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# PROPERTY INSPECTION REPORT



**Property Address:** Sample Dr SW ,

**Prepared for:** Paula and Mike

**Real Estate Agent:**

**Date:** 10/13/2019

**Age of Home:** 1971

**Order ID:**

**Inspector:** Dwayne Boggs

**Time:**

**Size:** 4189

**License #:** License # 299



Thank you for choosing Boggs Inspection Services

This inspection will be conducted by the standards of practice of Washington state and code of ethics set forth by the state of Washington chapter 308-408c WAC and the American Society of Home Inspector's ASHI see the following links:

<http://www.homeinspector.org/Standards-of-Practice>

<http://apps.leg.wa.gov/wac/default.aspx?cite=308-408C>

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 outbuilding and structures, pools, spas, saunas, fences, 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.


A handwritten signature in black ink, appearing to read 'Dwayne Boggs', is located above the printed name.

Dwayne Boggs  
Owner, Boggs Inspection Services

## 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. Please review all of the pages of the report.

**Exterior**

Page 22 Item: 2	Walkways	<ul style="list-style-type: none"> <li>Spalling or deterioration of walkway is present: Repair/replacement may be necessary. Follow up with a licensed concrete contractor is advised. These conditions were noted in the following areas: Left side.</li> </ul>
		
Page 22 Item: 3	Siding And Trim	<ul style="list-style-type: none"> <li>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. Noted: Primary Structure.</li> <li>Z-type metal flashing is missing: Where siding materials such as wood panels or trim meet at a horizontal joint, Z-type metal flashing is used to prevent water penetration. Retrofit flashing installation is generally not reasonable to do, so it will be important to maintain caulking as a defense against water penetration on older structures. Be aware hidden conditions may exist. Noted: All sides.</li> </ul>





Page 23 Item: 4

Concrete, Masonry  
Patio

• Erosion or settling of concrete surface is present. If this is a concern, following up with a licensed contractor specializing in patio installation and repair is advised. This condition was noted on the following patio slab(s): Front.



Page 24 Item: 6

Paint defects

• The exterior paint or finish is weathered or deteriorated. Painting is a normal and ongoing maintenance issue and, as would be expected, weathered 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 semigloss 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: Minor.



Page 24 Item: 7	Retaining Wall	<ul style="list-style-type: none"> <li>Retaining wall(s) damaged and/or displaced: A licensed contractor experienced with retaining walls should be called to make further evaluation and recommendations for repair. This condition was noted on the following retaining wall(s): Front.</li> </ul>
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Page 24 Item: 8	Miscellaneous	<ul style="list-style-type: none"> <li>Door to the boat garage is missing. The springs and cables are attached to the roller brackets for now. Recommend repair.</li> </ul>
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## Roof

Page 25 Item: 2	General Defects	<ul style="list-style-type: none"> <li>Cedar shake/shingles showing some signs of wear. At this time, the signs of roofing wear include: Loose and/or missing shakes or shingles. Noted: Primary Structure.</li> </ul>
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Page 26 Item: 4	Barriers	<ul style="list-style-type: none"> <li>When, "In the opinion of the inspector" the roof cannot be safely accessed or walked on for a hands on inspection, every reasonable effort will be made to visually evaluate the roof utilizing other vantage points. Regardless, conditions could exist which may not be detected. If you are not comfortable with the inspection findings or the method in which the roof was inspected, you are encouraged to have a licensed roofer with the proper safety equipment evaluate the roof more thoroughly.</li> </ul>
Page 27 Item: 12	Flashing	<ul style="list-style-type: none"> <li>Roof kick-out flashing is missing or inadequate. Where the gutter edge of a roof meets a wall, the last sidewall flashing above the gutter end should be installed so that water from the roof is directed into the gutter instead of behind the siding. This should be installed at the same height as the sidewall flashing (minimum of 4 inches). On older structures hidden conditions may exist. Caulking alone is not an acceptable substitute as it will fail overtime. Correction by a licensed professional roofer is recommended. Noted: Primary Structure.</li> </ul>



## Interior

Page 29 Item: 2	Flooring Defects	<ul style="list-style-type: none"> <li>Some floor squeaking is noted: This is a common occurrence often due to nails in the sub floor having missed the floor joist and are rubbing against it. A hardware supply or contractor can suggest remedies if this is of concern to you. Noted: Utility room.</li> <li>The carpet is loose and needs restretched. This was noted in the Living room.</li> </ul>
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Page 29 Item: 4

Windows

- Damage or deterioration of the interior window framing/sill exists: Be aware hidden conditions may exist. Repair is recommended. Noted in the following area(s): Garage.
- The following window conditions are present: Some older windows are not safety glass. Older structures rarely meet the current standards. Exercise caution and consider changing to safety glass as a future upgrade or if windows should ever need replacing.. This was noted in the following area(s): Stairwell. Safety glass is currently required in the following circumstances: (1) If the window pane is > 9 sq. ft, < 18 inches above the floor, the top edge of the window is > 36 inches above the ground, and the window is within 36 inches of a walking surface. (2) The window is within 2 ft of a door and its bottom edge is < 60 inches over a walking surface. (3) The windows is in a wall enclosing a tub, shower or spa and the bottom edge is < 60 inches over a walking surface. (4) Windows within 60 inches of the bottom tread of a stairway if the exposed glass is < 60 inches from the nose of the tread. (5) All windows in railings. This requirement is often not met on older structures (which predate the code). Extreme caution is advised, particularly if small children are present. If these windows should ever be replaced, they should be changed to safety glass.
- Some or all window screens are missing: Repair is recommended. Noted in the following area(s): Several areas.



Page 30 Item: 5

Stairs and Railing

- Stair hand rail ends are exposed: This is a common finding in older homes which predates the requirements to have the rail ends return to the wall. Be aware rail ends can snag clothes and cause falls.



Page 30 Item: 6

Attic

- There is an unsealed opening to the exterior observed in the attic. Recommend sealing to prevent possible entry by pests/vermin in the attic area. Noted: On the gable vent on the south side of the main structure.



Page 31 Item: 7

Insulation

- Insulation has been installed directly on bottom of the roof sheathing. Recommend removal of insulation to allow proper air flow along the underside of roof. Note that all affected areas of the roof sheathing are specifically excluded from the report.
- Portions of the attic are not insulated: Recommend installing insulation to current standards as an energy saving upgrade. Noted: Above end of hallway and bathroom on second floor on north side of the structure.
- The attic is not insulated to current standards: Recommend improving for energy efficiency.



## CO Detectors

Page 31 Item: 1

CO Detector

- **PRESENT.** Starting April 1, 2012, in addition to new construction, all homes being sold must have carbon monoxide detectors (UL 2043 approved) installed outside each bedroom area and at least one on each floor installed to manufacturer's recommendations.



