particularly if windows are dirty.
9. Fences and gates are excluded from this inspection. Be aware that where fence or gate wood has been attached to the structure or house, hidden decay may be present which is outside the scope of inspection.

### INSPECTION PROCEDURES AND PROTOCOLS:

Boggs Home Inspection Service's inspection procedures of the readily visible and reasonably accessible exterior components, related to ASHI Standards of Practice

### SITE VIEWS

Front





Right

Left

Rear



**DRIVEWAY:**

Type: Concrete.

**WALKWAYS:**

Type: Concrete.

**SIDING AND TRIM:**

Structure Description: Primary structure.  
 Material: Wood siding.  
 Barriers: Areas of structure exist which are greater than 8 feet tall and are not available for hands on inspection. *Be aware hidden conditions may exist which are outside the scope of inspection.*

**CONCRETE, MASONRY PATIO/LANDING:**

Location: Front entry.  
 Material: Concrete.

**Note** A Note About Exposed Concrete and Asphalt Surfaces: Small, (approximately 1/4 inch or smaller), non displaced cracks related to normal settling and shrinking of concrete/asphalt surfaces are typical and expected, whether they are present at the time of inspection or if they should develop later. Unless deemed severe, these cracks are not specifically addressed or documented in the report. Sealing these cracks and the exposed concrete surface of driveways, sidewalks and exposed patios is part of normal maintenance which will help prevent damage from freezing



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and expanding water during the winter. A hardware store can recommend the most effective products to use.

Boggs Home Inspection Services certifies that on the date and time of the inspection, the exterior portion of the inspection was performed with all due diligence and care in accordance with ASHI standards and the procedures and protocols described above. Any barriers to the inspection have also been noted above. Inspection findings are as follows:

### **Topography**

Grade:

A negative soil grade toward the structure is noted: Ideally, soil should fall away from the structure foundation at the rate of 1/2 inch drop per linear foot with the slope extending 10 feet away from the foundation. Newer construction practices typically include a perimeter foundation drain system which helps prevent water penetration into the sub structure and areas of improper slope, often created by landscaping, *may* be tolerated. In some cases, providing for ideal soil slope may not be reasonable or feasible. Some older homes have poor soil slope and yet never have suffered water related conditions. At a minimum, regular and periodic inspections of any sub structure crawl space should be performed to ensure no water related conditions occur which may require the expertise of a drainage contractor. Please review the WDO Report as any water related conditions in the sub structure crawl space will be noted there. Also see any comments below regarding possible drainage issues. The negative grade was noted in the following area(s): Front.

### **Retaining Wall**

No reportable conditions identified.

### **Driveway**

No reportable conditions identified.

### **Walkway**

No reportable conditions identified.

### **Siding and Trim**

Caulking:

There is failure of the exterior caulking seen. Caulking around exposed penetrations, (doors, windows, nail heads, etc.), is a normal and extremely important maintenance task which needs to be performed on a regular basis. It is also extremely important to maintain caulking along the top edge of horizontal trim boards, or belly boards. Failure to maintain caulking may result in rapid deterioration of composite wood sidings. Always use a high quality paintable caulk such as OSI Quad. *Be aware that on used structures, particularly older structures, where caulking has been allowed to fail, hidden conditions may exist.* At this time the extent of caulking failure might best be described as: Minor.

Hard Surface Contact:

The exterior siding is in contact with a concrete, masonry or asphalt surface. This may allow decay to occur to the siding as well as to the wood members behind it. Even if the area in question is covered by a roof structure, placing potted plants nearby and watering them may cause decay to occur. A contractor may be able to suggest some measures, such as caulking, to prevent water penetration. *Be aware that on used structures, particularly older ones, hidden damages may exist and are outside the scope of inspection.* This condition was noted in the following area(s): Front entry.



***Paint and Finish***

Paint Condition:

The exterior paint or finish is weathered or deteriorated. Painting is a normal and ongoing maintenance issue and as would be expected, weather sides of the house are the first to show signs of failure. The frequency of repainting depends largely upon the quality of the preparation, the quality of the paint, and the quality of the application. Back rolling and back brushing is always preferred to simply spraying on the product. In general, flat paints do not seem to hold up as well as semi-gloss types. A paint supplier or painting contractor can explain more. It is especially important to maintain good paint coverage on composite wood products to prevent failure, which can happen very quickly without proper paint coverage. At this time, the weathering and deterioration might best be described as: Moderate.

***Exterior Doors***

Weatherstrip:

Exterior door weather strip is damaged, missing or seals poorly. Recommend maintenance repair. This condition was noted on the following door(s): Front.

***Fan or Duct Terminations***

No reportable conditions identified.



# ROOFING

**LIMITATIONS, EXCLUSIONS AND BARRIERS:**  
**ROOFING SYSTEM Boggs Home Inspection Services**

*Please Read Carefully*

1. Cedar shake or shingle roofs will not be walked on due to risk of damaging material and due to possible safety risk to inspector since these roofs are often quite slippery.
2. Concrete or ceramic tile roofs will not be walked on due to risk of damage to roofing material.
3. Steep pitched roofs will not be walked on due to risk of falling. Steep is defined as greater than a 6 in 12 rise.
4. Two story or taller roofs may not be walked on due to safety risk for inspector.
5. Whenever a condition exists which, in the opinion of the inspector, creates a possible safety hazard for the inspector, (such as snow or ice), or may result in damage to the roof, the roof will not be walked on.
6. When a roof cannot be walked on, or when snow, ice or debris prevents visual examination of the roof, hidden defects may exist which are outside the scope of inspection.
7. When the chimney cannot be readily or safely accessed for inspection, hidden damages may exist which are outside the scope of inspection. Complete examination of the interior of chimneys or flues is outside the scope of inspection. It is always recommended that chimneys be professionally inspected and cleaned by a chimney sweep prior to first use by a new homeowner.
8. Fogging or steaming of double pane skylights may only be visible during certain weather conditions, (typically higher temperatures), and may not be apparent during the inspection, especially if the skylights are dirty.
9. It is beyond the scope of inspection to determine the condition of the sheeting beneath the roofing material. Also, since it is impractical to walk every square foot of the roof surface, any hidden damages to the sheeting may go undetected
10. Gutter and downspout leaks, like roof leaks, may not be apparent during the inspection due to weather conditions at the time. The only way to ensure no leaks or defects exist is to observe the system during a prolonged and heavy rainfall.

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a heavy, prolonged rainfall. Many times, this situation is not present during the inspection.

**INSPECTION PROCEDURES AND PROTOCOLS:**

Boggs Inspection Service's inspection procedures of the readily visible and reasonably accessible components of the roof structure, related to ASHI Standards of Practice.

## ROOF STRUCTURE:

<b>Roof Access:</b>	<b>Walked on roof.</b>
<b>Style:</b>	<b>Gable.</b>
<b>Material Type(s):</b>	<b>3 Tab Composition shingles.</b>
<b>Estimated Age of Roof:</b>	<b>1 - 3 years.</b>
<b>Estimated Layers:</b>	<b>Roof appears to be single layer.</b>



Roof Venting: Can vents close to the ridge, eave or soffit vents and gable end vents.  
Gutters: A full gutter drainage system is present. Material is continuous metal.

About Repairs: **Unless otherwise specified, any conditions identified in the roofing section should be directed to a qualified, experienced and licensed professional roofer for evaluation and follow up. Boggs will not be responsible for reinspection of any repairs performed.**  
Boggs Home Inspection Services certifies that on the date and time of inspection, the roofing portion of the inspection was performed with all due diligence and care in accordance with ASHI standards and the procedures and protocols.

**General Condition**

Mastic Repairs: Roof repairs are present which have been made with mastic/caulking: Where Mastic, tar or caulking has been used for repair, it may only provide temporary benefits and will likely need periodic re-application. It is recommended a roofer evaluate the repair, evaluate for any hidden damages and provide a more permanent fix. *Be aware that hidden damages may exist which are outside the scope of inspection.*



**Roofing Fasteners**

Exposed Fasteners: There are exposed fasteners visible on roof surface: Exposed fasteners should be repaired to prevent possible leaking.



