

# *Bogg's Inspection Services*

## Property Inspection Report



Browns Point Blvd NE  
Inspection prepared for: Sample  
Date of Inspection: 11/14/2018 Time: 2:00 PM  
Age of Home: 1984 Size: 1566  
Order ID: 9399

Inspector: Keith Bowman  
License #

Email: [boggsinspect@gmail.com](mailto:boggsinspect@gmail.com)

## 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 21 Item: 3	Driveway	<ul style="list-style-type: none"> <li>Erosion and/or settling of driveway is present: Follow up with a licensed contractor specializing in driveway installation and repair is advised. Depending on severity further evaluation by an engineer may be needed at contractor's discretion.</li> </ul>
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Page 21 Item: 4	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>Severity at this time of the extent of caulking failure might best be described as: Minor</li> </ul>
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Page 22 Item: 5	Concrete, Masonry Patio	<ul style="list-style-type: none"> <li>Erosion or settling of concrete surface is present. Follow up with a licensed contractor specializing in patio installation and repair is advised. This condition was noted on the following patio slab: Rear</li> </ul>
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Page 22 Item: 6	Entry Doors	<ul style="list-style-type: none"><li>• Exterior door damaged or deteriorated: Repair or replacement suggested. These conditions were noted in the following areas: Front entry door.</li><li>• Screen/storm door damaged. This condition was noted on the following door: Rear screen slider.</li></ul>
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Page 22 Item: 7	Paint defects	<ul style="list-style-type: none"><li>• The exterior paint or finish is weathered or deteriorated. Painting is a normal and ongoing maintenance issue and as would be expected, weather sides of the house are the first to show signs of failure. The frequency of repainting depends largely upon the quality of the preparation, the quality of the paint and the quality of the application. Back rolling and back brushing is always preferred to simply spraying on the product. In general, flat paints do not seem to hold up as well as 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: Moderate</li></ul>
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**Deck**

Page 23 Item: 1	General Condition	<ul style="list-style-type: none"><li>• There is deterioration of the finished deck surface(s): Exposed wood decks and landings require periodic cleaning and application of paints, stains or sealant as part of regular maintenance. A paint or hardware store can offer advice about the best methods to preserve your deck. These conditions were noted in the following areas: Front, Rear.</li><li>• The wood deck lacks a flashing detail where it attaches to the structure. A flashing detail should be installed to protect the deck ledger board and siding behind it from moisture. Be aware that on older structures hidden conditions may exist. Noted: Front, Rear.</li><li>• Exposed lifting nails seen. Recommend repair for added safety. Noted: Rear.</li></ul>
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Page 24 Item: 2	Guards :	<ul style="list-style-type: none"> <li>Conditions related to the deck guard rail balusters are seen: Some or all balusters are &gt;4 inches apart. Be aware that more widely gapped stair or handrail spindles may represent some risk to small children who could become stuck or fall through, caution is advised. On taller decks where the risk of injury is greater, correction or modification is advised. These conditions were noted in the following areas: Rear</li> </ul>
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Page 24 Item: 3	Stairs :	<ul style="list-style-type: none"> <li>Conditions related to the deck stair handrail are seen: No gripable deck stair handrail is present. Recommend installing for safety. Noted: Front</li> </ul>
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Page 24 Item: 4	Attachment	<ul style="list-style-type: none"> <li>The deck is not attached via a ledger board: The ledger board is critical to deck installation as it offers resistance against downward and lateral forces when installed properly with lag screws. Further, exterior sidings are not rated to have deck joists or hangers directly attached to them. Recommend evaluation by a licensed contractor. These conditions were noted in the following areas: Rear</li> </ul>
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## Roof

Page 26 Item: 7	General Defects	<ul style="list-style-type: none"><li>• Normal appearing aging is present: There are some signs of weathering and aging which would seem consistent with the age of the roofing material. Regular maintenance and inspections are advised. Noted: Primary structure.</li><li>• There is moss or debris present on roof: As normal structure maintenance moss and debris should be cleaned off of the roof as it can lead to damage and leaking. At this time the amount of moss or debris buildup would best be described as: Moderate. Noted: Primary structure</li></ul>
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Page 26 Item: 10	Flashing	<ul style="list-style-type: none"><li>• The chimney cricket is missing. A cricket is designed when the chimney width is greater than 30 inches to allow water to divert away from the chimney. Further review is recommended. Noted: Primary structure.</li></ul>
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Page 27 Item: 11	Gutter	<ul style="list-style-type: none"><li>• Gutters sagging or pulling away from house. Recommend repair. Noted: Front</li><li>• Gutter is sloped improperly and holding water: Recommend correction. Noted: Left side</li></ul>
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## Garage

Page 28 Item: 8

Garage Defects  
general

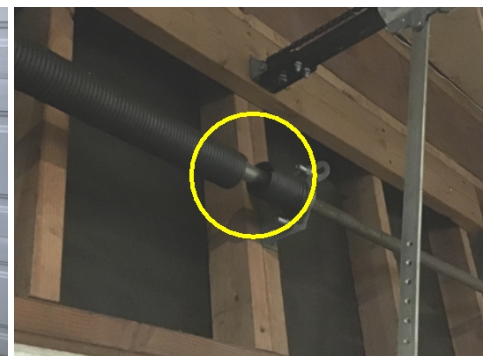
- There are old and dry appearing moisture stains present. Recommend follow up with owner to determine history and if further evaluation by a contractor or roofer is needed. Be aware hidden conditions may exist. Stains were noted in the following area: On the ceiling



Page 28 Item: 9

Garage Door  
Defects

- Weather strip on the vehicle door(s) is damaged or missing: This should be repaired as part of normal maintenance. This observation was made on the following door(s): Right door
- The vehicle doors have minor cosmetic damage: This observation was made on the following door(s): Both doors.
- Vehicle door spring damaged: Recommend follow up with door installer for service and repair. This observation was made on the following door(s): Left door
- Automatic vehicle door opener(s) not operational: Repair/replacement indicated. Noted: Right door



## Interior

Page 29 Item: 2

Flooring Defects

- There is staining of the carpet. A professional carpet cleaner should be called to evaluate. This was noted in the front right bedroom
- Use related floor wear was noted: The existing floor wear may best be described as: "Normal" and minor appearing wear and deterioration.