## Bath 1

Page 32 Item: 2	Toilets/ Bidets	<ul style="list-style-type: none"> <li>The toilet tank(s) are loose: The tank(s) should be tightened as needed, as part of normal maintenance and to also prevent possible leaking. Noted: Second floor hall bath at top of stairs.</li> </ul>
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## Electrical

Page 34 Item: 2	Panel	<ul style="list-style-type: none"> <li>The electrical panel(s) are a Federal Pacific Electric (FPE) brand: FPE panels have had conditions documented that include breaker failure and are considered by some to be a possible latent fire hazard. Considerable information is available on the internet by visiting <a href="https://inspectapedia.com/fpe/FPE_Stab_Lok_Hazards.php">https://inspectapedia.com/fpe/FPE_Stab_Lok_Hazards.php</a>. It is recommended a licensed electrician evaluate the panel for safety and possible replacement. Noted: Garage.</li> <li>The electrical panel(s) have a mechanism in place to manage a generator. It is important for the buyer to understand how the system works. Therefore, having either the seller explain the proper operation or a licensed electrician explain the system will aide in the proper usage of the mechanism. Noted: Garage.</li> <li>The newer generator panel(s) lack a permit sticker. Recommend further review to see if a permit was pulled. Noted: Garage.</li> </ul>
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Page 35 Item: 3	Panel Wiring	<ul style="list-style-type: none"> <li>Single stranded aluminum branch wiring is present: Older single stranded aluminum wiring is known for having issues with oxidation, overheating and the tendency to break due to fatigue. Recommend full evaluation by electrician. Also recommend following up with your homeowner's insurance company to verify coverage will be available with this type of wiring. Noted: Garage.</li> </ul>
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Page 35 Item: 4

Lights

- Light(s) are not operational in some areas: This may occur simply due to a bad bulb. Exterior lights may be on a sensor and won't turn on unless it's dusk. Recommend having the seller check and install a new bulb for any light which does not work. If this does not correct the condition, an electrician should be consulted. Noted: Basement.



Page 35 Item: 5

Branch Wiring

- Missing electric junction box covers are noted: Junction boxes should always have covers in place. Repair/replacement is recommended. Noted: Attic.





### Furnace GAS/LPG/OIL

Page 37 Item: 2

General Condition

- The Gas, Oil or LPG heating unit appears older (>10 years): A full service evaluation is strongly recommended prior to closing the Real Estate Transaction. This should include Carbon Monoxide testing of flue gases to help determine the condition of the heat exchanger. Any damage to the heat exchanger could represent a health risk related to Carbon Monoxide. This evaluation should include any older A/C or heat pump systems which may be present and are integral to the central furnace.

Page 37 Item: 3	Filters:	<ul style="list-style-type: none"> <li>The furnace air filter is dirty: Recommend cleaning/changing filter as part of normal maintenance. Be aware that where filters have remained dirty over extended lengths of time, excess wear on the furnace may have occurred, which in turn may cause premature failure of some components such as blowers and fans. It is outside the scope of inspection to predict when or if such failures may occur.</li> </ul>
		
<b>Fireplace/Woodstove</b>		
Page 38 Item: 2	General	<ul style="list-style-type: none"> <li>A wood burning safety note: Except for new homes, any and all wood burning fireplaces, stoves, or other appliances should be thoroughly inspected and cleaned as needed, by a certified professional chimney sweep and/or stove installer prior to being used for the first time. It is outside the scope of inspection to test light burning appliances and to ensure they draft properly. Carbon monoxide detectors should be installed according to manufacturer's specifications. Be aware that hidden conditions related to the inaccessible areas of the appliance, flue or chimney may exist and are outside the scope of inspection.</li> <li>Creosote buildup or other debris is noted in the fireplace(s) or stove(s): Recommend professional cleaning. Noted: Master bedroom.</li> </ul>
Page 39 Item: 3	Fireplace/Insert	<ul style="list-style-type: none"> <li>There are cracked, loose and/or damaged firebricks in the fireplace: Recommend further evaluation and repair. This was observed on the unit in the following area(s): Master bedroom.</li> </ul>
		



Page 39 Item: 4	Gas Supply :	<ul style="list-style-type: none"> <li>• The gas hookup is equipped with a shutoff valve that requires a wrench to operate. Modern building standards recommend the use of a hand shutoff type gas control valve. Recommend further review. This was observed on the unit(s) in the following area(s): Master bedroom.</li> <li>• The gas shutoff valve cannot be located: Every gas appliance should have a readily accessible shutoff near the appliance. Followup with the seller to locate the gas shutoff. If none exists, recommend further professional evaluation. This was observed on the unit(s) in the following area(s): Living room.</li> </ul>
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## Plumbing Gas

Page 40 Item: 3	Water Heater General	<ul style="list-style-type: none"> <li>• Rusting, corrosion, and leakage has occurred: On older units in particular, the water heater may not be reliable. Recommend professional evaluation.</li> <li>• The drip pan is missing 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.</li> <li>• Water temperature is high: "Typical", water temperature is usually observed at 105 to 120 deg F. Sometimes this is adjusted upward by the homeowner for personal reasons, however, this cannot be determined during the inspection. While this finding is subjective in nature, be aware that when temperatures above 120 deg F are recorded, risk of burn injury increases and caution is advised. Noted temperature reading is 135 F. Water heater location:</li> <li>• Water heater appears older, (&gt;10 years old): Be aware the unit may be nearing its end of useful life and may need to be replaced soon and may not be reliable. Determining the life expectancy of plumbing related equipment is outside the scope of inspection.</li> </ul>
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Page 41 Item: 4

Water heater seismic :

- The existing earthquake strapping for the water heater is marginal: Current safety standards require two rated straps to secure the appliance. Recommend upgrading this for safety.



Page 41 Item: 5

Water heater TPR :

- The temperature pressure relief (TPR) line is improperly sloped. For safety, the manufacturer's installation requirements of the TPR line from the water heater are very specific: The inside diameter of the line should never be downsized; The line should always be sloped downhill; The line should terminate at an elbow pointing downward close to the ground; There should not be more than four elbows in the line. Any conditions noted should be corrected for safety.