**Roofing Installation**

No reportable conditions identified.

**Flashings**

No reportable conditions identified.

**Ventilation**

No reportable conditions identified.

**Skylights/Solar tubes**

No reportable conditions identified.

**Gutters**

Debris: Some debris present in gutters: Regular maintenance cleaning is advised to prevent water intrusion/damage in the eaves and soffits.



# GARAGE/CARPORT

**Limitations, Barriers and Exclusions to the Inspection:**

*Please Read Carefully*

1. Where stored personal items and/or vehicles are in the garage, inspection is limited to those areas accessible. Inaccessible areas are outside the scope of inspection.
2. If extreme clutter is noted, the inspection is limited to those areas readily visible and accessible. All areas made inaccessible or are concealed due to stored items, clutter and debris are outside the scope of inspection.
3. Determining the condition of the slab beneath floor coverings, vehicles and /or stored items is outside the scope of inspection.
4. Inspection of remote controlled transmitters is outside the scope of inspection.
5. Determining the heat resistance rating of firewalls is beyond the scope of this inspection. *Flammable materials should be stored within closed garage areas.*
6. Where possible health risk is noted, hands on inspection will not be performed due to possible health risk to the inspector. Such conditions include, but are not limited to: hazardous debris; human or animal waste; dirt; possibly contaminated residues; drug related paraphernalia and/or possible drug manufacturing equipment. Be aware that hidden conditions may exist and or outside the scope of inspection.

**INSPECTION PROCEDURES AND PROTOCOLS:**

Boggs Home Inspection Service' s inspection procedures of the readily visible and reasonably accessible components of the garage/carport, related to ASHI Standards of Practice.,

## PARKING STRUCTURE:

<b>Other Parking Structure: Construction:</b>	<b>Attached two car garage.</b> Framed walls and ceiling covered with fire taped or textured sheetrock. <b>Note: With sheetrocked surfaces, it is typical for small cracks and/or nail pops to either be present during the inspection, or to develop at a later date. Such small cracks and nail pops are common and generally relate to normal settling, expansion and contraction which occurs. Similar cracks are also common in older lathe and plaster surfaces. Cosmetic repair, if desired, is part of normal maintainance and unless the finding is unusual or severe, further mention is not made in this report.</b>
<b>Wall Insulation:</b>	Unable to determine if wall insulation is present.
<b>Attic:</b>	No attic space exists over the garage.
<b>Flooring:</b>	Concrete. <b>Note: Small cracks related to normal settling and shrinking of concrete surfaces are typical and expected, whether they are present at the time of inspection or if they should develop later. Unless severe, these cracks are not specifically addressed in the report.</b>
<b>Vehicle Doors:</b>	One roll up door with automatic opener present.
<b>Barriers:</b>	Stored personal items present.

Boggs Home Inspection Services certifies that on the date and time of inspection, the garage/carport portion of the inspection was performed with all due diligence and care in accordance with ASHI standards and the procedures and protocols described above. Any barriers to the inspection have been noted above. Inspection findings are noted below:



***Flooring***

No reportable conditions identified.

***Finished Wall and Ceiling Surfaces***

Attic Access/Firewall:

Conditions related to the attic access lid exist: The attic access lid is wood. Wood lids, such as those found on pull down stairs constitute a break in the firewall and should be covered with sheetrock or other acceptable fire rated material. Other wood lids should be replaced with sheetrock.

***Garage Framing***

No reportable conditions identified.

***Vehicle Doors***

No reportable conditions identified.

***Vehicle Door Openers***

Electronic Eye Installation:

The electronic eyes for the vehicle door(s) reversing mechanism are incorrectly installed: For safety, the eyes should be installed 4 to 6 inches above the floor. (Source CPSC), The eyes are installed > 6 inches above the floor.

***House Entry***

No reportable conditions identified.



## INTERIOR AND ATTIC

### **Limitations, Exclusions and Barriers Related to the Inspection:**

#### ***Please Read Carefully***

1. Where the home is occupied, personal furnishings and stored items will limit accessibility to interior components for inspection. No personal furnishings, (computers and electronics in particular), will be moved to facilitate the inspection. Be aware that hidden conditions could exist which are outside the scope of inspection.
2. Where items are similar and numerous, (such as windows and doors), a representative sampling will be inspected.
3. Any areas not accessible for inspection are outside the scope of inspection. Be aware that inaccessible areas may be vulnerable to infestation and damage by wood destroying organisms.
4. The attic space will not be entered if built in shelving, limited access, limited space, stored items in the attic or other obstacles prevent reasonable access. If, in the opinion of the inspector, entering the attic could represent risk of personal injury and/or damage to the structure, the attic will not be entered.
5. The interior condition of vaulted ceilings is outside the scope of inspection.
6. In homes built prior to 1978, Lead paint may be present. It is outside the scope of inspection to perform Lead based paint testing.
7. Floor damage or other conditions concealed by floor coverings such as carpet and throw rugs is outside the scope of inspection. Carpets will not be pulled up to visualize the flooring beneath.
8. Intermittent roof leaks which occur only during certain weather conditions may not be identified during the inspection. The only reasonable way to determine if leaks are present is to observe the structure during a heavy and prolonged rainfall. Boggs has no responsibility for conditions which may occur after the inspection such as wind damage to the roof which may cause leaking to the interior.
9. Testing for and identification of mold/mildew is outside the scope of inspection. If you have any concern about the possibility of hidden mold or mildew in your home, it is recommended you have the structure tested by a certified industrial hygienist trained in mold testing.
10. Window treatments, household appliances, central vacuum systems, intercoms and security systems are outside the scope of inspection and are not inspected or reported on.
11. Where extreme clutter is noted, the inspection is limited to those areas readily accessible and all other areas concealed by debris or clutter are outside the scope of inspection.
12. Where possible health risk is noted, hands on inspection will not be performed due to possible health risk to the inspector. Such conditions include, but are not limited to: hazardous debris; human or animal waste; dirt; possibly contaminated residues; drug related paraphernalia and/or possible drug manufacturing equipment. Be aware that hidden conditions may exist and are outside the scope of inspection.
13. Staining and/or odors from animals or other sources within or beneath floor coverings such as carpet is outside the scope of inspection. Carpets will not be pulled up to visualize the flooring beneath Boggs cannot be responsible for odors or stains, not recognized during the inspection, which only become apparent after the structure is occupied by the client.
14. Fogging or steaming of double pane windows may only be visible during certain weather conditions, ( typically higher temperatures) and may not be apparent during the inspection, particularly if windows are dirty.
15. Floor squeaks and/or springiness not present during the inspection, which only become apparent after personnel furnishings have been moved out and the house vacant, are outside the scope of inspection.

### **INSPECTION PROCEDURES AND PROTOCOLS:**

**Boggs Home Inspection Service' s inspection procedures of the readily visible and reasonably accessible components of the interior of the structure, related to ASHI Standards of Practice, include.**



**INTERIOR COMPONENTS:**

Location:	Primary structure.
Bedrooms:	Three Bedrooms.
Living Room/Family Room:	There is a living room and family room present.
Flooring:	Carpet, Vinyl, Laminate.
Walls/Ceiling:	Drywall.
Windows:	Aluminum double pane.
Attic:	The attic area was entered. Framing: Truss. Sheeting: Plywood. Insulation: Fiberglass (R-Value 2.9 - 4.2 per inch), >12 inches present.

Boggs Home Inspection Services certifies that on the date and time of inspection, the interior portion of the inspection was performed with all due diligence and care in accordance with ASHI standards and the procedures and protocols described above. Any barriers to the inspection have been noted above. Inspection findings are noted below:

**Flooring**

Note: Any flooring conditions in baths, utility and kitchen will be documented in those respective areas.  
No reportable conditions identified.

**Walls and Ceilings**

No reportable conditions identified.

**Finish and Trim**

No reportable conditions identified.

