

## Home Inspection Report

*Includes Complete Wood Destroying Organisms Inspection Report*  
*Washington State Department of Agriculture Inspection Control Number [REDACTED]*

**Inspected Property**

[REDACTED]

**Inspection Time/Date**

9:15 am-2 pm  
February 19, 2009

**Inspector**

Mike Veitenhans  
WSDA SPI License No. 70124

**Client Name**

[REDACTED]

**Client Mailing Address**

[REDACTED]

**Client Phone/Email**

[REDACTED]



**Front View of Inspected Home  
(Front Faces North)**

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## About this Report

This report contains the results of the visual observation of the readily accessible areas of the inspected property. It describes the general condition of major components and installed systems at the time of the inspection. It also includes the results of the structural pest inspection.

As a convenience, the same pest inspection results described in the main body of the report are summarized in the separate Complete Wood Destroying Organisms Inspection Report on page 16. WAC 16-228-2045 requires that a diagram be prepared for WDO inspection reports, but the diagram is not routinely provided with the separate report. However, a copy of the diagram is kept on file for four years from the date of the inspection and is available upon request.

MV Home Inspection, LLC, conducts inspections in accordance with the standards of practice of the National Association of Certified Home Inspectors (page 18 or [www.nachi.org](http://www.nachi.org)) and the Washington State Pest Management Association (page 24 or [www.wspca.org](http://www.wspca.org)). While the inspection meets and, in many areas, exceeds these standards, it is not technically exhaustive; it is subject to the limitations and exclusions noted in the inspection agreement.

No home is perfect; all homes are likely to have problems, from minor to major. This report describes each area of the home that was inspected and lists the problems observed, noting any safety issues and, in most cases, suggesting possible fixes. However, some problems are beyond the scope of a general non-invasive visual inspection to fully explain. Where this is the case, the report calls for further investigation by an appropriate specialist or acquiring additional information from other sources (such as the builder or current owner).

As a convenience, any problem likely to require significant time, energy or resources to further investigate or fix is highlighted as a **MAIN CONCERN**.

No degree of importance should be inferred by the presence or absence of digital photos in this report. Digital photos are simply included where they “describe” problems better than words or where they show problems in “less accessible” areas (such as on roofs or in attics or crawl spaces).

Any and all repairs called for in this report should be performed by licensed contractors or specialists qualified to do the work. Repairs made prior to closing should be inspected prior to closing to ensure they’ve been done properly.

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## General Information

- The home is a 1991 stick-built two-level single family residence with attached three-car garage; it has approximately 3,964 square feet of living space, with three bedrooms and three and a half baths.
- The home was occupied and the electricity, water and natural gas utilities were on at the time of inspection.
- The front of the home faces northwest, but to make relative reference points easier to understand in this report, the front is considered to face north.
- The weather at the time of the inspection was hazy; 45-50°F; the grounds were dry.
- [REDACTED] (client/buyer) and [REDACTED] (buyer’s agent) were present during the inspection.

# Grounds

## How Inspected

- The grounds were walked and observed for potentially impacting landscape features, including slope and drainage. The driveway, walkways, retaining walls and fence were visually inspected. Gates were operated to check function.

## General Description

- The home sits in the middle of property that slopes downward from the back to the front; multiple stone retaining walls terrace the property so drainage slopes away from the perimeter of the home. The home is surrounded by lawn with islands of naturally landscaped beds; some of the beds include large trees. A two-car wide concrete driveway extends from the street and expands at its intersection with the three-car garage; a concrete walkway connects the driveway to the front entry. There is a metal-fenced dog pen/run with two gates behind the garage.