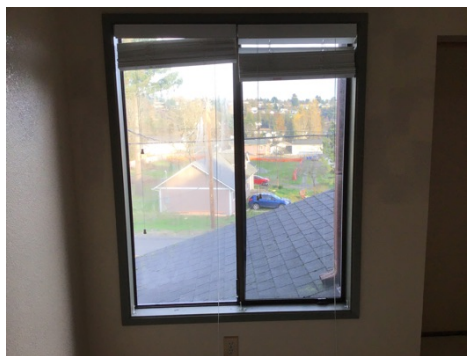




Page 30 Item: 3	Walls & ceiling	<ul style="list-style-type: none"> <li>Use related wall/ceiling wear was noted: This would include such things as scrapes, small holes, dents, scratches, holes from hanging items, scuffs, indentations from furniture and areas of damaged texture to name a few. This typically includes trim, such as baseshoe molding and/or corner molding. The existing wear may best be described as "Normal" and minor appearing wear and deterioration.</li> </ul>
Page 30 Item: 4	Finish & Trim	<ul style="list-style-type: none"> <li>Conditions exist regarding the interior paint: The interior paint coverage appears very thin with noticeable brush/roller marks and nonuniform color.</li> </ul>



Page 30 Item: 5	Windows	<ul style="list-style-type: none"> <li>Fogged or failed double pane window(s) observed: Double pane glass sometimes loses its seal causing steaming or fogging in between the panes, as well as some loss of insulating ability. Replacement is indicated (Be aware that cooler weather makes this condition very difficult to identify, and under such conditions it is possible other windows may be failed, but not identified during the inspection). This was noted in the Family room, Front right bedroom, Dining room</li> <li>Some window screens are missing: Replacement indicated.</li> </ul>
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Page 31 Item: 6	Interior Doors	<ul style="list-style-type: none"> <li>Interior door damage viewed: Maintenance repair/replacement is indicated. Damage was seen on the following door(s): Bath off Family room, Front right bedroom</li> <li>Some minor rubbing and/or binding of interior door(s) noted: No recommendations.</li> </ul>
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Page 31 Item: 8

Insulation

- Attic not insulated to current standards: Recommend improving for energy savings.

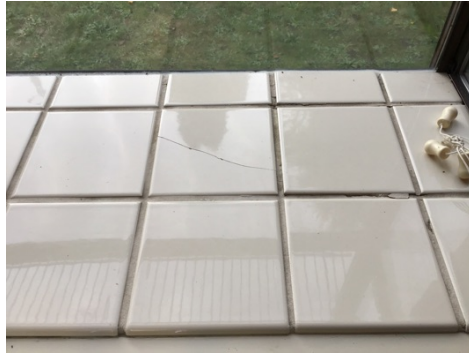



Page 32 Item: 9

Closets & Cabinets

- The closets are missing floor guides. Recommend installation for added safety. Noted: Front left bedroom
- Missing closet doors noted. Recommend replacement. Noted: Utility closet, Front left bedroom.



Page 32 Item: 10	Miscellaneous	<ul style="list-style-type: none"> <li>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 normally one on each level outside the bedroom area. It is outside the scope of inspection to test CO detectors. Missing family room.</li> </ul>
Kitchen		
Page 33 Item: 3	Countertops	
		
Page 34 Item: 4	Faucets	<ul style="list-style-type: none"> <li>Kitchen faucet is loose: Maintenance attention to resecure the faucet to the sink is indicated.</li> </ul>
		
Page 34 Item: 5	Dishwasher	<ul style="list-style-type: none"> <li>The dishwasher appears older: The dishwasher appears to be an older model and could be prone to failure or malfunction at any time.</li> </ul>
Page 34 Item: 6	Garbage Disposal	<ul style="list-style-type: none"> <li>The garbage disposal appears older: Be aware the disposal appears older and could be prone to failure or malfunction at any time.</li> </ul>
Page 34 Item: 7	Cooktop and Oven	<ul style="list-style-type: none"> <li>The cooktop/oven appear older: Be aware the cooktop and oven appear older and could be prone to failure or malfunction at any time.</li> </ul>
Page 34 Item: 8	Ventilation	<ul style="list-style-type: none"> <li>Kitchen fan recirculates only: This is a common finding on older homes which predate current requirements. Recommend installing a kitchen fan which exhausts to the exterior as a future upgrade if possible or reasonable to do so.</li> <li>Kitchen exhaust fan light did not operate: If replacing the bulb does not correct the condition a professional evaluation may be needed.</li> </ul>



## Bath 2

Page 36 Item: 2

Bathroom Sinks

- Sink stopper is missing or did not operate properly: Maintenance repair/replacement is indicated. Noted: Second floor hall bath



Page 36 Item: 3

Tub/Shower  
General

- The tub/shower drains poorly: If usual homeowner remedies are not effective, recommend follow up with plumber. Noted: Second floor hall bath.



Page 36 Item: 4




Tub/Shower  
Fixtures

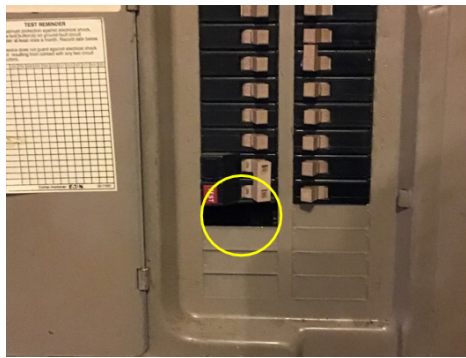
- Tub/Shower faucet control leaks during use: Maintenance repair is indicated. Noted: Second floor hall bath



## Bath 3

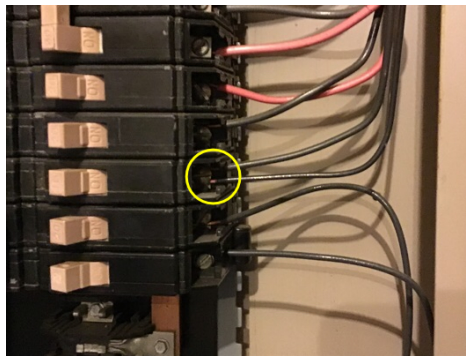


Page 37 Item: 2	Tub/Shower General	<ul style="list-style-type: none"><li>• Damage/Deterioration is seen in the tub/shower: Repair/replacement indicated. If leaking has occurred hidden conditions may exist. Noted: Master bath.</li></ul>
		
Page 37 Item: 3	Tub/Shower Fixtures	<ul style="list-style-type: none"><li>• Showerhead leaks during use: Maintenance repair is indicated. Noted: Master bath</li></ul>
		
Page 37 Item: 4	Bathroom Flooring	<ul style="list-style-type: none"><li>• Conditions related to the tile or slate/stone/masonry bath floor exist: Damage is seen. Recommend evaluation by a licensed flooring contractor. Noted: Master bath</li></ul>
		
Electrical		
Page 38 Item: 2	Panel	<ul style="list-style-type: none"><li>• Unprotected Openings: The electric panel has unprotected openings. For safety, any unused breaker openings or other gaps in the panel should be properly closed. Noted: Garage.</li></ul>



Page 39 Item: 3 Panel Wiring

- Multiple lugging present in the electric panel: This refers to the improper practice of connecting two or more wires to a breaker which is only rated for one wire. While perhaps somewhat of a lesser concern, this also may apply to two or more neutral wires or neutral and ground wires connected under one terminal on the neutral bus. This may allow connections to work loose and overheat. Further evaluation is recommended at least to ensure connections are secure if not in need of correction. Noted: Garage.