**Windows**

Broken:	Window(s) cracked or broken: Replacement indicated. This was noted in the:
Window Screens:	The following conditions related to the window screens exist: Some window screens damaged: Maintenance repair indicated.

**Windows in Hazardous Locations**

No reportable conditions identified.

**Window Egress**

No reportable conditions identified.

**Interior Doors**

No reportable conditions identified.

**Stairs and Railings**

No reportable conditions identified.

**Attic, General**

Fan Ducts:

Exhaust fan ducts disconnected or are not vented outside attic: Exhaust fan ducts should be completely vented to the exterior in a dedicated and proper roof vent. A kitchen range hood not properly ducted to the exterior may allow flames from a kitchen fire to more readily access the attic space. The following ducts were disconnected or vented inside the attic: All observed.



**Attic Framing**

No reportable conditions identified.

**Attic Insulation**

No reportable conditions identified.

**Closets and Cabinets**

No reportable conditions identified.

**Auxiliary Equipment**

No reportable conditions identified.

**Smoke Detectors**

*Smoke detectors are currently required: (1) In each sleeping room. (2) Outside each separate sleeping area in the immediate vicinity of the bedrooms. (3) On each additional story of the dwelling, including basements, but not including crawl spaces or uninhabitable attics. In dwellings with split levels, and without an intervening floor between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level.*

*It is strongly recommended that you test all smoke detectors upon taking possession and change all the batteries. Perform monthly testing of the smoke detectors thereafter. If your home does not have smoke detectors in all the areas noted above, it is strongly recommended you add more as a safety upgrade.*  
Smoke detectors were noted, but not tested. No conditions were identified.



# KITCHEN

**Limitations, Barriers and Exclusions to the Inspection:**  
*Please Read Carefully*

1. Where the home is occupied, personal furnishings, cooking utensils, foodstuffs and other and stored items will limit accessibility for visual inspection. Items in cabinets and drawers will not be removed during the inspection. Be aware that hidden damages and/or leaks may exist.
2. Where extreme clutter is noted, the inspection is limited to those areas readily accessible and all other areas concealed by debris or clutter are outside the scope of inspection.
3. Plumbing leaks which occur after taking possession, (often from the owners accidentally bumping a pipe when removing personal items from cabinets, etc), are outside the scope of inspection. Always operate all fixtures and inspect beneath sinks upon taking possession to ensure no new leaks have occurred.
4. Appliances which are not built in are outside the scope of inspection. Trash compactors and microwave units are outside the scope of inspection. Check with the owner to verify operation of these units.
5. Determining the efficiency or effectiveness of built in appliances for personal use is outside the scope of inspection.
6. Determining the life expectancy of appliances is outside the scope of inspection.
7. Hot water dispensers and filters are outside the scope of inspection.
8. Where the floor is carpeted, the primary floor will not be accessible for inspection. Be aware that inaccessible areas are vulnerable to infestations and damage from wood destroying organisms. Signs of water penetration from leaks may not be apparent. Such hidden damages, hidden infestations and hidden sources of water penetration are outside the scope of inspection.
9. Where floor coverings have been installed over concrete slab and/or ceramic tile has been installed over metal reinforcing mesh, testing with a moisture meter will not yield reliable results. Hidden moisture will not be detectable and therefore outside the scope of inspection.
10. Appliances which are not build in are outside the scope of inspection. Trash compactors and microwave units are outside the scope of inspection. Check with owner to verify operation of these units.

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

**INSPECTION PROCEDURES AND PROTOCOLS:**

*Boggs Home Inspection Service' s inspection procedures of the readily visible and reasonably accessible kitchen areas, related to ASHI Standards of Practice.*

## KITCHEN:

<b>Cabinets and Sinks:</b>	<b>A second sink is present.</b>
<b>Dishwasher:</b>	<b>A built in dishwasher is installed.</b>
<b>Disposal:</b>	<b>No built in garbage disposal is present.</b>
<b>Cooktop and Oven:</b>	<b>A built in electric cooktop and oven is installed.</b>
<b>Hood or Fan:</b>	<b>A built in recirculating type range hood is installed.</b>

**Boggs Home Inspection Services certifies that on the date and time of inspection, the kitchen/wet bar portion of the inspection was performed with all due diligence and care in accordance with ASHI standards and the procedures.**



***Cabinets and Shelving***

No reportable conditions identified.

***Countertops***

No reportable conditions identified.

***Sinks***

No reportable conditions identified.

***Faucets***

No reportable conditions identified.

***Sink Plumbing***

No reportable conditions identified.

***Dishwasher***

Older Unit: The dishwasher appears older: The dishwasher appears to be an older model and could be prone to failure or malfunction at any time.

***Garbage Disposal***

No reportable conditions identified.

***Cooktop and Oven***

Older Unit: The cooktop/oven appears older: Be aware the cooktop and oven appears older and could be prone to failure or malfunction at any time.  
Anti-Tip Conditions: Stove not secured: Built in stoves should be secured to the cabinet or floor to prevent accidental tipping. This is a safety concern which should be corrected.

***Ventilation***

Recirculating Fan: Kitchen fan recirculates only: This is a common finding on older homes which pre-date current requirements. Recommend installing a kitchen fan which exhausts to the exterior as a future upgrade if possible or reasonable to do so.

***Flooring***

No reportable conditions identified.

***Walls and Ceiling***

No reportable conditions identified.



# BATH AND UTILITY

**Limitations, Barriers and Exclusions to the Inspection:**

*Please Read Carefully*

1. Jacuzzi tubs will be filled and tested to check for normal operation only. Any further testing or evaluation of the tub or related components is outside the scope of inspection.
2. Where floor is carpeted, the primary floor will not be accessible for inspection. Be aware that inaccessible areas are vulnerable to infestation and damage from wood destroying organisms. Signs of water penetration from leaking tubs and toilets also may not be apparent. Such hidden damages, hidden infestations and hidden sources of water penetration are outside the scope of inspection.
3. If the glass shower doors are dirty or have chemical/mineral deposits on them, your inspection may not be able to determine if safety glass is present or not.
4. Plumbing leaks which occur after taking possession, (often from the owners accidentally bumping a pipe when removing personal items from cabinets, etc), are outside the scope of inspection. Always operate all fixtures and inspect beneath sinks upon taking possession to ensure no new leaks have occurred.
5. Where the home is occupied, personal furnishing, toiletries and stored items will limit accessibility for visual inspection. Personal items in cabinets and drawers will not be removed during inspection. Be aware hidden damages and/ or leaks may exist.
6. Where floor coverings have been installed over concrete slab and/or ceramic tile has been installed over metal reinforcing mesh, testing with a moisture meter will not yield reliable results. Hidden moisture will not be detectable and therefore outside the scope of inspection.
7. Where clothes washers, dryers and/or other appliances are in place, they will not be moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged.

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. On older structures, where water may have entered through these imperfections, hidden damages may exist which are outside the scope of inspection. Proper ongoing maintenance will be required in the future.

*Dryer ducts should be inspected and cleaned regularly as a blocked vent could represent a fire hazard. It is recommended you contact a reputable, licensed and certified duct cleaning contractor and have this service performed on a regular basis according to his recommendations.*

**INSPECTION PROCEDURES AND PROTOCOLS:**

**Boggs Home Inspection Service's inspection procedures of the readily visible and reasonably accessible bathroom and utility areas, related to ASHI Standards of Practice.**

## BATHROOMS:

<b>Location:</b>	<b>Hall.</b>
<b>Cabinets and Sinks:</b>	<b>A sink cabinet with finished countertop is present. One sink/faucet is installed.</b>
<b>Toilets and Bidets:</b>	<b>There is one toilet.</b>
<b>Tubs and Showers:</b>	<b>A single tub/shower combination is installed.</b>
<b>Barriers:</b>	<b>Viewing below sink area is restricted.</b>



**BATHROOMS:**

Location:	Master bathroom.
Cabinets and Sinks:	A sink cabinet with finished countertop is present. One sink/faucet is installed.
Toilets and Bidets:	There is one toilet.
Tubs and Showers:	A shower stall is installed.
Barriers:	Viewing below sink area is restricted.