## Problems Observed

- **MAIN CONCERN** The brick lamp post at the end of the driveway is badly damaged (photo next page) and the lamp on top flickered on and off for no apparent reason during the inspection. The post needs to be rebuilt/repared and the wiring to the lamp checked and repaired as needed.
- **MAIN CONCERN** Ivy has engulfed the side chimney at the northeast corner of the home, grown across the siding and into the gutter on the north side of the chimney and under the fascia board and siding on the south side, creating a gap that has been covered with metal screening (photos next page). Plant foliage can clog gutters; clogged gutters overflow to rot wood structures below and create conditions conducive to other wood destroying organisms. When plant foliage “invades” to create gaps in siding and trim, it also provides access to the attic for unwanted critters; rodent droppings observed in that attic are testament to this fact. The ivy needs to be removed from the chimney, siding and gutter and the newly exposed areas inspected and repaired as needed.
- Though the property is terraced to facilitate drainage away from the perimeter of the home, the presence of a sump pump in the low end/east side of the crawl space suggests the potential for water entering the space during heavy rains; water in a crawl space can undermine the foundation over time, causing it to crack and settle (especially during an earthquake), and it creates conditions conducive to rot and other wood destroying organisms. The sump pump had several gallons of water in the well at the time of the inspection, but the electrical outlet providing power to the pump was de-energized due to a tripped ground fault circuit interrupter (GFCI) in the front entry closet. It is unclear why the GFCI tripped (see “Electrical”), but when re-set, the sump pump worked fine (the water in the well was not sufficient to activate the pump on its own, but the pump worked when the activation float was manipulated). Care should be taken to ensure the pump is always in working order.
- The asphalt apron at the end of the concrete driveway is weathered and has lost its resistance to the moisture intrusion which can crack and damage it; sealer topcoat needs to be applied to the asphalt.
- A section of concrete near the bottom of the driveway is cracked. Small “common” cracks are normal, but as they become bigger, moisture, soil and plants intrude to speed the cracking and deterioration of the concrete. Caulking the cracks slows the deterioration.
- The concrete step at the front entry has settled slightly, leaving a crack between it and the entry landing; moisture can intrude to cause further damage to the concrete. The crack needs to be caulked/repared.
- Limbs from a large tree on the east side of the home extend over the roof (photo next page). Limbs and foliage can shade and promote moss and mildew growth on the roof and siding, clog gutters and provide access to the home for wood destroying organisms; tree roots can invade drainage systems and damage foundations. Ideally, the large tree should be removed; at a minimum it needs to be limbed up and pruned away from the home.

- When the large stump near the southeast corner of the deck begins to rot, it will provide an ideal habitat for wood destroying organisms that can find their way into the wood structures of the home. Ideally, the stump should be removed; at a minimum it should be monitored and treated for WDOs as needed.
- Soil/gravel against untreated wood trim at the southwest corner of the deck, in the dog pen/run at the back of the garage and on the west side of the garage will eventually rot the wood and provides access to the home for other wood destroying organisms. The soil/gravel needs to be graded four to six inches below the untreated wood and sloped to drain away.
- Wood debris against the west side of the garage provides an ideal habitat for wood destroying organisms, which can easily find their way into the wood structures of the home. The wood debris needs to be removed.
- The broken pine tree in the back yard needs to be removed.



### Maintenance Tips

- Walk around and inspect the grounds at least twice a year. Keep tree limbs and plant foliage pruned so they're at least 12 inches away from the roof and siding. Grade soil, bark and gravel (which tend to build up over time) so they're at least four to six inches below siding and trim, and sloped to drain away from the foundation. Small "common" cracks typically develop in concrete over time; caulk the cracks when they get big enough to prevent the water, soil and vegetative intrusion which speeds deterioration of the concrete. Apply sealer topcoat to asphalt when the color of the rocks in the asphalt become visible (approximately every three to five years).



# Roof

## How Inspected

- Due to the steep pitch of the roof, inspection was limited to observation through binoculars from the ground; approximately ten percent of the roof (the roof on the east/chimney side of the home) could not be observed due to the angle of view. The underside of the roof was observed from readily accessible areas in the attics above the garage and living space. The roof covering, flashing, gutters, downspouts, chimneys and other flashed penetrations were inspected, but little of the chimney at the northeast corner of the home could be observed due to the ivy covering it. Inspection of the roof does not preclude the possibility of leaks which may be disguised by interior finishes and can develop at any time, depending on rain intensity, wind direction, etc.