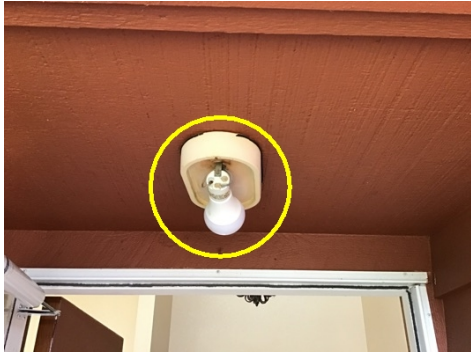


Page 39 Item: 4 Receptacles

- The refrigerator is on a GFCI outlet. Recommend installing the refrigerator to a none GFCI outlet to prevent accidental power loss. Noted: Garage
- GFCI outlet protection is incomplete or absent: Ground Fault Circuit Interrupter (GFCI) outlets are currently required for the following areas: Exterior, Garage, Bathrooms, Kitchen, Spas, Hydromassage tubs, Pools, Fountains, Crawl Spaces, and Unfinished Basements. They should be considered as a safety upgrade for homes which predate the current requirement. The presence of complete GFCI outlet protection could not be confirmed in the following area(s). Noted: Kitchen
- Loose electric outlets are seen: Loose outlets should be properly secured to prevent damage. Noted: Front left bedroom

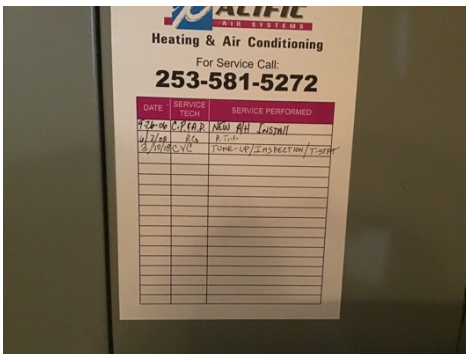


Page 40 Item: 5	Lights	<ul style="list-style-type: none"> <li>Lights are missing a cover or globe: Replacement indicated. Noted: Exterior front, Second floor hallway.</li> <li>Some missing or damaged switch cover plates noted: Recommend correction. Noted: Garage</li> <li>Lights are not operational in some areas: This may occur simply due to a bad bulb. 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: Family room bath, Second floor hallway, Kitchen</li> </ul>
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## ELECTRIC FURNACE

Page 41 Item: 2	General Condition	<ul style="list-style-type: none"> <li>The service record on the appliance indicates it was serviced within the last year. Should any issues occur after taking possession, contact the servicing company as warranty service may be available. Date of service was: 03/17/2018</li> <li>At the time of inspection when testing the heating unit the temperature was noted at 90.5 deg F</li> </ul>
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## FIREPLACE/WOODSTOVE



Page 42 Item: 2	General	<ul style="list-style-type: none"> <li>A wood burning safety note: With the exception of 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 ensure that wood burning appliances 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> </ul>
Electric Plumbing		
Page 43 Item: 3	Water Heater General	<ul style="list-style-type: none"> <li>Water heater appears older, (&gt;10 years old): Be aware unit may be nearing end of useful life and may need replaced soon. It may not be reliable. Determining the life expectancy of plumbing related equipment is outside the scope of inspection. Water heater location: Garage.</li> </ul>
Page 43 Item: 4	Water heater TPR :	<ul style="list-style-type: none"> <li>Conditions related to the water heater TPR line exist: For safety, the manufacturer's installation requirements of the temperature and pressure relief 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. The following conditions were seen: The pressure relief line is improperly sloped. Water heater location: Garage.</li> </ul>
		
Page 43 Item: 5	Plumbing Supply Lines :	<ul style="list-style-type: none"> <li>Some plumbing supply line insulation is damaged or missing: Maintenance repair is indicated. Crawlspace</li> <li>A note about old pipes: 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.</li> </ul>



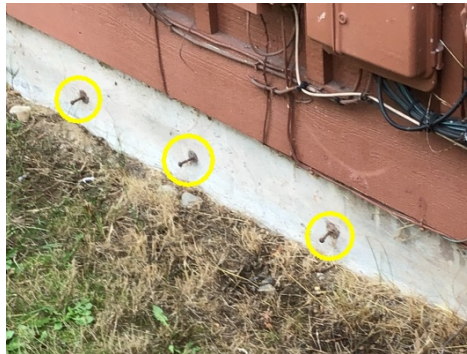
Page 43 Item: 6	Plumbing Waste Lines :	<ul style="list-style-type: none"><li>• The plumbing waste lines are older: Waste lines which are older, typically 20 years or more, may have hidden damages or blockages which will not be detected during an inspection. In fact, the condition of buried lines is outside 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.</li></ul>
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**Sewer Scope**

Page 44 Item: 1	Sewer Scope Observations	<ul style="list-style-type: none"><li>• The sewer line was entered at the clean out located at the front right corner of the structure.</li><li>• The sewer line pipe was: PVC</li><li>• The sewer line was in good condition when the camera scope was performed. No areas of concern were noted at this time. Periodic inspection of the line is recommended to ensure the line remains in good condition, with no root intrusion or other concerns developing. No action is needed at this time.</li></ul>
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**Structural/ Crawlspace**

Page 45 Item: 2	Foundation	<ul style="list-style-type: none"><li>• Other foundation conditions exist: Exposed snap ties recommend removal for safety. Noted: Right side.</li></ul>
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Page 45 Item: 3	Structure Insulation :	<ul style="list-style-type: none"><li>• The sub floor insulation has been installed incorrectly: Installing sub floor insulation with the vapor barrier facing the wrong way, (not toward the heated side). may lead to condensation within the joist spaces. An insulation contractor will be able to suggest a proper remedy.</li></ul>
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Page 45 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>
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## WDO

Page 50 Item: 3	WDI Risk	<ul style="list-style-type: none"><li>• 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.</li></ul>
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## Exterior/ Damage

Page 50 Item: 1	Exterior Siding	<ul style="list-style-type: none"><li>• There is damage noted to lower siding. Be aware hidden conditions may exist. This was seen in the following area: Left side</li></ul>
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Page 51 Item: 2	Trim	<ul style="list-style-type: none"><li>• There is decay seen in the trim. This was noted in the following area: Left side</li></ul>
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Page 51 Item: 3	Deck	<ul style="list-style-type: none"><li>• There is decay seen on the decking material. This was noted in the following area: Rear</li></ul>
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**Damage/Interior**

Page 51 Item: 1	Tub or Shower Surround	<ul style="list-style-type: none"><li>• The tub/shower surround is damaged. Hidden conditions may exist. This was noted in the following area: Second floor hall bath</li></ul>
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**Conducive/Exterior**

Page 52 Item: 1	Downspouts	<ul style="list-style-type: none"><li>• Downspouts lack adequate diversion away from house. Downspouts should have elbows and splash blocks to direct water away from the house. Any poor or damaged connections to existing drain lines should be repaired. Unique conditions where a splash block may not be viable and no drain line exists may need to be referred to a licensed drainage contractor for evaluation. This was noted in the following area: Front, Rear</li><li>• Downspout is damaged. Repair is recommended to ensure proper function. This was noted in the following area: Rear.</li></ul>
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Page 53 Item: 2

Foliage

- 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.