Boggs Home Inspection Services certifies that on the date and time of inspection, the bathroom and utility portion of the inspection was performed with all due diligence and care in accordance with ASHI standards and the procedures and protocols described above. Any barriers to the inspection have been noted above. Inspection findings are noted below:

**Bathroom Cabinets and Shelving**

No reportable conditions identified.

**Bathroom Countertops**

No reportable conditions identified.

**Bathroom Sinks**

No reportable conditions identified.

**Bathroom Faucets**

No reportable conditions identified.

**Bathroom Sink Plumbing**

No reportable conditions identified.

**Toilets/Bidets**

No reportable conditions identified.

**Tub/Shower General**

No reportable conditions identified.

**Tub/Shower Door**

No reportable conditions identified.

**Tub/Shower Fixtures**

No reportable conditions identified.

**Bathroom Flooring**

No reportable conditions identified.



***Bathroom Walls and Ceiling***

No reportable conditions identified. Note: Some conditions may be documented within the INTERIOR section of the report.

***Bathroom Ventilation***

No reportable conditions identified.

***Utility Cabinets and Shelving***

No reportable conditions identified.

***Utility Countertops***

No reportable conditions identified.

***Utility Sinks***

No reportable conditions identified.

***Utility Faucets***

No reportable conditions identified.

***Utility Sink Plumbing***

No reportable conditions identified.

***Utility Flooring***

No reportable conditions identified.

***Utility Walls and Ceiling***

No reportable conditions identified. Note: Some conditions may be documented within the INTERIOR section of the report.

***Utility Ventilation***

Fan Noisy:

Utility exhaust fan seems unusually noisy or loud: Fan may need maintenance repair and/or replacement in near future.

***Dryer Ducting***

No reportable conditions identified.



# ELECTRICAL SYSTEM

**Limitations, Barriers and Exclusions to the Inspection:**

*Please Read Carefully*

1. For safety reasons, tripped breakers will not be reset and blown fuses will not be replaced during the inspection.
2. AFCI, (Arc Fault Circuit Breakers), will not be tested if sensitive electronic equipment, such as a computer may be plugged into the AFCI circuit.
3. No comment is made about circuits which have been terminated and breakers shut off or fuses removed, such as might occur when baseboard heaters have been replaced by a central forced air furnace and those circuits originally installed for the baseboard heaters have been turned off.
4. Generators, generator circuits and generator transformer units are outside the scope of inspection and should be evaluated by a licensed electrician.

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection.

5. Wiring and wire connections concealed by wall or ceiling cavities and/or insulation are outside the scope of inspection.
6. In occupied homes, only those GFCI, ( Ground Fault Circuit Interruptor), protected outlets where the reset can be clearly identified and readily accessed will be tested. Should any sensitive electronic equipment, such as a computer, be plugged into a GFCI outlet will not be tested.
7. No comment is made about circuits which have been terminated and breakers shut off or fuses removed, such as might occur when baseboard heaters have been replaced by a central forced air furnace and those circuits originally installed for the baseboard heaters have been turned off.

**INSPECTION PROCEDURES AND PROTOCOLS:**

**Boggs Home Inspection Service' s inspection procedures of the readily visible and reasonably accessible bathroom and utility areas, related to ASHI Standards of Practice, include, but are not limited to the following:**

Accessible exterior and interior panels will be opened.

A representative sampling of receptacles, lights and switches will be tested.

Grounding will be assessed visually.

**SERVICE DESCRIPTION:**

<p><b>Panel Type:</b></p> <p><b>Panel Location:</b></p> <p><b>Service Conductors:</b></p> <p><b>Panel Brand:</b></p> <p><b>Panel Wiring Configuration:</b></p>	<p><b>Main service.</b></p> <p><b>Garage.</b></p> <p><b>Underground, 3 wire aluminum.</b></p> <p><b>Brand: Cutler Hammer.</b></p> <p><b>Overcurrent Protection: Breakers. Voltage: 120/240 volts. Approximate Amperage: 200 Amps. Branch Wiring: Copper with some stranded aluminum for larger appliances.</b></p>
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Branch Wiring: Branch wiring type: Copper wiring with some stranded aluminum for larger appliances.  
Grounding: Driven rod.

About Repairs: Unless otherwise specified, any conditions identified with the electrical system should be directed to a qualified, experienced and licensed electrician. Boggs *will not be responsible for reinspection of any electrical repairs or upgrades related to this inspection or inspection report.*  
Boggs Home Inspection Services certifies that on the date and time of inspection, the electrical portion of the inspection was performed with all due diligence and care in accordance with ASHI standards and the procedures and protocols described above. Any barriers to the inspection have been noted above. Inspection findings are noted below:

**Panel**

No reportable conditions identified.

**Panel Wiring**

No reportable conditions identified.

**Breakers/Fuses**

Labeling: Panel breakers or fuses are not properly labeled to identify circuits: For safety and convenience, breakers/fuses should be properly labeled further review of the panel recommend.

**Grounding**

No reportable conditions identified.

**Receptacles**

No reportable conditions identified.

**Luminaires (Lights)**

No reportable conditions identified.

**Branch Wiring**

Open Connections: Exposed wiring connections are seen: For safety, wire connections should always be made in a proper, rated and covered junction box. Exposed wiring connections were seen in the following area: Attic space.



**Exposed Bare Wire:**

**Exposed bare wiring is seen: For safety, any bare wire ends should terminate in a proper, rated and covered junction box. Exposed bare wire ends were seen in the following area: Primary structure and exterior rear..**





## PLUMBING

### Limitations, Barriers and Exclusions to the Inspection:

*Please Read Carefully*

1. Where sub-floor insulation and/or pipe wrap insulation exists, the inspection is limited to those areas where pipes are visible. Insulation will not be removed during the inspection. The condition of pipes inside finished walls also cannot be assessed. Be aware that in either circumstance, hidden conditions may exist which are outside the scope of inspection.
2. Where a finished basement or slab on grade construction exists, the inspection is limited to those portions of pipes which are not concealed by wall and ceiling surfaces and by concrete slab. Conditions present in pipes which are concealed from view are outside the scope of inspection.
3. Well and pump related equipment, (including pipes, tanks, pumps and electrical connections), as well as water softener systems are outside the scope of inspection. ***It is recommended a licensed plumber familiar with such specialty equipment evaluate the system further.***
4. Outdoor sprinkler systems are outside the scope of inspection.
5. The determination of life expectancy of plumbing systems and related equipment is outside the scope of inspection.
6. Where the water heater is a direct vent type with a sealed combustion chamber, the combustion chamber cannot be accessed for inspection and is therefore outside the scope of inspection.
7. Where the water heater is insulation wrapped, assessment of the physical condition of the water heater is outside the scope of inspection. Insulation wrap will not be removed during the inspection.
8. Evaluation of the function or adequacy of sump pumps or sewage ejection pumps is outside the scope of inspection.
9. Identification of leaks in buried drain lines, verifying the potency of such lines and identification the termination point if such lines is outside the scope of inspection.
10. Evaluation of the septic system is outside the scope of inspection. ***It is recommended a septic system specialist evaluate the system.***
11. It is outside the scope of inspection to test pressure relief valves on water heaters.
12. Unique or specialized systems, such as instant hot water heaters, are outside the scope of inspection and should be evaluated by a licensed technician familiar with their operation.
13. Other specific barriers to the inspection are noted in the foregoing report:

Water quality or hazardous materials (lead) testing is available from local testing labs and determination of water quality or the presence of lead is outside the scope of inspection.. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

### INSPECTION PROCEDURES AND PROTOCOLS:

Boggs Home Inspection Service' s inspection procedures of the readily visible and reasonably accessible bathroom and utility areas, related to ASHI Standards of Practice.

### **PLUMBING:**

Location:

Main structure including any additions or remodels.