Plumbing Electric

Page 42 Item: 2	Water Heater General	<ul style="list-style-type: none"> <li>The drip pan is missing 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.</li> <li>Water heater appears older, (&gt;10 years old): Be aware the unit may be nearing its end of useful life and may need to be replaced soon and may not be reliable. Determining the life expectancy of plumbing related equipment is outside the scope of inspection.</li> </ul>
Page 42 Item: 3	Water heater TPR :	<ul style="list-style-type: none"> <li>The temperature pressure relief (TPR) line is improperly sloped. For safety, the manufacturer's installation requirements of the TPR line from the water heater are very specific: The inside diameter of the line should never be downsized; The line should always be sloped downhill; The line should terminate at an elbow pointing downward close to the ground; There should not be more than four elbows in the line. Any conditions noted should be corrected for safety.</li> </ul>



### Structural/ Crawlspace

Page 44 Item: 2	Foundation	<ul style="list-style-type: none"> <li>There is efflorescence in the crawlspace: Efflorescence is a white powdery residue left behind when moisture migrates through concrete, brick, or mortar and evaporates leaving mineral deposits behind. Typically, this is seen on concrete stem walls where there may be inadequate management of exterior drainage or roof runoff. There is no specific mitigation other than correcting issues related to drainage, roof runoff or other water related issues contained in this report. Regular pest inspections are advised. Noted: Right side and rear.</li> </ul>
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Page 44 Item: 3	Structure Insulation :	<ul style="list-style-type: none"> <li>Some sub structure insulation is damaged: Recommend repair.</li> </ul>
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Page 44 Item: 4	Vermin/Animals :	<ul style="list-style-type: none"> <li>There is rodent evidence seen as droppings. Recommend contacting a licensed pest controller. Noted: In the crawl space.</li> </ul>
Page 44 Item: 5	Joists or Trusses :	<ul style="list-style-type: none"> <li>The following conditions should be further evaluated by a licensed contractor: The joist hangers appear too small for the joist they're supporting. Load bearing may be an issue. These conditions were noted in the following area(s): Under the Living room.</li> </ul>



## WDO

Page 50 Item: 3	Moisture Ants	<ul style="list-style-type: none"> <li>A moisture ant gallery or tube formation is observed. No live insects are seen, no damage is perceived and the immediate area does not appear wet or damp. It is likely that the previous condition which facilitated the infestation is no longer present, the condition has been corrected and/or professional treatment was performed. The seller should be contacted to determine if any other history is available, particularly with regard to professional treatment. Regular and periodic pest inspections are always advised. There are no treatment recommendations. This observation was made in the following area(s): See WDO Diagram. Note: A Washington State licensed applicator should be called to provide chemical treatment for Moisture Ants for the comfort of workers who will need to perform repairs. A licensed tradesperson should be called to identify and remediate the source of the moisture. In addition, hidden or concealed spaces in and around the vicinity of the colony should be exposed sufficiently enough to reasonably identify and repair any hidden damages.</li> </ul>
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Page 50 Item: 4

WDI Risk

- 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.

#### Damage/Exterior

Page 50 Item: 1

Exterior Siding

- Damage/decay present on the lower siding. Be aware hidden conditions may exist. This was seen in the following area(s):Rear.





#### Conducive/Exterior

Page 51 Item: 1

Downspouts

- A downspout is becoming disconnected from itself. Downspouts should be properly reconnected and secured. This was noted in the following area(s):Front.



Page 51 Item: 2	Foliage	<ul style="list-style-type: none"> <li>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 to 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.</li> </ul>
Page 51 Item: 3	Hard Surface Contact	<ul style="list-style-type: none"> <li>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): Rear and left side.</li> </ul>
		
<b>Conductive/Interior</b>		
Page 52 Item: 1	Bath Sink	<ul style="list-style-type: none"> <li>The bath sink drain line is leaking. A licensed tradesperson should be called to make repairs. This was noted in the following area(s): Master bath.</li> </ul>
		
<b>Conductive/Sub-Structure</b>		
Page 52 Item: 1	Vapor Barrier	<ul style="list-style-type: none"> <li>The crawl space has inadequate and/or damaged vapor barrier coverage. Spread existing crawl space vapor barrier as able and install additional 6 mm black plastic vapor barriers as needed to meet current building requirements with provision for appropriate overlap at seams, (12 inches). This was noted in the following area(s): Scattered.</li> </ul>





Page 53 Item: 2

Ventilation

- Foundation vents are blocked. Unblock any and all foundation vents which have been either purposefully 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(s) : Front.



# General Profile

## 1. Age of Structure

**Observations:** Built: 1971

## 2. Building Style

**Observations:** Single Family Residence

## 3. Stories

**Observations:** 2 Story

## 4. Square Footage

**Observations:** Determining actual square footage is outside the scope of inspection. Home buyer(s) and seller(s) should always measure square footage to their own satisfaction.

## 5. Construction Type

**Observations:** Stick Built



## 6. Precautions

### Observations:

- **OLDER STRUCTURES:** Note: This structure is older (>30 years). Be aware that hidden damages and/or other conditions may exist which will not be detected during the inspection and may only become apparent during repairs, remodels, renovation, etc. The older the home, the more likelihood hidden conditions may exist which will not be detected during the inspection. Hidden damages and hidden conditions are outside the scope of inspection.
- **LEAD/ASBESTOS:** It is generally assumed that any structure built before 1978 may contain Lead, Lead based paint and Asbestos or Asbestos based products. Lead based paint and Asbestos may be present both inside and outside the primary structure as well as any outbuildings or other structures on the property. Lead may also be present in solder used on copper pipe. Please review the Appendix at the end of this report for more information as well as other educational resources about Lead and Asbestos hazards. You may wish to consult with a plumber or water purification specialist about water filtering systems to remove possible lead in water. It is outside the scope of inspection to determine if Lead or Asbestos is present or to test for Lead, Lead based paint, or Asbestos.
- **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.
- **REMODELS:** Note: With any used structure, remodels, modifications and/or additions to the structure may exist which will not be apparent or detected during the inspection. It is outside the scope of inspection to determine if any remodels and additions (apparent or not) have been performed in accordance with approved building practices, construction codes and/or a local jurisdictional building permit. Where remodels and additions have been performed without a building permit, hidden conditions and/or code deficiencies may exist which will not be detected during the inspection. These may include, but not be limited to deficiencies in basic construction, plumbing and electrical systems. Potential latent safety hazards or other defects could exist. Be aware that remodels or additions which have been constructed without a building permit may also affect insurability of the property and/or your ability to resell the property at a later date. Other ramifications may also exist.
- **TREATED WOOD:** In September 2003, a new type of pressure treated lumber was introduced to the building industry because the traditional pressure treated lumber had been found to have potential issues related to Arsenic toxicity. Because this new pressure treated lumber is much more corrosive to the deck flashing, brackets, hangers and fasteners which have been used in the past, more corrosion resistant fasteners, hangers, etc., (ZMAX), had to be developed specifically for use with this lumber. During an inspection, it will not be possible to determine if the new fasteners have been used, even if they are visible at the time of the inspection. If you have a deck, or other structure which may have utilized this new pressure treated lumber, or if you are planning a new building project which may utilize this new material, it is recommended that regular and periodic inspections be done to evaluate for any deterioration or corrosion of the fastening system components. In salt air environments, where corrosion is already a significant concern, said inspections are even more important. If you have deck or playground equipment built from the old, traditional pressure treated lumber you may also want to contact the Consumer Product Safety Commission to find out more about Arsenic and treated lumber.
- **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 flashing, 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 flashing 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 flashing 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.