## General Description

- The home has a combination gable and hip roofs with pitches ranging between 8/12 and 12/12; the roofs are covered with a single layer of cedar shakes (average life expectancy 15-25 years). Metal valley flashings, gutters and downspouts discharge roof run-off to drains. Flashed penetrations through the roof include roof vents, exhaust vents, plumbing vents, a metal flue serving the gas furnace and water heater, and a skylight.

## Problems Observed

- The cedar shakes appear to be in good condition, but check with the current owner to determine when preservative was last applied to the roof. If it has been more than five years, the shakes need to be treated; regular application of preservative maximizes the life of a cedar shake roof.
- The open gutter ends on the dormer above the front entry, like the ivy-filled gutter previously described, are clogged with debris; other gutters may be clogged, too (observation of the gutters was limited due to the height of the roof). Clogged gutters overflow to create conditions conducive to rot and other wood destroying organisms. All the gutters need to be inspected and cleaned as needed.
- The chimney flues lack weather caps to prevent rain from entering the chimney and combining with combustion gases to deteriorate bricks and mortar. Weather caps need to be installed.



## Maintenance Tips

- Inspect the roof, flashing, gutters and downspouts at least twice a year. Prune tree limbs away from the roof and remove debris from the surface. Clean gutters and downspouts and check downspout drains to ensure they work properly. Clean and treat cedar shake roofs with a stain/preservative every three to five years.

# Exterior

## How Inspected

- The exterior siding, trim, flashing, windows, entries and deck were visually inspected. Entry doors and locks were operated to check function.

## General Description

- The home is clad with painted fibrous cement lap siding and wood trim; sections of the front of the home are covered with a brick veneer. Windows are a mix of wood-framed double pane fixed, slider and casement types. The covered front entry has double wood half-light doors with side lights; double wood full-light doors open from the family room to deck at the back of the home and a single wood full-light door opens to the deck from the kitchen. A metal-clad man door opens from the three-car garage to the fenced dog pen/run at the back of the home. All entry doors have deadbolt locks and all door windows, side-lights and windows next to the jetted tub are tempered safety glass. The deck is framed with treated wood joists, beams and posts; the posts rest on a combination of poured concrete footings and pier blocks. Deck ledger boards are bolted to the side of the home and properly flashed. The deck is covered with stained 5/4 decking.

## Problems Observed

- Paint has peeled from the wood trim at the base of the west master bedroom and living room windows, leaving bare wood exposed; the window frames need to be scraped, primed and painted.
- The double full-light doors from the family room to the back deck stick in the doorframe and won't open; they need to be planed/trimmed to fit or replaced.
- Several boards on the back deck are rotted and need to be replaced.
- Trim pieces around the edge of the deck are installed against (rather than under) the ends of the decking; the trim pieces can trap moisture against the ends of the deck boards causing them to rot (although this is not where the rot has occurred so far). The trim installation needs to be modified or the trim removed all together.
- There is a gap through the siding around the back hose bib; moisture can penetrate to rot wood structures underneath and create conditions conducive to other wood destroying organisms. The gap needs to be caulked/sealed.
- The clothes dryer exhaust vent cover is broken and needs to be replaced.
- The crawl space vent screen below the clothes dryer exhaust vent is damaged; allowing unwanted critters into the crawl space (as evidenced by rodent droppings, damaged insulation and gnawed wiring insulation described elsewhere in this report). The damaged screen needs to be repaired/replaced.
- The door knob on the garage man door is broken and needs to be replaced.

## Maintenance Tips

- Walk around the exterior and inspect the siding, trim, ventilation screens, windows and doors at least twice a year. Caulk gaps in seams around windows and doors and around penetrations through the siding. Replace damaged ventilation screens to prevent unwanted critters in crawl spaces and attics. Repair broken siding and trim; prime and paint/stain any bare untreated wood.