Supply Lines:	Copper.
Water Shutoff:	Water shut off location: Not located.
Waste Lines:	ABS.
Pressure & Temperature:	Water pressure in PSI is: 90.
Barriers:	Sub floor insulation and pipe wrap insulation limits view of plumbing lines to those which are readily visible. Hidden conditions may exist.

***FUEL SYSTEM:***

Description: All electric.

***WATER HEATER:***

Location: Hall closet.  
 Fuel: The water heater is electric.  
 Size: 40 Gallons.

About Repairs: Unless otherwise specified, any plumbing related conditions should be directed to an experienced, licensed plumber. Boggs Home Inspection Services certifies that on the date and time of inspection, the plumbing portion of the inspection was performed with all due diligence and care in accordance with ASHI standards and the procedures and protocols described above. Any barriers to the inspection have been noted above. Inspection findings are noted below:

***Plumbing Supply Lines***

High Pressure: Water pressure is excessive: Water pressure in excess of 80 PSI can have long term adverse effects on the plumbing system itself as well as dishwashers and icemakers. Recommend follow up with a licensed -plumber regarding the benefits of having a pressure reducing valve installed. The water pressure, in PSI, was measured to be: 90.

***Plumbing Waste Lines***

No reportable conditions identified.

***Plumbing Venting***

No reportable conditions identified.

***Water Heater/General***

No Drip Pan: Be sure to check the manufacturer's recommendations about draining your water heater. Draining the water heater helps prevent sludge buildup which can adversely affect the function of the unit. Typically this is performed yearly. Always be sure to turn off the power to electric water heaters and shut off the gas to natural gas or propane water heaters prior to draining. There is no drip pan under the water heater: Where the water heater is installed inside the living area, especially on a second or third floor, or in the attic, a drip pan installed under the unit would help prevent water damage should the unit ever leak. This is a common finding on older homes and should be considered as an improvement.



***Water Heater/Seismic***

No Strapping:

The water heater lacks earthquake strapping: Recommend this be installed to current standards for safety. This includes two rated straps securing the appliance.

***Water Heater/TPR***

No reportable conditions identified.

***Water Heater/Electric***

No reportable conditions identified.



## FIREPLACE/WOODSTOVE

**Limitations, Barriers and Exclusions to the Inspection:**

*Please Read Carefully.*

1. Where the main electric power or natural gas source is shut off, or when a liquid propane tank is empty, testing of any appliance which utilizes such energy sources cannot be accomplished and determining the condition of the appliance is outside the scope of inspection.
2. Where access to the fireplace or wood stove is limited due to inadequate physical space, stored personal items, built in shelves or workbenches, or any other physical impediment, inspection of the appliance in question cannot be performed and determining the condition of the appliance is outside the scope of inspection.
3. Determining the life expectancy of fireplaces and wood stoves is outside the scope of inspection.
4. Verification of adequate wood burning appliance draft and lack of creosote buildup is outside the scope of inspection.  
***A chimney sweep should always be called to inspect and clean any chimney prior to first time use by a new homeowner.***
5. The inspector cannot light pilot lights.
6. Safety devices are not tested by the inspector.
7. Adequacy, efficiency or the even distribution of heat from a fireplace or wood stove cannot be addressed by a visual inspection.
8. Glass or screened fireplace fronts are outside the scope of inspection.
9. Thermostats are not checked for calibration or timed functions.

**INSPECTION PROCEDURES AND PROTOCOLS:**

Boggs Home Inspection Service' s inspection procedures of the readily visible and reasonably accessible heating and air conditioning systems, related to ASHI Standards of Practice.

***DESCRIPTION:***

<b>Location:</b>	<b>Living Room.</b>
<b>Description:</b>	<b>A free-standing type stove is present.</b>
<b>Fuel Type:</b>	<b>The unit operates from gas or LPG.</b>
<b>Blower:</b>	<b>Unable to determine if a blower or fan is present.</b>
<b>Venting:</b>	<b>Freestanding metal stove pipe tthrough the roof.</b>

Unless otherwise specified, any and all conditions related to wood burning appliances should be referred to an experienced and licensed chimney sweep or stove installer. Conditions related to gas stoves or fireplaces should be referred to a licensed, experienced installer. Conditions related to masonry installations should be referred to a licensed and experienced mason.  
 Boggs Home Inspection Services certifies that on the date and time of inspection, the fireplace and wood stove portion of the inspection was performed with all due diligence and care in accordance with ASHI standards and the procedures and protocols described above. Any barriers to the inspection have been noted above. Inspection findings are noted below:



***General***

CO Detector:

Where a fuel burning appliance is installed and there is no Carbon Monoxide (CO) detector present, it is strongly recommended you purchase a CO Detector and install it according to manufacturer's recommendations. For safety, your home may require more than one device. It is outside the scope of inspection to test CO detectors.



## **GAS/LPG/OIL CENTRAL FURNACE**

### **Limitations, Barriers and Exclusions to the Inspection:**

***Please Read Carefully.***

1. Where the main electric power or natural gas source is shut off, or when a liquid propane tank or oil tank is empty, testing of any appliance which utilizes such energy sources cannot be accomplished and determining the condition of the appliance is outside the scope of inspection.
2. Determining the life expectancy of heating and air conditioning units is outside the scope of inspection.
6. Where the furnace is a high efficiency type with a sealed combustion chamber, the combustion chamber will not be available for inspection. Hidden conditions are outside the scope of inspection.
7. Electronic air cleaners will only be checked by activating the homeowner test button and are otherwise outside the scope of inspection. Humidifiers and solar heating units are also beyond the scope of this inspection.

***The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and the inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date.***

8. The inspector cannot light pilot lights.
9. Safety devices are not tested by the inspector.
10. Thermostats are not checked for calibration or timed functions.
11. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection.
12. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual.
13. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis.
14. Determining the presence of buried oil tanks and the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which can be costly to remedy.
15. Window or wall mounted air conditioning units are outside the scope of inspection and are not reported on.
16. Where access to the heating or cooling unit is limited due to inadequate physical space, stored personal items, build in shelves or workbenches, or any other physical impediment, inspection of the appliance in question cannot be performed and determining the condition of the appliance is outside the scope of inspection.
17. The furnace air ducting system should be inspected and cleaned on a regular basis. Ducts which are not so maintained may contain dust, pollens and/or other organic materials which may cause humans to suffer upper respiratory difficulties or other conditions. It is recommended you establish a contract with a reputable, licensed and certified duct cleaning contractor and have this service performed regularly according to their recommendation.
18. NOTE. Asbestos materials have been commonly in heating systems. Determining the presence of asbestos can ONLY be performed by a laboratory testing and is beyond the scope of this inspection.

### **INSPECTION PROCEDURES AND PROTOCOLS:**

**Boggs Home Inspection Service's inspection procedures of the readily visible and reasonably accessible heating and air conditioning systems, related to ASHI Standards of Practice.**



**HEATING DESCRIPTION:**

Location:	Garage.
Type:	Central forced air furnace.
Fuel Source:	Natural Gas.
Furnace Size:	Approximately 40,000 BTU.
Efficiency:	High efficiency.
Venting:	Plastic pipe.
Heat Pump Description:	The heat pump is a split system with separate indoor and outdoor components.
Heat Distribution:	Heat distribution is through ducts and registers.

Unless otherwise specified, any and all conditions related to a central furnace, heat pump and/or air conditioner should be referred to an experienced and licensed HVAC specialist.

Boggs Home Inspection Services certifies that on the date and time of inspection, the central heating and air conditioning portion of the inspection was performed with all due diligence and care in accordance with ASHI standards and the procedures and protocols described above. Any barriers to the inspection have been noted above. Inspection findings are noted below:

**General Condition**

Lack of Service:	The furnace lacks evidence of recent service: Central heating units should always be checked and serviced yearly, especially those which burn gas, oil or LPG. Furnaces which have not been serviced on a regular basis may have subtle, hidden conditions which may only be detected during detailed, technical servicing. Lack of servicing may also cause some components to be prone to early failure which cannot be detected during the inspection. It is possible the seller has receipts from recent servicing, but if not, it is recommended a full service and technical evaluation be performed prior to the close of the transaction. This should include any AC or heat pump systems which are present and integral to the central furnace.
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**Fuel Supply**

No reportable conditions identified.