- **BASEMENTS:** The structure has a full or partial basement. Any basement may be susceptible to water penetration, especially when there are unprotected stair wells and window wells, or when the exterior topography and hard surfaces direct water toward the structure. Ideally, unprotected window wells and stair wells should have covers installed to help prevent water penetration. Any water runoff conditions related to roof, soil or hard surfaces should be mitigated. Follow up with the seller is important to determine if there is any past history of water in the basement, how it was mitigated and if further evaluation by a specialist is needed. Check the seller's disclosure statement as well. Signs of water penetration may not be identifiable during the inspection and Boggs bears no liability for seasonal or periodic water penetration not identified during the inspection. Boggs also bears no responsibility for musty or mold-like odors which are not present or perceived during the inspection, but which become apparent after taking possession. Be aware that with finished basements in used structures, hidden conditions may exist which will not be apparent during the inspection. This may include hidden decay, infestation and/or mold.

- **STEEP SITE:** The structure is built on or near a steep site. It is outside the scope of inspection to ensure that no soil erosion or other effect on the structure will occur in the future due to the structure being built on or close to a steep site. Any evaluation of possible future issues related to the site and/or the structure should be directed to a qualified soils engineer.

- **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.

## Boggs Inspection Conditions

### 1. Temp in Deg F

**Observations** 50-60

### 2. Weather

**Observations** Overcast

### 3. Status

**Observations:**

- All utilities on.

### 4. House Occupied

**Observations** Yes

### 5. People Present

**Observations** Purchaser(s) • Selling agent

### 6. Exclusions

**Observations** 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.

## 7. General Barriers

### Observations:

- Stored items and furnishings inside the house prevent full inspection.

# Exterior

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 exit.
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 of any buried drain lines, and the locations they may drain to, are outside the scope of inspection and cannot be commented on.
7. Outbuilding 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.
10. 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.
11. Cementous siding installed after 2004 is prone to having the following defects usually seen on the south and west sides of the home weathered..
12. Peeling paint which contains fibers of the siding
13. Bubbles resulting in shrink back and appears adhered then the defect return many times. This issues is seen in all sorts of coatings and brands of coatings. Although there is no scientific evidence many contractors believe moisture is the issue. Moisture held in the siding migrates to the surface of the siding. Moisture degrades the bonding zone due to the soluble nature of cement. This issue is also affected by temperature so depending on the time of year and the outside temperature it may be very hard to detect at the time of inspection. It is highly recommended to monitor the siding for the above defects.

## 1. Driveway

**Description** TYPE(S): • Asphalt

**Observations:**

- Some small driveway cracks noted: This is a common finding, particularly with older homes, which usually relates to normal settling and expansion/contraction which occurs in every driveway over time. There are no recommendations.

## 2. Walkways

**Description** TYPE(S): • Concrete • Bricks

**Observations:**

- Spalling or deterioration of walkway is present: Repair/replacement may be necessary. Follow up with a licensed concrete contractor is advised. These conditions were noted in the following areas: Left side.



## 3. Siding And Trim

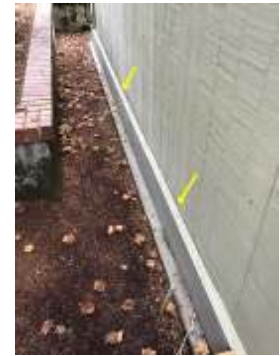
**Description:**

- MATERIALS: Wood.
- BARRIERS: Areas of structure exist which are greater than 8 ft. tall and are not available for hands on inspection: Be aware hidden conditions may exist which are outside the scope of inspection.

**Observations:**

- 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. Noted: Primary Structure.
- Z-type metal flashing is missing: Where siding materials such as wood panels or trim meet at a horizontal joint, Z-type metal flashing is used to prevent water penetration. Retrofit flashing installation is generally not reasonable to do, so it will be important to maintain caulking as a defense against water penetration on older structures. Be aware hidden conditions may exist. Noted: All sides.





#### 4. Concrete, Masonry Patio

**Description** LOCATION: Front and rear. • MATERIAL: • Brick

**Observations:**

- Erosion or settling of concrete surface is present. If this is a concern, following up with a licensed contractor specializing in patio installation and repair is advised. This condition was noted on the following patio slab(s): Front.



#### 5. Entry Doors

**Description** NUMBER OF ENTRIES: Four.

#### 6. Paint defects

**Observations:**

- The exterior paint or finish is weathered or deteriorated. Painting is a normal and ongoing maintenance issue and, as would be expected, weathered 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 semigloss 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: Minor.



## 7. Retaining Wall

**Description** LOCATION: Front. • TYPE(S): • Concrete and Brick

**Observations:**

- Retaining wall(s) damaged and/or displaced: A licensed contractor experienced with retaining walls should be called to make further evaluation and recommendations for repair. This condition was noted on the following retaining wall(s): Front.



## 8. Miscellaneous

**Observations:**

- Door to the boat garage is missing. The springs and cables are attached to the roller brackets for now. Recommend repair.



# Roof

**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.

## LIMITATIONS, EXCLUSIONS AND BARRIERS: ROOFING SYSTEM

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 sheathing beneath the roofing material. Also, since it is impractical to walk every square foot of the roof surface, any hidden damages to the sheathing 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.
11. Concealed roof damages. Hidden sheathing or sheathing damage may exist with any older roof and will not be detected during a home inspection, especially since it is neither practical nor reasonable to walk every square foot of roof surface. Damages may not be visible from inside the attic. Be aware that such hidden damages may only be discovered at the time the roof is torn off prior to replacement and may add to the cost of the roof replacement project. The inspection cannot guarantee that no such hidden damages exist.

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.

### **1. Location**

**Description** Primary structure

### **2. General Defects**

#### **Observations:**

- Cedar shake/shingles showing some signs of wear. At this time, the signs of roofing wear include: Loose and/or missing shakes or shingles. Noted: Primary Structure.





### 3. Roof Access

Viewed from roof edge on ladder • Viewed from ground with binoculars

### 4. Barriers

#### Observations:

- Cedar shake/shingle is present: Cedar shake or shingle roofs will not be walked on due to risk of damaging material, and due to possible safety risk for the inspector since these roofs are often quite slippery.
- When, "In the opinion of the inspector" the roof cannot be safely accessed or walked on for a hands on inspection, every reasonable effort will be made to visually evaluate the roof utilizing other vantage points. Regardless, conditions could exist which may not be detected. If you are not comfortable with the inspection findings or the method in which the roof was inspected, you are encouraged to have a licensed roofer with the proper safety equipment evaluate the roof more thoroughly.

### 5. Style

**Description** Hip and Gable

### 6. Material Types

**Materials:** Cedar shake/shingle

### 7. Estimated Age of Roof

**Description** Age unknown

### 8. Estimated Layers

**Description** Roof appears to be a single layer

### 9. Venting

**Description** Soffit vents • Gable end vents

### 10. Gutters

**Materials:** Typical: A full gutter drainage system is present. Material is continuous Wood.

### 11. Skylights

**Description** No skylights are present.

## 12. Flashing

### Observations:

- Roof kick-out flashing is missing or inadequate. Where the gutter edge of a roof meets a wall, the last sidewall flashing above the gutter end should be installed so that water from the roof is directed into the gutter instead of behind the siding. This should be installed at the same height as the sidewall flashing (minimum of 4 inches). On older structures hidden conditions may exist. Caulking alone is not an acceptable substitute as it will fail overtime. Correction by a licensed professional roofer is recommended. Noted: Primary Structure.