Page 53 Item: 3

Other

- Other exterior conducive conditions are seen: There is wood or debris against the structure. Removal of all wood away from the structure by at least ten feet is recommended to prevent access to the structure by wood destroying pest. Noted: Left side



Conducive/Interior

Page 53 Item: 1	Flooring by Tub/Shower	<ul style="list-style-type: none"><li>The caulking on the floor in front of tub/shower has failed. Failed caulking may allow moisture to penetrate into and decay the underlayment and should be repaired. This was noted in the following area: Second floor hall bath, Master bath</li></ul>
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# General Profile

## 1. AGE OF STRUCTURE

Observations: Built: 1984

## 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:

- 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.

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.

# Boggs Inspection Conditions

## 1. Temp in Deg F

Observations 50-60

## 2. Weather

Observations Overcast

## 3. Utilities

Observations : All utilities on.

## 4. House Occupied

Observations No

## 5. People Present

Observations Buyers agent • Purchaser(s)

## 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.

## 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.

## 1. Site Views



## 2. Retaining Wall

Description Location: Rear, Front • Type(s): • Rock Timber:

## 3. Driveway

Description Type: • Concrete

Observations:

- Erosion and/or settling of driveway is present: Follow up with a licensed contractor specializing in driveway installation and repair is advised. Depending on severity further evaluation by an engineer may be needed at contractor's discretion.



## 4. Siding And Trim

Description Primary structure. Materials: Wood, Composite Wood .

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

- Severity at this time of the extent of caulking failure might best be described as: Minor



## 5. Concrete, Masonry Patio

Description Location: Rear • Material: • Concrete

Observations:

- Erosion or settling of concrete surface is present. Follow up with a licensed contractor specializing in patio installation and repair is advised. This condition was noted on the following patio slab: Rear



## 6. Entry Doors

Description Number of Entry: Two

Observations:

- Exterior door damaged or deteriorated: Repair or replacement suggested. These conditions were noted in the following areas: Front entry door.
- Screen/storm door damaged. This condition was noted on the following door: Rear screen slider.



## 7. 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, weather sides of the house are the first to show signs of failure. The frequency of repainting depends largely upon the quality of the preparation, the quality of the paint and the quality of the application. Back rolling and back brushing is always preferred to simply spraying on the product. In general, flat paints do not seem to hold up as well as 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: Moderate



# Deck

**Limitations.** Any area which is hidden from view, or inaccessible to a hands on inspection, is excluded from the inspection. This includes decks where dense foliage, debris, dirt and/or stored items are against, or on, the deck. Where decks or other structures are built close to, or on the ground, or a waterproof structure or tarp has been installed on the underside of a deck, the area beneath the deck or structure as well as the lower portion of the deck or structure will be inaccessible for inspection. Where decks are covered by roofing material, carpet or other flooring materials, no comment can be made about of the condition of the decking material beneath it. Be aware that inaccessible areas may be vulnerable to infestation and damage from wood destroying organisms and hidden conditions may exist.

**Procedure** The accessible deck(s) were observed for any readily visible issues related to general condition. Gentle probing was performed in an effort to identify any decay or deterioration. Conditions related to wood rot, or wood destroying insects, or issues which may cause excessive moisture conditions will be documented in the WDO report.

1. The accessible and visible framing of the deck(s) were observed for any readily apparent issues related to framing, general construction and seismic reinforcement.
2. The accessible deck stairs and stair railings were observed for any readily visible issues related to condition, stability and installation.
3. The accessible deck attachments were observed for any readily visible issues related to condition and installation including seismic connections and lag screws.

## 1. General Condition

### Observations:

- This structure contains porches and/or decks with less than minimum clearance for inspection as described within the "Inspection Standards" documented in this report. Any hidden wood destroying organism infestations, infections, damage and/or conducive conditions, which may be present under the deck and/or porch are excluded from this report. Noted: Front
- There is deterioration of the finished deck surface(s): Exposed wood decks and landings require periodic cleaning and application of paints, stains or sealant as part of regular maintenance. A paint or hardware store can offer advice about the best methods to preserve your deck. These conditions were noted in the following areas: Front, Rear.
- The wood deck lacks a flashing detail where it attaches to the structure. A flashing detail should be installed to protect the deck ledger board and siding behind it from moisture. Be aware that on older structures hidden conditions may exist. Noted: Front, Rear.
- Exposed lifting nails seen. Recommend repair for added safety. Noted: Rear.





## 2. Guards :

### Observations:

- Conditions related to the deck guard rail balusters are seen: Some or all balusters are >4 inches apart. Be aware that more widely gapped stair or handrail spindles may represent some risk to small children who could become stuck or fall through, caution is advised. On taller decks where the risk of injury is greater, correction or modification is advised. These conditions were noted in the following areas: Rear



## 3. Stairs :

### Observations:

- Conditions related to the deck stair handrail are seen: No gripable deck stair handrail is present. Recommend installing for safety. Noted: Front



## 4. Attachment

### Observations:

- The deck is not attached via a ledger board: The ledger board is critical to deck installation as it offers resistance against downward and lateral forces when installed properly with lag screws. Further, exterior sidings are not rated to have deck joists or hangers directly attached to them. Recommend evaluation by a licensed contractor. These conditions were noted in the following areas: Rear





# 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. Bogg's will not be responsible for reinspection of any repairs performed. Bogg's 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 Bogg's Home Inspection Services

### Please Read Carefully

1. Cedar shake or shingle roofs will not be walked on due to risk of damaging material and due to possible safety risk to inspector since these roofs are often quite slippery.
2. Concrete or ceramic tile roofs will not be walked on due to risk of damage to roofing material.
3. Steep pitched roofs will not be walked on due to risk of falling. Steep is defined as greater than a 6 in 12 rise.
4. Two story or taller roofs may not be walked on due to safety risk for inspector.
5. Whenever a condition exists which, in the opinion of the inspector, creates a possible safety hazard for the inspector, (such as snow or ice), or may result in damage to the roof, the roof will not be walked on.
6. When a roof cannot be walked on, or when snow, ice or debris prevents visual examination of the roof, hidden defects may exist which are outside the scope of inspection.
7. When the chimney cannot be readily or safely accessed for inspection, hidden damages may exist which are outside the scope of inspection. Complete examination of the interior of chimneys or flues is outside the scope of inspection. It is always recommended that chimneys be professionally inspected and cleaned by a chimney sweep prior to first use by a new homeowner.
8. Fogging or steaming of double pane skylights may only be visible during certain weather conditions, (typically higher temperatures), and may not be apparent during the inspection, especially if the skylights are dirty.
9. It is beyond the scope of inspection to determine the condition of the 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. Roof Access

Walked on roof.