**Burners**

No reportable conditions identified.

**Blower**

No reportable conditions identified.

**Filters**

No reportable conditions identified.

**Distribution**

No reportable conditions identified.



***Controls***

No reportable conditions identified.

***AC/Heat Pump***

Too Cool to Test AC:

Unable to test air conditioning: Operating an AC unit when the outside temperature is too low may cause damage and it is generally recommended that the outside temperature be at least 65 degrees for the previous 24 hours to safely test the unit. No comment can be made about the operation of the unit. You may wish to have a service technician evaluate the unit, particularly if it is older.



## STRUCTURAL

### Limitations, Barriers and Exclusions to the Inspection:

#### *Please Read Carefully*

1. Where sub flooring is insulated, sub structure framing components and sub floor will not be visible for inspection and are outside the scope of inspection. Sub floor insulation will not be removed during the inspection. Be aware that hidden damages and/or hidden infestation of wood destroying organisms may exist, particularly on older structures.
2. Where structure is slab on grade and finished flooring is in place, the condition of the slab cannot be assessed.
3. Where structure has a full or partial basement, and there are floor coverings and/or finished walls and ceilings, the condition of structural components cannot be assessed. Be aware that hidden damages and/or hidden infestations of wood destroying organisms may exist, particularly on older structures.
4. Where access is physically limiting to entry for the inspector, the inspection will be so limited.
5. Where the crawl space contains suspected hazardous debris of any kind such as broken glass, fecal waste, possible drug related waste or equipment and/or chemical waste, inspection will be at the discretion of the inspector and may require professional clean up prior to inspection.
6. Should there be standing water and/or raw sewage in the crawl space, inspection will be at the discretion of the inspector and may be deferred until the condition has been corrected.
7. Where the structure is a manufactured home, the factory installed belly wrap will prevent access to the structural components hidden beneath it. Be aware that hidden damages and/or hidden infestations of wood destroying organisms may exist.
- 8. Be aware that inaccessible areas may be vulnerable to infestation and damage by wood destroying organisms and should be made accessible if possible or feasible to do so.**
9. Any other barriers to the inspection will be noted in the foregoing report.

The following opinion is based on an inspection of the visible portion of the foundation and structural components. Masonry foundation walls commonly develop minor settlement or shrinkage cracks over time, and should be caulked or sealed as part of ongoing maintenance. Any cracks that are significant in the opinion of the inspector are discussed below. Periodic entry of ground water should be expected at basement walls during times of prolonged rainfall. As a first attempt to remedy, check the grading and water runoff around the perimeter of the house for needed improvements. Your inspector probes a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible. This report is not intended to provide any engineering or architectural service or to offer an opinion as to the adequacy of any structural system or component.

### INSPECTION PROCEDURES AND PROTOCOLS:

**Boggs Home Inspection Service's inspection procedures of the readily visible and reasonably accessible structural components, related to ASHI Standards of Practice.**

Visual examination of the readily accessible structural components will be performed. This shall include foundations, framing and insulation, foundation anchoring and other accessible structural components.

Method of inspection:

Raised foundations will be crawled and assessed visually where it is safe and physically accessible to do so. Basements will be assessed visually from the interior and exterior where it is safe and physically accessible to do so. Concrete slabs will be assessed visually where readily accessible. The visible and readily accessible portions of sleeper floors will be assessed. Be aware that inaccessible areas exist, see below.



**DESCRIPTION:**

<p>Location:          Space Below Grade:          Perimeter Foundation:          Footings:          Framing:            Foundation Anchoring:          Sub Flooring:          Sub Floor Insulation:          Barriers:</p>	<p>Primary structure.          Raised Foundation.          Footings and stem walls:          Concrete runners.          Wood floor joists supported by posts and beams. Un-milled timber beams and/or posts are present.          Sill plate strapped to stem wall.          Plywood.          Sub structure is fully insulated.          Access and visibility inside crawl space is restricted or prohibited due to the following: (See WDO Report for any additional comments), Subfloor insulation prevents full view.</p>
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**About Repairs:** Unless otherwise specified, any conditions in this section should be referred to an experienced, licensed general contractor. *Boggs will not be responsible for reinspection of any structural repairs or upgrades related to this inspection or inspection report.*

Boggs Home Inspection Services certifies that on the date and time of inspection, the structural portion of the inspection was performed with all due diligence and care in accordance with ASHI standards and the procedures and protocols described above. Any barriers to the inspection have been noted above. Inspection findings are noted below:

**Foundation**

No reportable conditions identified.

**Footings**

No reportable conditions identified.

**Support Posts**

<p>Deflected:</p>	<p>No reportable conditions identified.          1a. No visible evidence of active wood destroying insects or active wood decay fungi was seen.</p>
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**Beams or Girders**

No reportable conditions identified.

**Joists or Trusses**

No reportable conditions identified.

**Sub Flooring**

No reportable conditions identified.

**Foundation Anchoring**

No reportable conditions identified.



***Sub Structure Insulation***

No reportable conditions identified.



## **EXTERIOR DECKS**

### **LIMITATIONS, EXCLUSIONS AND BARRIERS:**

***Please Read carefully***

1. Any area which is hidden from view or inaccessible to a hands on inspection is excluded from the inspection. Be aware that inaccessible areas may be vulnerable to infestation and damage from wood destroying organisms and should be made accessible for inspection if feasible or reasonable to do so.
2. Where dense foliage, debris, dirt and/or stored items are against or on the deck, those areas hidden from view or otherwise inaccessible are excluded from the inspection. (See item 1, above).
3. Where decks or other structures are built close to or on the ground, or a waterproof structure or tarp has been installed on the underside of a deck, the area beneath the deck or structure as well as the lower portion of the deck or structure will be inaccessible for inspection. (See item 1, above).
4. Where decks are covered by carpet or other flooring materials, no comment can be made about of the condition of the decking material beneath it.
5. Other specific barriers to the inspection are noted in the foregoing report.

### **INSPECTION PROCEDURES AND PROTOCOLS:**

**Boggs Home Inspection Service' s inspection procedures of the readily visible and reasonably accessible exterior components, related to ASHI Standards of Practice, include, but are not limited to the following:**

Decks, balconies, stoops, steps, porches and railings will be observed visually for any signs of damage, defects, installation concerns, safety concerns and/or other conditions. A probe will be used to tap and sound in an attempt to discover decay or damage. Since not every square inch can be probed or accessed in the time frame allowed for a typical inspection, probing will be performed in a representative area of the accessible portions of said decks, steps, etc., and in areas where damage may be suspected.

**Boggs Home Inspection Services certifies that on the date and time of the inspection, the exterior deck portion of the inspection was performed with all due diligence and care in accordance with ASHI standards and the procedures and protocols described above. Any barriers to the inspection have also been noted above. Inspection findings are as follows:**

### ***Decking/General***

**Finish:**

**There is deterioration of painted/finished the deck surface(s). Exposed wood decks and landings require periodic cleaning and application of paints, stains or sealers as part of regular maintenance. A paint or hardware store can offer advice about the best methods to preserve your deck. This was noted on the following deck(s):  
Back.**



## ABOUT THE WDO INSPECTION REPORT

### WOOD DESTROYING ORGANISM INSPECTION STANDARDS of the WASHINGTON STATE PEST CONTROL ASSOCIATION, (WSPCA)

*Please Read carefully*

#### WOOD DESTROYING ORGANISM INSPECTION REPORT.

**This report is prepared from an inspection conducted by a Washington State Department of Agriculture licensed Structural Pest Inspector in accordance with Washington Administrative Codes 16-228-2005 through 2045. Opinions contained herein are based on conditions visible and evident at the time of the inspection. This report does not warrant, represent, or guarantee that the structure reported on is free from evidence of wood destroying organisms, their damage, or conditions conducive to wood destroying organisms, nor does it represent or guarantee that the total damage, infestation, or infection is limited to that disclosed in this report.**

#### II. INSPECTION PROCEDURES:

The inspector shall make a thorough inspection, using accepted methods and practices, of the subject structure to render an opinion on the presence of or damage from wood destroying organisms as well as conditions conducive to such wood destroying organisms.