## Garage

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.

### 1. Main Parking

**Description** Attached two car garage present.

### 2. Construction

**Description** Unfinished walls and ceiling are open framed with no finished wall coverings in place.

### 3. Wall Insulation

**Description** No insulation is seen where wall cavities are visible and accessible.

### 4. Attic

**Description** No attic space exists over the garage.

### 5. Flooring

**Description** Concrete. 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 .

### 6. Vehicle Doors

**Description** Two automatic doors present.

## 7. Garage Barriers

### Observations:

- Stored personal items present: Access and visibility limited. Determining the condition of the concrete slab beneath stored items is outside the scope of inspection.



## Interior

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

1. The interior condition of vaulted ceilings is outside the scope of inspection.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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 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



## 1. Interior Components

**Description** NUMBER OF BEDROOMS: Five. • WINDOW TYPE: • Vinyl double pane • Wood double pane • ROOMS PRESENT: • Living room • Informal Dining area • Bonus room • Recreational room • Mechanical room

## 2. Flooring Defects

**Materials:** TYPE: • Carpet • Wood • Tile

**Observations:**

- Some floor squeaking is noted: This is a common occurrence often due to nails in the sub floor having missed the floor joist and are rubbing against it. A hardware supply or contractor can suggest remedies if this is of concern to you. Noted: Utility room.
- The carpet is loose and needs restretched. This was noted in the Living room.



## 3. Walls & ceiling

**Materials:** Note: With sheetrocked and plastered surfaces, it is typical for small cracks and/or nail pops to be present either 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 of the structure that routinely occurs. Cosmetic repair is part of normal maintenance and unless the finding is considered unusual or severe, further mention is not made in this report. • TYPE: • Drywall

## 4. Windows

**Observations:**

- Damage or deterioration of the interior window framing/sill exists: Be aware hidden conditions may exist. Repair is recommended. Noted in the following area(s): Garage.
- The following window conditions are present: Some older windows are not safety glass. Older structures rarely meet the current standards. Exercise caution and consider changing to safety glass as a future upgrade or if windows should ever need replacing.. This was noted in the following area(s): Stairwell. Safety glass is currently required in the following circumstances: (1) If the window pane is > 9 sq. ft, < 18 inches above the floor, the top edge of the window is > 36 inches above the ground, and the window is within 36 inches of a walking surface. (2) The window is within 2 ft of a door and its bottom edge is < 60 inches over a walking surface. (3) The windows is in a wall enclosing a tub, shower or spa and the bottom edge is < 60 inches over a walking surface. (4) Windows within 60 inches of the bottom tread of a stairway if the exposed glass is < 60 inches from the nose of the tread. (5) All windows in railings. This requirement is often not met on older structures (which predate the code). Extreme caution is advised, particularly if small children are present. If these windows should ever be replaced, they should be changed to safety glass.
- Some or all window screens are missing: Repair is recommended. Noted in the following area(s): Several areas.



## 5. Stairs and Railing

### Observations:

- Stair hand rail ends are exposed: This is a common finding in older homes which predates the requirements to have the rail ends return to the wall. Be aware rail ends can snag clothes and cause falls.



## 6. Attic

**Description** The attic area was entered. • FRAMING: • Rafters • Collar ties • SHEATHING: • Plywood • INSULATION: • Fiberglass: (R-Value 2.9-4.2/Inch) • Approximately 4-8 Inches present • Stored items inside the attic restrict access to view some/all of the attic space. Be aware, hidden conditions may exist. This is noted in the following area(s): Rear and Left side.

### Observations:

- There is an unsealed opening to the exterior observed in the attic. Recommend sealing to prevent possible entry by pests/vermin in the attic area. Noted: On the gable vent on the south side of the main structure.



## 7. Insulation

### Observations:

- Insulation has been installed directly on bottom of the roof sheathing. Recommend removal of insulation to allow proper air flow along the underside of roof. Note that all affected areas of the roof sheathing are specifically excluded from the report.
- Portions of the attic are not insulated: Recommend installing insulation to current standards as an energy saving upgrade. Noted: Above end of hallway and bathroom on second floor on north side of the structure.
- The attic is not insulated to current standards: Recommend improving for energy efficiency.



## CO Detectors

### 1. CO Detector

#### Observations:

- **PRESENT.** Starting April 1, 2012, in addition to new construction, all homes being sold must have carbon monoxide detectors (UL 2043 approved) installed outside each bedroom area and at least one on each floor installed to manufacturer's recommendations.

## Bath 1

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.
8. 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.
9. 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.
10. Tub Overflows. Tub overflows will not be checked as they frequently leak and leaking could cause damage. Be aware that leaking could occur should a tub reach the overflow point.

### 1. Bath Room Componets

**Description** Second floor hall bath at top of stairs. • One toilet present. • One sink present. • Single tub/shower combination present. • BARRIERS: • Viewing below sink area is restricted.

### 2. Toilets/ Bidets

#### Observations:

- The toilet tank(s) are loose: The tank(s) should be tightened as needed, as part of normal maintenance and to also prevent possible leaking. Noted: Second floor hall bath at top of stairs.



## Bath 2

### 1. Bath Room Componets

**Description** Second floor hall bath. • One toilet present. • One sink present. • Single tub/shower combination present. • BARRIERS: • Viewing below sink area is restricted.

## Bath 3

### 1. Bath Room Componets

**Description** Master bath. • One toilet present. • Two sinks present. • Tub and separate shower stall present. • BARRIERS: • Viewing below sink area is restricted.



## Bath 4

### 1. Bath Room Componets

**Description** Main floor hall bath. • One toilet present. • One sink present.

## 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. 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.
3. 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.
4. Hot water dispensers and filters are outside the scope of inspection.
5. 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.
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.

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.

### 1. Kitchen components

#### **Description**

- Kitchen location:Primary Structure.
- One sink present.
- Two built in dishwashers are installed.
- A built in garbage disposal is installed.
- A built in gas or LPG cooktop and two wall mounted electric ovens present.
- A downdraft fan is installed.
- A hot water dispenser is installed.

## Electrical

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. 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.
6. Limited electrical testing: In occupied homes, not all outlets or switches may be available for inspection. Nor will all outlets or switches be tested due to the possible risk of jeopardy to the resident's electronic equipment and devices. Therefore, a representative sampling of outlets will be inspected. Readily available switches will be tested provided there is no risk of compromising equipment which may be connected to them. Be aware that an outlet or switch fault may exist which will not be detected during the inspection. In addition, 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, that outlet will not be tested. Be aware that in occupied homes, conditions related to the GFCI outlets may not be detected. Arc Fault Circuit Interrupters (AFCI) will not be tested in occupied homes and hidden conditions may exist.
7. GFCI Testing: In occupied homes, not all GFCI circuits will be tested due to the risk of interfering with an electronic device which may be plugged into the circuit. Be aware hidden conditions may exist which are outside the scope of inspection.
8. It is outside the scope of the inspection to test security lights.