# Basic Structure, Insulation and Ventilation

## How Inspected

- The basic structural components and insulation and ventilation systems were visually inspected from the exterior and unfinished areas in the attics and crawl space. The attic above the garage was entered and walked through the pull-down ceiling hatch/ladder; the attic above the living space was observed from the ceiling hatch in the south bedroom closet (it was not walked to avoid compressing the loose fill insulation). The crawl space was entered and walked/crawled from the floor hatch in the main entry hall closet.

## General Description

- The foundation is a crawl space configuration with concrete perimeter walls and wood beams supported by wood posts on poured concrete footings running down the middle of the space; nailed boards connect beams to posts for seismic resistance. The home is framed with 2 x 12 floor joists, 2 x 6 wall studs and a combination of 2 x 4 and 8 roof trusses and 2 x 8 rafters; the sill plates in the crawl space are treated wood and bolted to the concrete foundation walls. Walls are sheathed with a combination of oriented strand board (OSB) and plywood, floors with OSB and the roof with skip-sheathing boards.
- The attic above the living space has approximately 12" of loose fill insulation and is ventilated via eave and roof vents. The crawl space has approximately 10" of fiberglass batt insulation between the floor joists and a vapor retarder (thick plastic sheeting) over the soil; it is ventilated via perimeter vents. Wall insulation could not be observed due to finished surfaces. The laundry room and baths have exhaust fans.

## Problems Observed

- As previously described, rodent droppings were observed in the attic. The rodents likely gained access to the attic through the now-screened gap on the south side of the ivy-engulfed chimney; once the ivy is removed and any other gaps repaired, the rodents should no longer be a problem.
- Water supply lines in the crawl space are not insulated; exposed hot water pipes lose heat and cold water pipes can freeze during cold weather. The pipes need to be insulated.
- Some of the insulation between the floor joists in the crawl space has fallen and needs to be re-installed; some of the insulation has been damaged by rodents and needs to be replaced. (Once the damaged crawl space vent screen previously mentioned is repaired/replaced, the rodent problems should disappear.)
- Flexible metal ducting for the gas cook top exhaust fan sags, allowing moisture to collect in the ducting; the ducting needs to be properly secured so sagging is minimized.
- Cardboard form tubes remain in place around the poured concrete footings in the crawl space; cardboard in contact with the soil can attract wood destroying organisms. Ideally, the cardboard form tubes should be removed to the soil line.



## Maintenance Tips

- Look in the crawl space and attics at least once a year (after a heavy rain is a good time) to check for signs of moisture intrusion, wood destroying organisms (rot, carpenter ants, termites, etc.), rodents or anything else that shouldn't be present. If you find moisture in the crawl space, check for plumbing leaks or improper grade and downspout discharge on the exterior. If you find moisture in the attic, check for roof leaks. If you find WDOs, fix the moisture problem first (WDOs need moisture to survive), then have the WDOs treated. For rodent infestation, check for damaged ventilation screens and gaps through the siding and trim.

## Attached Garage

### How Inspected

- The attached three-car garage interior was inspected, but approximately half of the poured concrete slab floor could not be observed due to stored items. The windows, doors and garage door openers were operated to check function. The garage doors were detached from their openers to check door spring tension and the openers were tested to see if they reverse/open the doors as they close and encounter obstructions. Wall switches were operated to check function and accessible outlets were tested with a circuit analyzer (see page 10 for any electrical problems found).

### General Description

- The garage has finished walls, a concrete slab floor, lights and outlets; setbacks protect the gas furnace and water heater from accidental impact by a car entering the garage. The auto doors are single wood/composite roll-up types with electric openers. The door to the living space is fire-rated with spring hinges.