**AREAS INSPECTED** shall include structural exterior, (accessible both visibly and physically, to an inspector at ground level); accessible structural interior; accessible sub structural crawl space(s); garages, carports, and decks which are attached to the structure. Deck inspection shall include; railings, wooden steps and accessible wooden surface materials, as well as deck substructures which are accessible (those with at least a 5' soil to joist clearance or elevated decks which can be suitably reached using a 6' step ladder).

**WOOD DESTROYING ORGANISMS** shall include: subterranean termites, dampwood termites, carpenter ants, moisture ants, wood boring beetles of the family Anobiidae, and wood decay fungus (rot). The inspector will not assume any responsibility for wood destroying organism infestations or infections that were not detected during their dormant season.

**CONDUCTIVE CONDITIONS** as determined by the inspector, shall include, but not be limited to; inadequate clearance, earth to wood contact, conducive debris in the crawl space, inadequate ventilation, excessive moisture, vegetation contact with the structure, bare ground in the crawl space, existing or seasonal standing water in the crawl space, and/or restricted or non-functioning gutter systems.

#### III. LIMITATIONS OF INSPECTIONS.

**The inspecting firm shall not be held responsible by any party for any condition or consequence of wood destroying organisms, which is beyond the scope of this inspection. The scope, defined in section II. INSPECTION PROCEDURES is limited as follows;**

**(a) INACCESSIBLE AREAS:** Certain areas of the structure, which are inaccessible by their nature, may be subject to infestation of wood destroying organisms yet cannot be inspected without excavation or unless physical obstructions are removed. Such areas include, but are not limited to: wall voids, spaces between floors; substructures concealed by sub-floor insulation or which have inadequate clearance; floors beneath coverings; sleeper floors; areas concealed by furniture, appliances, and/or personal possessions; and deck substructures with less than 5' clearance.



**(b) ROOF SYSTEMS AND ATTIC AREAS:** Roof systems, roof covering, and attic areas are excluded from this report. This report may note, at the discretion of the inspector, visual evidence of infestation and/or infections of wood destroying organisms in the portions of the eaves that are visible and accessible from the ground. No opinion is rendered nor guarantee implied concerning the watertight integrity, the condition, or future life of the roof system. Any comment(s) made regarding an obvious condition of (a) component(s) of the roof system or attic space(s) shall not imply an extension to the scope of this inspection. If a more qualified opinion is desired, the services of a licensed roof system professional should be obtained.

**(c) SHEDS AND OUTBUILDINGS:** Sheds, garages, carports, decks, or other structures, which are not attached to the main structure by roof system or foundation, are excluded from this report unless specifically requested and noted. The inspecting firm reserves the right to charge additionally to inspect any unattached structures.

**(d) CLIMATIC CONDITIONS:** In certain geographical areas of Washington State where wet climate is common and due to their construction and materials, structures may be subject to conditions from normal weathering. Such conditions as cracking, checking, and/or warpage on doors, window casings, siding, and non-supporting wooden members shall not be reported on inspection reports except at the discretion of the inspector. Inspectors are not required to report on any wood destroying organism infestation, infection, or other condition that might be subject to seasonal constraints or environmental conditions if evidence of those constraints or conditions is not visible at the time of inspection.

**(e) MOLD:** Molds, mildews, and other fungal growth shall be reported on **only** to the extent that they indicate an excessive moisture condition which may be conducive to wood destroying organisms. The inspector is not liable or responsible for determining the type of mold, mildew, or other fungi present, nor shall the inspector be liable or responsible for determining the possible health hazards associated with the presence of molds, mildews, or other fungi. This report is not, nor shall the inspector perform a mold inspection or investigation. If a more qualified opinion is desired, the services of a toxicologist or certified industrial hygienist should be obtained.

**(f) STRUCTURAL ASSESSMENT:** While it may be possible for the inspector to note damaged materials, neither the inspector nor the inspection firm is liable or responsible in any way to determine the structural integrity of any infested or infected building materials. If a more qualified opinion is desired, the services of a licensed, qualified contractor or structural engineer should be obtained.

**(g) REMAINING EVIDENCE:** In certain situations, it may not be practical to eliminate all the evidence of a previous wood destroying organism infestation or infection (i.e. carpenter ant frass or carcasses or subterranean termite scaling). Although noted, this evidence may remain after corrections have been made or if it is the opinion of the inspector that the evidence is from an inactive infestation or infection and no corrections are recommended. Neither the inspector nor the inspecting firm shall be liable or responsible for any corrective action required by future inspections in regards to this remaining evidence.

**IV. REPORTS** The inspecting firm shall not issue any complete wood destroying organism report unless a Washington State Department of Agriculture licensed structural pest inspector from that firm has made a careful and thorough inspection of the structure in conformance with and subject to the limitations within these standards. Reports shall include a diagram and a description of the findings to help identify location of the findings as well as inaccessible areas not identified in III (a) of these standards.

## **V. WORK RECOMMENDATIONS AND TREATMENTS**

**(a) WARRANTIES:** Neither the inspector nor the inspecting firm will evaluate or warrant the quality of workmanship, the compliance of any applicable building codes, nor the suitability for use for any repairs, corrections, or treatments recommended within this report. Compliance with Washington State pesticide application laws and applicable building codes (current revisions) is the responsibility of the property owner and the persons performing the work. It is strongly recommended that those parties performing any corrections or treatments be licensed, bonded and qualified professionals providing warranted services.



**(b) CONDITIONS REVEALED DURING THE PERFORMANCE OF RECOMMENDATIONS:** Should any wood destroying organism damage, or conducive condition be revealed during the performance of any recommendations, whether performed by the owner, the purchaser, a contractor, or any other party in interest, the inspecting firm must be notified of such, and be given reasonable opportunity for re-inspecting and determining the need for additional corrective measures before such conditions are covered. The owner, the purchaser, or any other party undertaking the work shall be responsible for notifying the inspector. Nothing contained herein shall prevent the inspecting firm from assessing additional charges for each additional inspection. (WSPCA Standards, Rev 10/03).

**The Wood Destroying Organism Report shall include a thorough inspection of accessible areas of the structure by way of careful visual examination and/or probing with inspection instruments. This report is the opinion of the inspector based upon what was accessible and visible at the date and time of the inspection and does not, in any way, guarantee the structure is free from wood destroying organisms and/or related damage. Nor does this report guarantee that any infestation or damage does not exceed that which is documented herein. The purpose of the inspection shall be to identify the following:**

**A. Evidence of infestation of Wood Destroying Insects;**

1. Carpenter Ants.
2. Moisture Ants.
3. Subterranean Termites.
4. Anobiidae Beetles.
5. Adult beetle emergence holes unique to wood infesting species in the families Buprestidae, Cerambycidae and Lyctidae may be reported for clarification purposes at the inspector's discretion.
6. Signs of wood decay fungi, such as brown pocket rot, and the marine mollusk, Teredo or shipworm, that may have occurred prior to the manufacturing or processing of lumber.

**B. Infection of Wood Decay Fungi:**

**C. Damage from Wood Destroying Insects;**

**D. Conducive conditions: The presence of conditions conducive to damage and/or infestation by Wood Destroying Organisms which include, but are not limited to;**

1. Earth to wood contact.
2. Vegetation in contact with structure.
3. Restricted or non-functioning gutter systems.
4. Conducive debris in crawl space.
5. Bare or unimproved ground in crawl spaces.
6. Standing water or evidence of seasonal water in crawl space.
7. Failed or missing caulk/grout at water splash areas.
8. Moisture from plumbing leaks.
9. Inadequate sub-structure ventilation.
10. Inadequate clearances in crawl space.