### 3. Style

Description Gable and Hip

### 4. Material Types

Materials: 3 Tab Composition shingles

### 5. Estimated Age of Roof

Description 5 - 7 years

### 6. Estimated Layers

Description Roof appears to be single layer:

### 7. General Defects

Observations:

- Normal appearing aging is present: There are some signs of weathering and aging which would seem consistent with the age of the roofing material. Regular maintenance and inspections are advised. Noted: Primary structure.
- There is moss or debris present on roof: As normal structure maintenance moss and debris should be cleaned off of the roof as it can lead to damage and leaking. At this time the amount of moss or debris buildup would best be described as: Moderate. Noted: Primary structure



### 8. Venting

Description Typical: Can vents close to the ridge, eave or soffit vents and gable end vents.

### 9. Skylights

Description None present

### 10. Flashing

Observations:

- The chimney cricket is missing. A cricket is designed when the chimney width is greater than 30 inches to allow water to divert away from the chimney. Further review is recommended. Noted: Primary structure.



## 11. Gutter

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

Observations:

- Gutters sagging or pulling away from house. Recommend repair. Noted: Front
- Gutter is sloped improperly and holding water. Recommend correction. Noted: Left side



## 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 Type: Attached two car garage.

### 2. Construction

Description Construction Type: {Finished} : Finished framed walls and ceiling covered with fire taped or textured sheetrock. Note: With sheetrocked surfaces, it is typical for small cracks and/or nail pops to either be present during the inspection, or to develop at a later date. Such small cracks and nail pops are common and generally relate to normal settling, expansion and contraction which occurs. Similar cracks are also common in older lathe and plaster surfaces. Cosmetic repair, if desired, is part of normal maintenance and unless the finding is unusual or severe, further mention is not made in this report

### 3. Wall Insulation

Description Wall Insulation: Unable to determine if wall insulation is present.

### 4. Attic

Description No attic space exists over the garage.

### 5. Flooring

Description Type : 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 Vehicle Doors: Two roll up doors with automatic openers are 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.
- Finished floor coverings are installed over the concrete: Determining the condition of the concrete slab beneath floor coverings is outside the scope of inspection.



## 8. Garage Defects general

### Observations:

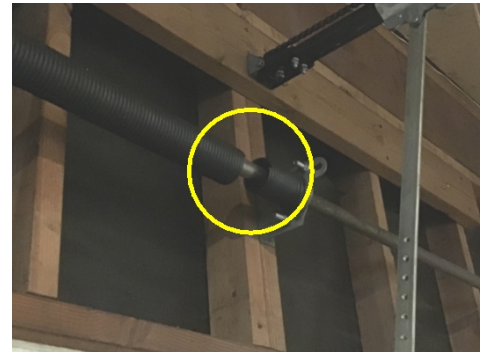
- There are old and dry appearing moisture stains present. Recommend follow up with owner to determine history and if further evaluation by a contractor or roofer is needed. Be aware hidden conditions may exist. Stains were noted in the following area: On the ceiling



## 9. Garage Door Defects

### Observations:

- Weather strip on the vehicle door(s) is damaged or missing: This should be repaired as part of normal maintenance. This observation was made on the following door(s): Right door
- The vehicle doors have minor cosmetic damage: This observation was made on the following door(s): Both doors.
- Vehicle door spring damaged: Recommend follow up with door installer for service and repair. This observation was made on the following door(s): Left door
- Automatic vehicle door opener(s) not operational: Repair/replacement indicated. Noted: Right door



# Interior

Limitations, Exclusions and Barriers Related 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. Three • Wall/ Ceiling. Drywall • Living Room/ Family Room. There is a living room and family room present. • Windows: Aluminum single pane , Aluminum double pane

## 2. Flooring Defects

Materials: Carpet • Tile

Observations:

- There is staining of the carpet. A professional carpet cleaner should be called to evaluate. This was noted in the front right bedroom
- Use related floor wear was noted: The existing floor wear may best be described as: "Normal" and minor appearing wear and deterioration.



### 3. Walls & ceiling

Materials: Note: With sheetrocked and plastered surfaces it is typical for small cracks and/or nail pops to either be present, during the inspection or to develop at a later date. Such small cracks and nail pops are common and generally relate to normal settling, expansion and contraction which occurs. Cosmetic repair is part of normal maintenance and unless the finding is considered unusual or severe, further mention is not made in this report. • Drywall.

Observations:

- Use related wall/ceiling wear was noted: This would include such things as scrapes, small holes, dents, scratches, holes from hanging items, scuffs, indentations from furniture and areas of damaged texture to name a few. This typically includes trim, such as baseshoe molding and/or corner molding. The existing wear may best be described as "Normal" and minor appearing wear and deterioration.

### 4. Finish & Trim

Observations:

- Interior painted surfaces showing signs of wear: Painting is part of normal maintenance. Paint wear may include thinning, nicks, gouges, cracking, peeling and loss of luster to name a few. At this time, the amount of wear might best be described as: Minor.
- Conditions exist regarding the interior paint: The interior paint coverage appears very thin with noticeable brush/roller marks and nonuniform color.



### 5. Windows

Observations:

- Fogged or failed double pane window(s) observed: Double pane glass sometimes loses its seal causing steaming or fogging in between the panes, as well as some loss of insulating ability. Replacement is indicated (Be aware that cooler weather makes this condition very difficult to identify, and under such conditions it is possible other windows may be failed, but not identified during the inspection). This was noted in the Family room, Front right bedroom, Dining room
- Some window screens are missing: Replacement indicated.





## 6. Interior Doors

### Observations:

- Interior door damage viewed: Maintenance repair/replacement is indicated. Damage was seen on the following door(s): Bath off Family room, Front right bedroom
- Some minor rubbing and/or binding of interior door(s) noted: No recommendations.



## 7. Attic

Description The attic area was entered. • FRAMING: • Truss • SHEETING: • Plywood or OSB over skip sheeting • INSULATION: • Type and Amount: • Cellulose Fiber: (R-Value 3.4-3.6/Inch). • Approximately 4-8 Inches present.

## 8. Insulation

### Observations:

- Attic not insulated to current standards: Recommend improving for energy savings.



## 9. Closets & Cabinets

### Observations:

- The closets are missing floor guides. Recommend installation for added safety. Noted: Front left bedroom
- Missing closet doors noted. Recommend replacement. Noted: Utility closet, Front left bedroom.



## 10. Miscellaneous

### Observations:

- 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 normally one on each level outside the bedroom area. It is outside the scope of inspection to test CO detectors. Missing family room.



## 11. Interior Barriers

### Observations:

- Windows are dirty.