## 1. Service Description

**Description** ELECTRICAL SYSTEM IS OLDER: A detailed safety inspection performed by a licensed electrician is recommended. Be aware that some components, such as outlets and switches (for example) could fail at any time. • TYPE: Main service. • LOCATION: Garage. • SERVICE CONDUCTORS: Underground, 3 wire copper. • BRAND: Federal Pacific Electric. • WIRING CONFIGURATION: Overcurrent Protection: Breakers. Voltage: 120/240 volts. Approximate Amperage: 200 Amps. Branch Wiring: Copper with some stranded aluminum for larger appliances . • GROUNDING: Driven rod.

## 2. Panel

### Observations:

- The electrical panel(s) are a Federal Pacific Electric (FPE) brand: FPE panels have had conditions documented that include breaker failure and are considered by some to be a possible latent fire hazard. Considerable information is available on the internet by visiting [https://inspectapedia.com/fpe/FPE\\_Stab\\_Lok\\_Hazards.php](https://inspectapedia.com/fpe/FPE_Stab_Lok_Hazards.php) . It is recommended a licensed electrician evaluate the panel for safety and possible replacement. Noted: Garage.
- The electrical panel(s) have a mechanism in place to manage a generator. It is important for the buyer to understand how the system works. Therefore, having either the seller explain the proper operation or a licensed electrician explain the system will aide in the proper usage of the mechanism. Noted: Garage.
- The newer generator panel(s) lack a permit sticker. Recommend further review to see if a permit was pulled. Noted: Garage.



### 3. Panel Wiring

#### Observations:

- Single stranded aluminum branch wiring is present: Older single stranded aluminum wiring is known for having issues with oxidation, overheating and the tendency to break due to fatigue. Recommend full evaluation by electrician. Also recommend following up with your homeowner's insurance company to verify coverage will be available with this type of wiring. Noted: Garage.



### 4. Lights

#### Observations:

- Light(s) are not operational in some areas: This may occur simply due to a bad bulb. Exterior lights may be on a sensor and won't turn on unless it's dusk. Recommend having the seller check and install a new bulb for any light which does not work. If this does not correct the condition, an electrician should be consulted. Noted: Basement.



### 5. Branch Wiring

#### Observations:

- Missing electric junction box covers are noted: Junction boxes should always have covers in place. Repair/replacement is recommended. Noted: Attic.





## Furnace GAS/LPG/OIL

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

1. Air conditioning units cannot be tested when outside temperature is below 65 deg F and heat pumps cannot be tested when unit is in cooling mode without possibly causing damage to the unit.
2. Determining the life expectancy of heating and air conditioning units is outside the scope of inspection.
3. 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.
4. 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.
5. Safety devices are not tested by the inspector.
6. Thermostats are not checked for calibration or timed functions.
7. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection.
8. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual.

About Repairs: Unless otherwise specified, any and all conditions related to fuel burning appliance venting and combustion air should be referred to an experienced and licensed HVAC specialist.

CO Detectors: 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.

Boggs Home Inspection Services certifies that on the date and time of inspection, the gas appliance venting and combustion air portion of the inspection was performed with all due diligence and care in accordance with ASHI standards and the procedures.

### 1. Heating Description

**Description** LOCATION(S): Mechanical room. • TYPE: Central forced air furnace(s) with air conditioning(s). • FUEL SOURCE: Natural Gas. • FURNACE SIZE: Approximately 120,000 BTUs. • EFFICIENCY: Mid. • VENTING: Typical metal B-Vent pipe. • HEAT DISTRIBUTION: Heat distribution is through ducts and registers. • EAC: An electronic air cleaner is installed.

## 2. General Condition

### Observations:

- At the time of inspection, when testing the unit in the heating mode, a sampling of the temperature was noted around: 140 F.
- The Gas, Oil or LPG heating unit appears older (>10 years): A full service evaluation is strongly recommended prior to closing the Real Estate Transaction. This should include Carbon Monoxide testing of flue gases to help determine the condition of the heat exchanger. Any damage to the heat exchanger could represent a health risk related to Carbon Monoxide. This evaluation should include any older A/C or heat pump systems which may be present and are integral to the central furnace.



## 3. Filters:

### Observations:

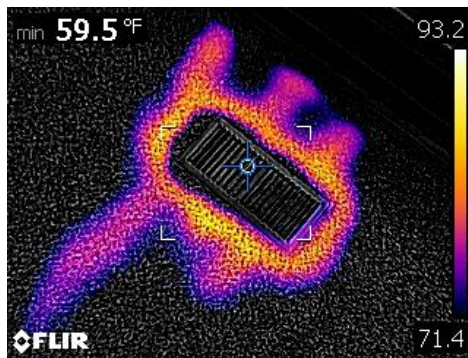
- The furnace air filter is dirty: Recommend cleaning/changing filter as part of normal maintenance. Be aware that where filters have remained dirty over extended lengths of time, excess wear on the furnace may have occurred, which in turn may cause premature failure of some components such as blowers and fans. It is outside the scope of inspection to predict when or if such failures may occur.



## 4. AC/Heat Pump

### Observations:

- At the time of inspection, when testing the unit in the cooling mode, the temperature was noted around: 60 F.



## 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. 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.
3. The inspector cannot light pilot lights.
4. Safety devices are not tested by the inspector.
5. Recalls. Identification of heating appliances which have been, or currently are, subject to any safety recall action is outside the scope of inspection. You are encouraged to follow up with the appliance manufacturer prior to closing the transaction to determine if the appliance has been subject to any recall action or legal action.
6. Interior Flues and Stove Pipes: The interior of stove pipes is not accessible for inspection. Similarly, much of the interior flues of masonry chimneys will not be accessible for inspection. No guarantee can be made that hidden conditions do not exist in either case.

### 1. Description

**Description :** LOCATION: Master bedroom and Living room. • TYPE: Brick or stone masonry fireplace(s) present. • FUEL: Wood or wood pellets and Gas or LPG ignitor strips. • BLOWER: No blower(s) or fan(s) are present. • VENTING: Wood framed chimney chase(s) with metal vent pipe(s) present.

### 2. General

#### Observations:

- A wood burning safety note: Except for new homes, any and all wood burning fireplaces, stoves, or other appliances should be thoroughly inspected and cleaned as needed, by a certified professional chimney sweep and/or stove installer prior to being used for the first time. It is outside the scope of inspection to test light burning appliances and to ensure they draft properly. Carbon monoxide detectors should be installed according to manufacturer's specifications. Be aware that hidden conditions related to the inaccessible areas of the appliance, flue or chimney may exist and are outside the scope of inspection.
- Creosote buildup or other debris is noted in the fireplace(s) or stove(s): Recommend professional cleaning. Noted: Master bedroom.