**Limitations of the Inspection:**

- a. Structures built close to, or on the ground, and/or decks with less than 5 foot clearance beneath their substructure are, by their nature inaccessible.
- b. Where dense foliage, stored personal items, and/or debris is against the structure, those areas of the structure will not be inaccessible for inspection.
- c. Where soil is in contact with wood members, those wood members will not be fully available for visual inspection and hidden conditions may exist.
- d. Where the home is occupied, personal furnishings, appliances and stored items will limit access for inspection. No



personal furnishings, (computer and electronic equipment in particular), appliances, or stored items will be moved by the inspector during the inspection.

e. Where the main water supply is off, Boggs bears no responsibility for plumbing leaks which may become evident after service is restored. Boggs will not attempt to restore service to the structure.

f. Where carpeted floor coverings are present, the condition of the substrate beneath, whether wood or concrete, interior or exterior, cannot be determined.

g. Where floor coverings have been installed over concrete and/or finished floor coverings are ceramic tile, masonry or stone, testing with a moisture meter may not yield reliable results and hidden moisture conditions could exist.

h. Newly installed vinyl floors, (up to 2 months), residual moisture in the glue may give false positive moisture readings when tested with a moisture meter and actual hidden leakage, (such as a leaking wax ring on a toilet), may be present.

i. Portions of a structure that cannot be inspected without excavation, demolition or the physical removal of objects are inaccessible and may be subject to hidden infestation and damage by wood destroying organisms. Such areas include, but are not limited to: wall voids; spaces between floors; areas concealed by insulation; substructures with clearances less than 18 inches between unimproved ground and wood joists or less than 12 inches between unimproved ground and beams; substructures with insufficient clearances between wood members and piping or ducts and unimproved soil so as to make passage impossible; sleeper floors; areas concealed by furniture, appliances or personal possessions; locked rooms; and/or areas which may imperil the health or safety of the inspector. **Inaccessible areas are, by their nature, excluded from the inspection.**

j. Inspection of roof systems, attic spaces, detached sheds or outbuildings and detached decks are outside the scope of inspection and no comment can be made regarding the condition, viability or life span of said structures.

k. Boggs assumes no liability for Carpenter Ant infestations not identified during their dormant season.

l. Newly painted materials often obscure visible evidence of infestation and damage.

m. Where the sub-flooring is insulated, sub-structure framing components and sub-flooring will not be visible for inspection. Sub-floor insulation will not be removed during the inspection. **Be aware that hidden damages and/or hidden infestation of wood destroying organisms may exist.**

n. Where a basement has finished wall, ceiling and floor surfaces, structural components will not be visible for inspection.

**Be aware that hidden damages and/or hidden infestation of wood destroying organisms may exist.**

o. Where the crawl space has standing water; hazardous debris of any kind, including broken glass, fecal waste or suspect chemical waste, inspection will be at the discretion of the inspector and cleanup may be required prior to inspection.

p. Where the structure is a manufactured home, the factory installed belly vapor barrier will present assessment of the structural components. **Be aware that hidden damages and/or hidden infestation of wood destroying organisms may exist.**

Revised Jan 15, 2004.





## WDO INSPECTION REPORT

### **GENERAL INFORMATION**

WSDA ICN: 1117BH001.  
COMPANY: Boggs Inspection Services Inspector Dwayne Boggs Lic #229.  
8426 Kittiwake Ct SE Olympia, WA 98513.  
Phone: 360.480-9604.  
Inspection Date: April 30, 2011.

### **CLIENT INFORMATION**

Buyer:

### **INSPECTOR INFORMATION**

Inspector: Dwayne Boggs.  
License Number: 68618.



## WDO FINDINGS AND RECOMMENDATIONS

### **EXCLUSIONS FROM REPORT:**

The roof system and attic space is excluded from this report.

All other species, types and categories of non-wood destroying organisms and animals, whether vertebrate or invertebrate, are specifically excluded from this report. These organisms may include, but are not limited to: roaches; fleas; all varieties of non-wood destroying bees, wasps and insects; birds; squirrels; bats; snakes; mice, rats, and all other rodents or vermin. Inasmuch as it is neither practical nor realistic to completely and/or effectively seal any structure against entry of many of these organisms, particularly mice, it is typical and expected to discover these organisms or evidence of their presence inside the crawl space, the attic and/or the living space, particularly in wooded or country-like settings. Said evidence may include, but not be limited to the presence of excrement, nesting debris and/or carcasses. If a condition related to these organisms is present which, in the opinion of the inspector, appears to be extreme, severe or unusual it may be reported on at the discretion of the inspector.

### **1. Infestation**

No Evidence:

1a. No visible evidence of active wood destroying insects or active wood decay fungi was seen.

### **WDI Risk**

Carpenter Ants:

Due to the wooded nature or location of the property, the risk of Carpenter Ant activity may be higher than in other areas. Your inspection cannot guarantee that Carpenter Ant activity will not become apparent in the future and ant activity may not be noted during dormant seasons. With older homes, hidden conditions may exist which will not be identified during the inspection. Regular and periodic treatments by a licensed applicator may be appropriate on a preventative basis.

### **Repairs**

About Repairs:

Unless otherwise specified, any damaged areas documented below should be referred to an experienced, qualified and licensed contractor. The full extent of damages may not be ascertained unless destructive discovery is performed, which is the responsibility of the contractor. In most any documented condition, other hidden damages may exist. Any repairs shall also include correction of related conducive conditions. The decision to repair or replacement damaged components is at the contractor's discretion. Any repairs or corrections performed should be warranted for a minimum of one year.

### **2. Damage/Exterior**

**Deck:** There is decay to the deck stair risers. This was noted in the following area: Rear.



**CSA Lid:** The crawl space access lid is decayed.

**5. Conducive Conditions/Exterior**

**Foliage:** There is foliage in contact with the structure= VC . Foliage should be maintained so it is at least 10 to 12 inches away from house as it may cause mechanical damage to the siding and promote high moisture conditions and/or infestation. Where foliage is dense and access limited, hidden conditions may exist which should be reported to the inspecting firm if discovered. Where there is decorative, established foliage against the structure such as climbing vines, cutting the foliage back may be detrimental the the aesthetic appearance of the home. If the foliage is left in place, be aware that infestation and high moisture conditions may occur. Regular and periodic inspections are suggested.

**Earth to Wood:** There is earth to siding contact present= EW Earth to siding contact should be eliminated as it may promote wood decay and infestation. Any dirt or landscaping material should be cleared away to provide at least 4 to 6 inches of clearance from the siding. Hidden conditions such as damage or infestation may exist and should be reported to the inspecting firm. This was noted in the following area, Front.



**Planters:** Wood planter boxes have been attached to the structure. The combination of soil, dirt and water may promote decay and infestation not only of the planter box, but of the structure as well. Removal is suggested. Be aware that hidden conditions may exist.



**7. Conducive Conditions/Sub-Structure**

**Conducive Debris:** Conducive Debris= CD There is wood and/or cardboard debris in crawl space. Remove all rake-able sized wood and cellulose debris from the crawl space. This was noted in the following area, Scattered.

**Vapor Barrier:** Crawl space has inadequate and/or damaged vapor barrier coverage. Re-spread existing crawl space vapor barrier as able and install additional 6 mil black plastic vapor barrier as needed to meet current building requirements with provision for appropriate overlap at seams, (12 inches).

**Ventilation:**

Foundation vents are blocked. Un-block any and all foundation vents which have been either purposely blocked and/or are blocked by landscaping material or dirt. Repair any damaged screen with 1/4 inch, *non-louvered*, galvanized hardware cloth. If vent is below grade, a foundation vent well should be installed to keep dirt and landscaping material clear of the vent. This was noted in the following area, Front

**Drain Leak:**

A drain line leak is noted in the crawl space. A licensed plumber should be called to make repairs. Drain leaking was noted in the following area: Under hall bath and kitchen.