# Kitchen

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

- 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.
- 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

- Cabinets and Sinks: Typical 1 sink
- Dishwasher: A built in dishwasher is installed
- Disposal: A built in garbage disposal is installed
- Cook-top and Oven: A built in electric cooktop and oven is installed
- Hood or Fan: A built in recirculating type range hood is installed

## 2. Cabinets & Shelving

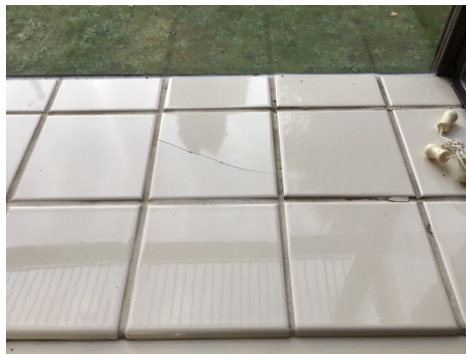
### Observations:

- Typical use related kitchen cabinet/shelving wear is seen: This may include various cosmetic dents, dings, scrapes, deterioration, worn finish, and doors/drawers which may not operate smoothly. At this time the typical wear noted might best be described as minor.

## 3. Countertops

### Observations:

- Typical use related kitchen countertop wear is seen: This may include various cosmetic damages, dings, scrapes, deterioration and worn finish. At this time the typical wear noted might best be described as minor.



## 4. Faucets

### Observations:

- Kitchen faucet is loose: Maintenance attention to resecure the faucet to the sink is indicated.





#### 5. Dishwasher

##### Observations:

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

#### 6. Garbage Disposal

##### Observations:

- The garbage disposal appears older: Be aware the disposal appears older and could be prone to failure or malfunction at any time.

#### 7. Cooktop and Oven

##### Observations:

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

#### 8. Ventilation

##### Observations:

- Kitchen fan recirculates only: This is a common finding on older homes which predate current requirements. Recommend installing a kitchen fan which exhausts to the exterior as a future upgrade if possible or reasonable to do so.
- Kitchen exhaust fan light did not operate: If replacing the bulb does not correct the condition a professional evaluation may be needed.



## Inspector Checklist

## 1. Inspector Checklist

Inspector Must Check All Items:

- Oven Turned off: Yes
- Drained Tubs and showers: Yes
- Turned off all lights interior / exterior: Yes
- Returned thermostat to original setting: Yes
- Shut garage door: Yes
- Windows doors locked: Yes
- Checked and closed yard gates: N/A
- I have taken all photos interior/exterior: Yes
- I have taken all barrier pictures: Yes
- I have a picture of the heat source temperature: Yes
- Did Agent and client leave with you: Yes

## 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 Location: Bath off Family room. • Cabinets and Sinks: Typical 1 sink • Toilets and Bidets: There is one toilet.

## Bath 2

### 1. Bath Room Componets

Description Location: Second floor hall bath • Cabinets and Sinks: Typical 1 sink • Toilets and Bidets: There is one toilet. • Tubs and Showers: A single tub/shower combination is installed.

### 2. Bathroom Sinks

Observations:

- Sink stopper is missing or did not operate properly: Maintenance repair/replacement is indicated. Noted: Second floor hall bath



### 3. Tub/Shower General

Observations:

- The tub/shower drains poorly: If usual homeowner remedies are not effective, recommend follow up with plumber. Noted: Second floor hall bath.



### 4. Tub/Shower Fixtures

Observations:

- Tub/Shower faucet control leaks during use: Maintenance repair is indicated. Noted: Second floor hall bath





## Bath 3

### 1. Bath Room Componets

Description Location: Master bath • Cabinets and Sinks: Typical 1 sink • Toilets and Bidets: There is one toilet.

### 2. Tub/Shower General

Observations:

- Damage/Deterioration is seen in the tub/shower: Repair/replacement indicated. If leaking has occurred hidden conditions may exist. Noted: Master bath.



### 3. Tub/Shower Fixtures

Observations:

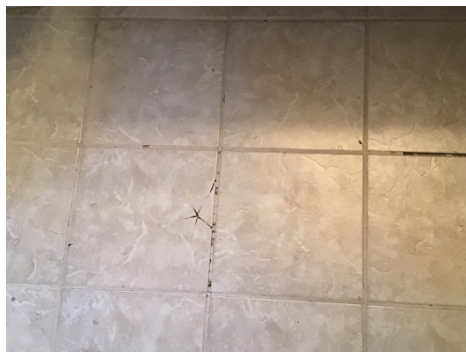
- Showerhead leaks during use: Maintenance repair is indicated. Noted: Master bath



### 4. Bathroom Flooring

Observations:

- Conditions related to the tile or slate/stone/masonry bath floor exist: Damage is seen. Recommend evaluation by a licensed flooring contractor. Noted: Master bath



# Electrical

Limitations, Procedure's, 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.

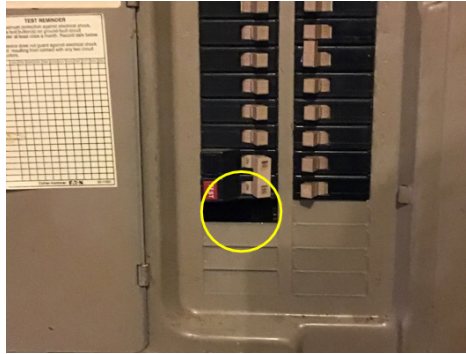
## 1. SERVICE DESCRIPTION

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

## 2. Panel

Observations:

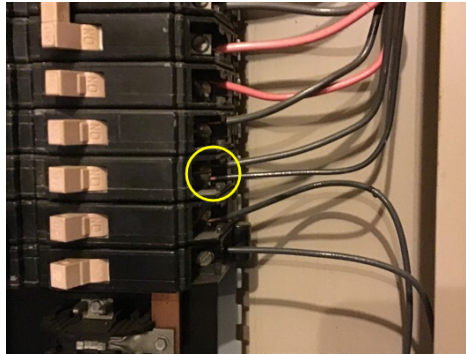
- Unprotected Openings: The electric panel has unprotected openings. For safety, any unused breaker openings or other gaps in the panel should be properly closed. Noted: Garage.



### 3. Panel Wiring

#### Observations:

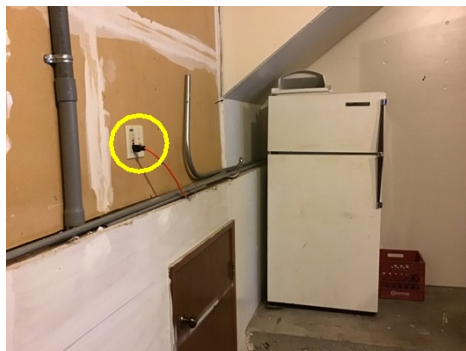
- Multiple lugging present in the electric panel: This refers to the improper practice of connecting two or more wires to a breaker which is only rated for one wire. While perhaps somewhat of a lesser concern, this also may apply to two or more neutral wires or neutral and ground wires connected under one terminal on the neutral bus. This may allow connections to work loose and overheat. Further evaluation is recommended at least to ensure connections are secure if not in need of correction. Noted: Garage.