### 3. Fireplace/Insert

#### Observations:

- There are cracked, loose and/or damaged firebricks in the fireplace: Recommend further evaluation and repair. This was observed on the unit in the following area(s): Master bedroom.



### 4. Gas Supply :

#### Observations:

- The gas hookup is equipped with a shutoff valve that requires a wrench to operate. Modern building standards recommend the use of a hand shutoff type gas control valve. Recommend further review. This was observed on the unit(s) in the following area(s): Master bedroom.
- The gas shutoff valve cannot be located: Every gas appliance should have a readily accessible shutoff near the appliance. Followup with the seller to locate the gas shutoff. If none exists, recommend further professional evaluation. This was observed on the unit(s) in the following area(s): Living room.



## Plumbing Gas

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. The determination of life expectancy of plumbing systems and related equipment is outside the scope of inspection.
4. 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.

5. Plumbing leaks: Provided all utilities are on, every accessible fixture and built in appliance is operated and tested during the inspection. Regardless, plumbing leaks may occur after taking possession, (often from the owners accidentally bumping a pipe when removing personal items from cabinets, etc). Leaks may also occur if the house has been left vacant for some time with the water off, thus causing the seals in fixtures, fittings and appliances to dry out. Boggs cannot guarantee leaks will not occur following the inspection and cannot be responsible for leaks which may occur under these circumstances. Always operate all fixtures and appliances and inspect beneath sinks upon taking possession to ensure no new leaks have occurred.
6. Overflow Drains: Due to the risk of causing damage, overflow drains in bath tubs will not be checked to see if they are operational. Tiled shower pans will not be filled to check for leaking either due to the risk of damage. Be aware hidden conditions may exist which are outside the scope of inspection.

## 1. Location

**Description** SUPPLY LINES ARE OLDER: Galvanized and copper pipes have been standards in the industry for years and usually last for decades. However, their life span largely depends upon the acidity and mineral content of the water, both of which are outside the scope of inspection to determine. Either type may develop buildup inside the pipe, especially if high levels of calcium are present. Galvanized pipe may also rust from the inside out as it ages. Copper is particularly susceptible to acid and in areas where water is acidic, and it may corrode or develop pinhole leaks within just a few years. A water treatment specialist can perform further testing and determine if there is any need for remediation. Also be aware that any older pipe may need replacement at some point in time. • WASTE LINES ARE OLDER: Waste lines which are older, typically 20 years or more, may have hidden damages or blockages which will not be detected during an inspection. In fact, the condition of buried lines is outside the scope of inspection. Consider hiring a service which can use a scope to make a visual examination and assessment of the interior drain pipes. • LOCATION: Primary Structure. • SUPPLY LINES: Galvanized and PEX Plastic. • MAIN WATER SHUTOFF LOCATION: Not located. • WASTE LINES: ABS. • PRESSURE: 50 PSI. • TEMPERATURE: 135 F. • BARRIERS: Structure is concrete slab on grade. Inspection is limited to visible pipes and drains only. • NATURAL GAS METER & SHUTOFF LOCATION: Right side.

## 2. Water heater

**Description** LOCATION: Mechanical room. • SIZE: 40 Gallons. • FUEL SOURCE: Natural Gas. • VENTING: Typical metal B-Vent pipe.

## 3. Water Heater General

### Observations:

- Rusting, corrosion, and leakage has occurred: On older units in particular, the water heater may not be reliable. Recommend professional evaluation.
- The drip pan is missing 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 temperature is high: "Typical", water temperature is usually observed at 105 to 120 deg F. Sometimes this is adjusted upward by the homeowner for personal reasons, however, this cannot be determined during the inspection. While this finding is subjective in nature, be aware that when temperatures above 120 deg F are recorded, risk of burn injury increases and caution is advised. Noted temperature reading is 135 F. Water heater location:
- Water heater appears older, (>10 years old): Be aware the unit may be nearing its end of useful life and may need to be replaced soon and may not be reliable. Determining the life expectancy of plumbing related equipment is outside the scope of inspection.



#### 4. Water heater seismic :

##### Observations:

- The existing earthquake strapping for the water heater is marginal: Current safety standards require two rated straps to secure the appliance. Recommend upgrading this for safety.



#### 5. Water heater TPR :

##### Observations:

- The temperature pressure relief (TPR) line is improperly sloped. For safety, the manufacturer's installation requirements of the TPR line from the water heater are very specific: The inside diameter of the line should never be downsized; The line should always be sloped downhill; The line should terminate at an elbow pointing downward close to the ground; There should not be more than four elbows in the line. Any conditions noted should be corrected for safety.



## Plumbing Electric

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. The determination of life expectancy of plumbing systems and related equipment is outside the scope of inspection.
  4. 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.
  5. Plumbing leaks: Provided all utilities are on, every accessible fixture and built in appliance is operated and tested during the inspection. Regardless, plumbing leaks may occur after taking possession, (often from the owners accidentally bumping a pipe when removing personal items from cabinets, etc). Leaks may also occur if the house has been left vacant for some time with the water off, thus causing the seals in fixtures, fittings and appliances to dry out. Boggs cannot guarantee leaks will not occur following the inspection and cannot be responsible for leaks which may occur under these circumstances. Always operate all fixtures and appliances and inspect beneath sinks upon taking possession to ensure no new leaks have occurred.
  6. Overflow Drains: Due to the risk of causing damage, overflow drains in bath tubs will not be checked to see if they are operational. Tiled shower pans will not be filled to check for leaking either due to the risk of damage. Be aware hidden conditions may exist which are outside the scope of inspection.

### 1. Water heater

**Description** LOCATION: Basement Closet . • SIZE: 65 Gallons. • FUEL SOURCE: Electric.

### 2. Water Heater General

#### Observations:

- The drip pan is missing 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 appears older, (>10 years old): Be aware the unit may be nearing its end of useful life and may need to be replaced soon and may not be reliable. Determining the life expectancy of plumbing related equipment is outside the scope of inspection.

### 3. Water heater TPR :

#### Observations:

- The temperature pressure relief (TPR) line is improperly sloped. For safety, the manufacturer's installation requirements of the TPR line from the water heater are very specific: The inside diameter of the line should never be downsized; The line should always be sloped downhill; The line should terminate at an elbow pointing downward close to the ground; There should not be more than four elbows in the line. Any conditions noted should be corrected for safety.



## Structural/ Crawlspace

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.

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.

### 1. Location

**Description :** THE HOUSE IS OLDER. With very old homes, construction practices of the time were often unique, utilizing materials and resources at hand and the knowledge of the time. Commonly, conditions exist related to insufficient post supports, over spanned framing members and beam support, inadequate gusseting and bracing and inadequate provision to resist seismic events, to name a few. It is simply beyond the scope of a typical inspection to identify and detail all the potential conditions or deficiencies in such a home. Further, detailed review by an experienced, licensed contractor is recommended. • LOCATION: Primary Structure. • Raised foundation. • PERIMETER FOUNDATION: Concrete footing and stem wall. • FOOTINGS: Poured concrete pads. • FRAMING: Wood floor joists supported by posts and beams. • FOUNDATION ANCHORING: Sill plate bolted to stem wall. • SUB FLOORING: Plywood. • INSULATION: Sub structure is fully insulated. • Barriers: 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.

## 2. Foundation

### Observations:

- There is efflorescence in the crawlspace: Efflorescence is a white powdery residue left behind when moisture migrates through concrete, brick, or mortar and evaporates leaving mineral deposits behind. Typically, this is seen on concrete stem walls where there may be inadequate management of exterior drainage or roof runoff. There is no specific mitigation other than correcting issues related to drainage, roof runoff or other water related issues contained in this report. Regular pest inspections are advised. Noted: Right side and rear.



## 3. Structure Insulation :

### Observations:

- Some sub structure insulation is damaged: Recommend repair.



## 4. Vermin/Animals :

### Observations:

- There is rodent evidence seen as droppings. Recommend contacting a licensed pest controller. Noted: In the crawl space.

## 5. Joists or Trusses :

### Observations:

- The following conditions should be further evaluated by a licensed contractor: The joist hangers appear too small for the joist they're supporting. Load bearing may be an issue. These conditions were noted in the following area(s): Under the Living room.





## Full finished basement.

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

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.

### 1. General

**Materials:** LOCATION: Primary Structure. • Full finished basement. • PERIMETER FOUNDATION: Concrete footing and stem wall • FOOTINGS: Unable to assess. • FRAMING: Unable to assess. • FOUNDATION ANCHORING: Unable to assess. • SUB FLOORING: Unable to assess. • SUB FLOOR INSULATION: Unable to assess. • BARRIERS: A fully finished basement is present. Finished surfaces will prevent view inside wall cavities and floor voids. No comment can be made about condition of concrete slab floor which is covered by finished flooring. Hidden conditions may exist.

## Inspector Checklist

### 1. Inspector Checklist

#### Inspector Must Check All Items:

- Oven turned off: Yes.
- Drained tubs/showers: Yes.
- Returned thermostat to original setting: Yes.
- Turned off all lights interior/exterior: No.
- Windows/doors locked: Yes.
- Shut garage door: Yes.
- Checked and closed yard gates: N/A.
- Taken all barrier photos interior/exterior: Yes.
- Taken a picture of the heat source temperature: Yes.
- Agent and client leave with inspector: Yes.

# WDO

## 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.

CONDUCIVE 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;

1. 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.
2. 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.

3. **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.
4. **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.
5. **MOLD:** Molds, mildews, and other fungal growth shall be reported on only to the 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.
6. **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.
7. **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**

1. **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.
2. **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:**

1. 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.
2. Where dense foliage, stored personal items, and/or debris is against the structure, those areas of the structure will not be inaccessible for inspection.
3. Where soil is in contact with wood members, those wood members will not be fully available for visual inspection and hidden conditions may exist.
4. 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.
5. 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.
6. Where carpeted floor coverings are present, the condition of the substrate beneath, whether wood or concrete, interior or exterior, cannot be determined.
7. 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.

8. 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.
9. 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.
10. 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.
11. Boggs assumes no liability for Carpenter Ant infestations not identified during their dormant season.
12. Newly painted materials often obscure visible evidence of infestation and damage.
13. 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.
14. Where a basement has finished wall, ceiling and floor surfaces, structural components will not be visible for inspection.
15. Be aware that hidden damages and/or hidden infestation of wood destroying organisms may exist.
16. 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.
17. 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.

## **DISCLAIMERS & QUALIFIERS**

1. Boggs Inspection Services will not be held liable for any claims if any repairs, replacements, or alterations are made or for money spent without notifying Boggs so it can re-inspect and qualify the claim.
2. This Report shall be considered of no force or effect at the discretion of Boggs Inspection Services 90 days after the inspection date.
3. This report shall be considered null and void unless all fees have been paid for the inspection service.
4. The Report is solely for the benefit of the party paying for the inspection. No opinion, representation or liability is extended to any other party including, but not limited to: real estate licensees, mortgage companies, escrow companies, lenders, appraisers, underwriters, FHA, VA, HUD, banking institutions, etc.
5. Boggs Inspection Services does not take responsibility for any damage that may occur as a result of the recommendations contained in the Report.

### **1. General Information**

- WSDA ICN: 10897BH012
- ADDRESS: P.O. BOX 8004 Lacey, WA, 98509
- PHONE: (360) 480-9602
- CLIENT INFORMATION:
- BUYER:
- INSPECTOR: .
- SPI LICENSE #: 92431 .

## 2. Infestation

### Observations:

- **NO EVIDENCE:** No visible evidence of active wood destroying insects or active wood decay fungi was seen.

## 3. Moisture Ants

### Observations:

- A moisture ant gallery or tube formation is observed. No live insects are seen, no damage is perceived and the immediate area does not appear wet or damp. It is likely that the previous condition which facilitated the infestation is no longer present, the condition has been corrected and/or professional treatment was performed. The seller should be contacted to determine if any other history is available, particularly with regard to professional treatment. Regular and periodic pest inspections are always advised. There are no treatment recommendations. This observation was made in the following area(s): See WDO Diagram. Note: A Washington State licensed applicator should be called to provide chemical treatment for Moisture Ants for the comfort of workers who will need to perform repairs. A licensed tradesperson should be called to identify and remediate the source of the moisture. In addition, hidden or concealed spaces in and around the vicinity of the colony should be exposed sufficiently enough to reasonably identify and repair any hidden damages.



## 4. WDI Risk

### Observations:

- 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.

# Damage/Exterior

## 1. Exterior Siding

### Observations:

- Damage/decay present on the lower siding. Be aware hidden conditions may exist. This was seen in the following area(s):Rear.



## Conductive/Exterior

### 1. Downspouts

#### Observations:

- A downspout is becoming disconnected from itself. Downspouts should be properly reconnected and secured. This was noted in the following area(s): Front.



### 2. Foliage

#### Observations:

- 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 to 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.

### 3. Hard Surface Contact

#### Observations:

- 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): Rear and left side.





## Conductive/Interior

### 1. Bath Sink

#### Observations:

- The bath sink drain line is leaking. A licensed tradesperson should be called to make repairs. This was noted in the following area(s): Master bath.



## Conductive/Sub-Structure

### 1. Vapor Barrier

#### Observations:

- The crawl space has inadequate and/or damaged vapor barrier coverage. Spread existing crawl space vapor barrier as able and install additional 6 mm black plastic vapor barriers as needed to meet current building requirements with provision for appropriate overlap at seams, (12 inches). This was noted in the following area(s): Scattered.



## 2. Ventilation

### Observations:

- Foundation vents are blocked. Unblock any and all foundation vents which have been either purposefully 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(s) : Front.



## 3. Legend

**Description:** CSA = Crawlspace Access • MA = Moisture Ants

## 4. Foundation Diagram