### 4. Receptacles

#### Observations:

- The refrigerator is on a GFCI outlet. Recommend installing the refrigerator to a none GFCI outlet to prevent accidental power loss. Noted: Garage
- GFCI outlet protection is incomplete or absent: Ground Fault Circuit Interrupter (GFCI) outlets are currently required for the following areas: Exterior, Garage, Bathrooms, Kitchen, Spas, Hydromassage tubs, Pools, Fountains, Crawl Spaces, and Unfinished Basements. They should be considered as a safety upgrade for homes which predate the current requirement. The presence of complete GFCI outlet protection could not be confirmed in the following area(s). Noted: Kitchen
- Loose electric outlets are seen: Loose outlets should be properly secured to prevent damage. Noted: Front left bedroom





## 5. Lights

### Observations:

- Lights are missing a cover or globe: Replacement indicated. Noted: Exterior front, Second floor hallway.
- Some missing or damaged switch cover plates noted: Recommend correction. Noted: Garage
- Lights are not operational in some areas: This may occur simply due to a bad bulb. 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: Family room bath, Second floor hallway, Kitchen



### 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.  
scope of this inspection.
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.

# ELECTRIC FURNACE

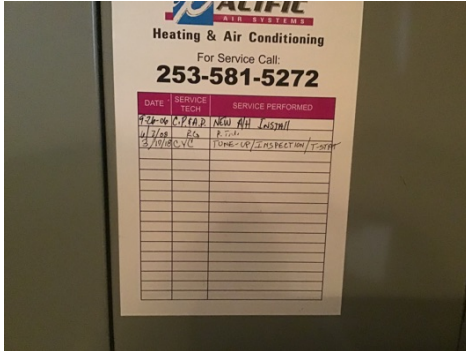
## 1. HEATING DESCRIPTION

Discription Location: Family room closet • Type: Central forced air furnace. • Fuel Source: Electric • Furnace Size: Unable to identify size. • Efficiency: :Mid

## 2. General Condition

### Observations:

- The service record on the appliance indicates it was serviced within the last year. Should any issues occur after taking possession, contact the servicing company as warranty service may be available. Date of service was: 03/17/2018
- At the time of inspection when testing the heating unit the temperature was noted at 90.5 deg 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.
5. The inspector cannot light pilot lights.
6. Safety devices are not tested by the inspector.
- 7 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.
8. 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: Living room • Description: A brick or stone masonry fireplace is present • Fuel Type: The unit operates from wood or wood pellets. • Blower: :No blower or fan is seen. • Venting: Wood framed chimney chase with metal vent pipe

## 2. General

### Observations:

- A wood burning safety note: With the exception of 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 ensure that wood burning appliances 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.

# Electric Plumbing

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

1. Where sub-floor insulation and/or pipe wrap insulation exists, the inspection is limited to those areas where pipes are visible. Insulation will not be removed during the inspection. The condition of pipes inside finished walls also cannot be assessed. Be aware that in either circumstance, hidden conditions may exist which are outside the scope of inspection.
2. Where a finished basement or slab on grade construction exists, the inspection is limited to those portions of pipes which are not concealed by wall and ceiling surfaces and by concrete slab. Conditions present in pipes which are concealed from view are outside the scope of inspection.
3. 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 Location Main structure including any additions or remodels. • Supply Lines: Copper • Water Shutoff: :In the garage • Waste Lines: ABS • Pressure: Water pressure in PSI is: 70 • Temperature : Water temperature in deg F is: 110

### 2. Water heater

Description Location: Garage. • Size: 50 Gallons • Fuel: Electric

### 3. Water Heater General

#### Observations:

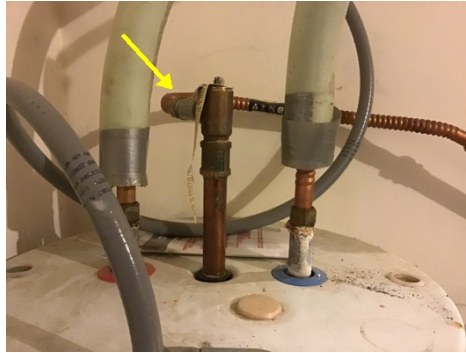
- Water heater appears older, (>10 years old): Be aware unit may be nearing end of useful life and may need replaced soon. It may not be reliable. Determining the life expectancy of plumbing related equipment is outside the scope of inspection. Water heater location: Garage.



#### 4. Water heater TPR :

##### Observations:

- Conditions related to the water heater TPR line exist: For safety, the manufacturer's installation requirements of the temperature and pressure relief 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. The following conditions were seen: The pressure relief line is improperly sloped. Water heater location: Garage.



#### 5. Plumbing Supply Lines :

##### Observations:

- Some plumbing supply line insulation is damaged or missing: Maintenance repair is indicated. Crawlspace
- A note about old pipes: 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.



#### 6. Plumbing Waste Lines :

##### Observations:

- The plumbing 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.

# Sewer Scope

## 1. Sewer Scope Observations

**Materials:** A sewer scope inspection is a video camera inspection to inspect the main sewer line from the house out to 100ft. The line is accessed through a readily accessible clean out. The inspector will determine the best access point, and the report will outline where the line was entered. The camera inspection does not scope every drain line in the home or all the drain lines running underneath the house. The intent is to inspect the line that runs from the house to the final service point, and to inspect this buried line for defects. The results of the inspection are outlined below.

**Observations:**

- The sewer line was entered at the clean out located at the front right corner of the structure.
- The sewer line pipe was: PVC
- The sewer line was in good condition when the camera scope was performed. No areas of concern were noted at this time. Periodic inspection of the line is recommended to ensure the line remains in good condition, with no root intrusion or other concerns developing. No action is needed at this time.

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

**Procedure.** The accessible foundation was observed for any issues related to condition or installation. This includes cracking, damage or spalling; deflection; undermining; settling or heave; possible water penetration, openings, etc. Small cracks are typical and expected and unless considered severe, are not reported on.

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.

## Structural/ Crawlspace

### 1. Location

Description : Location: Primary structure. • Space Below Grade: Raised Foundation. • Perimeter Foundation: Concrete footing and stem wall. • Footings: Poured concrete pads. • Framing: Wood floor joists supported by posts and beams. • Foundation Anchoring: Cannot identify anchoring due to method of construction • Sub Flooring: Plywood • Sub Floor 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:

- Other foundation conditions exist: Exposed snap ties recommend removal for safety. Noted: Right side.



### 3. Structure Insulation :

#### Observations:

- The sub floor insulation has been installed incorrectly: Installing sub floor insulation with the vapor barrier facing the wrong way, (not toward the heated side). may lead to condensation within the joist spaces. An insulation contractor will be able to suggest a proper remedy.



### 4. Vermin/Animals :

#### Observations:

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



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

Please Read carefully

### WOOD DESTROYING ORGANISM INSPECTION REPORT.

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

### II. INSPECTION PROCEDURES:

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

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

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

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

### III. LIMITATIONS OF INSPECTIONS.

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

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

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

extension to the scope of this inspection. If a more qualified opinion is desired, the services of a licensed roof system professional should be obtained.

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

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

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

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

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

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

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

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

**(b) CONDITIONS REVEALED DURING THE PERFORMANCE OF RECOMMENDATIONS:** Should

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

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

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

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

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

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

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

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

**Limitations of the Inspection:**

- a. Structures built close to, or on the ground, and/or decks with less than 5 foot clearance beneath their substructure are, by their nature inaccessible.
- b. Where dense foliage, stored personal items, and/or debris is against the structure, those areas of the structure will not be inaccessible for inspection.
- c. Where soil is in contact with wood members, those wood members will not be fully available for visual inspection and hidden conditions may exist.
- d. Where the home is occupied, personal furnishings, appliances and stored items will limit access for inspection. No personal furnishings, (computer and electronic equipment in particular), appliances, or stored items will be moved by the inspector during the inspection.
- e. Where the main water supply is off, Boggs bears no responsibility for plumbing leaks which may become evident after service is restored. Boggs will not attempt to restore service to the structure.



- f. Where carpeted floor coverings are present, the condition of the substrate beneath, whether wood or concrete, interior or exterior, cannot be determined.
- g. Where floor coverings have been installed over concrete and/or finished floor coverings are ceramic tile, masonry or stone, testing with a moisture meter may not yield reliable results and hidden moisture conditions could exist.
- h. Newly installed vinyl floors, (up to 2 months), residual moisture in the glue may give false positive moisture readings when tested with a moisture meter and actual hidden leakage, (such as a leaking wax ring on a toilet), may be present.
- i. Portions of a structure that cannot be inspected without excavation, demolition or the physical removal of objects are inaccessible and may be subject to hidden infestation and damage by wood destroying organisms. Such areas include, but are not limited to: wall voids; spaces between floors; areas concealed by insulation; substructures with clearances less than 18 inches between unimproved ground and wood joists or less than 12 inches between unimproved ground and beams; substructures with insufficient clearances between wood members and piping or ducts and unimproved soil so as to make passage impossible; sleeper floors; areas concealed by furniture, appliances or personal possessions; locked rooms; and/or areas which may imperil the health or safety of the inspector. Inaccessible areas are, by their nature, excluded from the inspection.
- j. Inspection of roof systems, attic spaces, detached sheds or outbuildings and detached decks are outside the scope of inspection and no comment can be made regarding the condition, viability or life span of said structures.
- k. Boggs assumes no liability for Carpenter Ant infestations not identified during their dormant season.
- l. Newly painted materials often obscure visible evidence of infestation and damage.
- m. Where the sub-flooring is insulated, sub-structure framing components and sub-flooring will not be visible for inspection. Sub-floor insulation will not be removed during the inspection. Be aware that hidden damages and/or hidden infestation of wood destroying organisms may exist.
- n. Where a basement has finished wall, ceiling and floor surfaces, structural components will not be visible for inspection.  
Be aware that hidden damages and/or hidden infestation of wood destroying organisms may exist.
- o. Where the crawl space has standing water; hazardous debris of any kind, including broken glass, fecal waste or suspect chemical waste, inspection will be at the discretion of the inspector and cleanup may be required prior to inspection.
- p. Where the structure is a manufactured home, the factory installed belly vapor barrier will present assessment of the structural components. Be aware that hidden damages and/or hidden infestation of wood destroying organisms may exist.

## 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.

## WDO

**EXCLUSIONS FROM REPORT:** The roof system and attic space is excluded from this report. All other species, types and categories of non-wood destroying organisms and animals, whether vertebrate or invertebrate, are specifically excluded from this report. These organisms may include, but are not limited to: roaches; fleas; all varieties of non-wood destroying bees, wasps and insects;

birds; squirrels; bats; snakes; mice, rats, and all other rodents or vermin. Inasmuch as it is neither practical nor realistic to completely and/or effectively seal any structure against entry of many of these organisms, particularly mice, it is typical and expected to discover these organisms or evidence of their presence inside the crawl space, the attic and/or the living space, particularly in wooded or country-like settings. Said evidence may include, but not be limited to the presence of excrement, nesting debris and/or carcasses. If a condition related to these organisms is present which, in the opinion of the inspector, appears to be extreme, severe or unusual it may be reported on at the discretion of the inspector.

About Treatment Recommendations: Any recommendations for chemical treatment should be referred to a WSDA licensed pest applicator. Treatment material should be EPA approved and treatment should conform with industry standards. The applicator shall provide a one year warranty against reinfestation.

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

#### 1. GENERAL INFORMATION

- WSDA ICN: 10642BH020
- COMPANY: Boggs Inspection Services Inspector Keith Bowman Lic # 1202
- Address : P.O. Box 8004 Lacey Wa 98509
- Phone : 360.480-9602
- CLIENT INFORMATION
- Buyer:
- INSPECTOR INFORMATION: Keith Bowman

#### 2. Infestation

Observations:

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

#### 3. 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.

## Exterior/ Damage

#### 1. Exterior Siding

Observations:

- There is damage noted to lower siding. Be aware hidden conditions may exist. This was seen in the following area: Left side



## 2. Trim

### Observations:

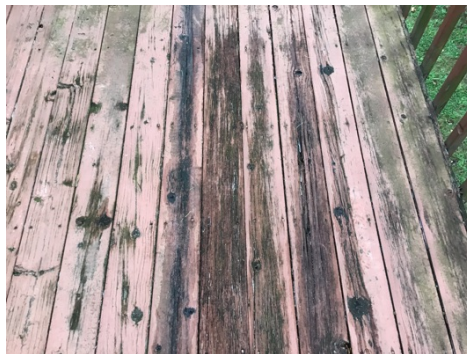
- There is decay seen in the trim. This was noted in the following area: Left side



## 3. Deck

### Observations:

- There is decay seen on the decking material. This was noted in the following area: Rear



# Damage/Interior

## 1. Tub or Shower Surround

### Observations:

- The tub/shower surround is damaged. Hidden conditions may exist. This was noted in the following area: Second floor hall bath





## Conducive/Exterior

### 1. Downspouts

#### Observations:

- Downspouts lack adequate diversion away from house. Downspouts should have elbows and splash blocks to direct water away from the house. Any poor or damaged connections to existing drain lines should be repaired. Unique conditions where a splash block may not be viable and no drain line exists may need to be referred to a licensed drainage contractor for evaluation. This was noted in the following area: Front, Rear
- Downspout is damaged. Repair is recommended to ensure proper function. This was noted in the following area: Rear.



### 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. Other

#### Observations:

- Other exterior conducive conditions are seen: There is wood or debris against the structure. Removal of all wood away from the structure by at least ten feet is recommended to prevent access to the structure by wood destroying pest. Noted: Left side



## Conductive/Interior

### 1. Flooring by Tub/Shower

#### Observations:

- The caulking on the floor in front of tub/shower has failed. Failed caulking may allow moisture to penetrate into and decay the underlayment and should be repaired. This was noted in the following area: Second floor hall bath, Master bath