### Problems Observed

- None of the auto doors stay in position when detached from their electric openers and closed half way; instead, they fall shut. The door spring tension needs to be adjusted so the doors are balanced (stay open when closed half way); balanced doors put less strain on and prolong the life of electric openers.
- The east auto door electric opener does not reverse/open the door when resistance is applied to the bottom of the door as it closes, a safety concern; the opener should reverse when the door encounters an obstruction. The close force control on the opener needs to be adjusted.
- None of the electric garage door openers have safety eyes on either side of the door to reverse/open the doors as they close when the beams between eyes are interrupted. Installation of safety eyes (if feasible) or replacement of the openers with ones with eyes is recommended as a safety upgrade.
- The door between the attached garage and living space does not automatically close to slow the spread of any fire that may start in the garage to the rest of the living space. The spring hinges need to be adjusted so the door is self-closing.
- The crank for the left casement window on the west side of the garage is missing and needs to be replaced.

## Maintenance Tips

- Adjust spring hinges on the door between the garage and living space when the door fails to automatically close all the way. At least once a year check and adjust the close force controls on the garage door openers and the tension of the garage door springs. Close force controls are adjusted properly if they close a door but reverse (open the door) when pressure is applied to the bottom of the door as it closes; spring tension is adjusted properly if a door is detached from its opener and stays open in the half-closed position.

# Electrical

## How Inspected

- Exposed electrical service and wiring components were inspected. The main panel was opened and inspected for proper grounding, bonding, breaker installation and wiring; the single GFCI breaker was tested with its test button. The fuse/breaker box installed at the main panel to connect a portable generator to the home wiring system was not opened or inspected. Wall switches were operated to check function and accessible outlets were tested with a circuit analyzer. Smoke alarms were tested with their test buttons. The doorbell was operated to check function. There are many loose and disconnected TV cable wires on the exterior of the home, but these and other low voltage wiring systems (telephone, alarm, etc.) were not inspected or tested.

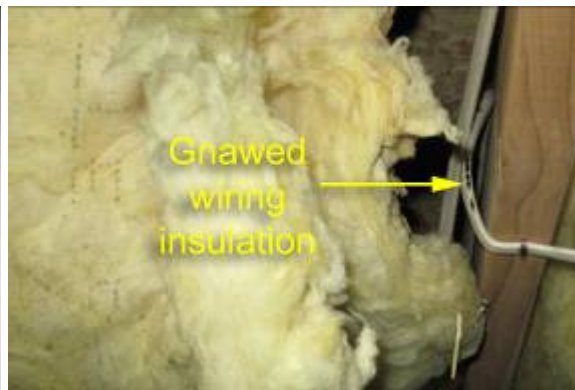
## General Description

- The home has underground 240-volt/200-amp service. The electrical panel with breakers is located on the west wall of the garage; the main disconnect is the single breaker at the top of the panel. Service entrance wires are 4/0 aluminum; branch wiring is non-metallic sheathed copper. A ground fault circuit interrupter (GFCI) breaker in the panel controls the power to the jetted tub in the master bath. (GFCI breakers and outlets de-energize circuits when shock hazards are detected.) GFCI-protected outlets are located on the exterior, in the crawl space (protected by the GFCI in the front entry closet; the outlet in the crawl space operates the sump pump), in the garage (protected by the GFCI on the west wall), in all the bathrooms (protected by the GFCI in the main level half bath) and on the kitchen countertops and island (protected by the two GFCIs near the sink). A fuse/breaker box to connect a portable generator to the home wiring system is installed at the main electrical panel.
- Smoke detectors are located in the hallways on both levels of the home.

## Problems Observed

- **MAIN CONCERN** It's unclear if the fuse/breaker box at the main panel to connect a portable generator to the home wiring system is properly installed; further evaluation by a qualified licensed electrician is recommended. The electrician can make any needed repairs and explain how to properly operate the auxiliary system.
- Two of the screws securing the main panel cover are stripped and two of the screws are sheet metal screws with pointed ends that can penetrate wiring inside the panel, creating a potential shock hazard and safety concern. The stripped and sheet metal screws need to be replaced with properly-sized blunt-end electrical panel cover screws.
- There is a large uncovered knockout hole inside the main panel (photo next page); if rodents get into the wall, they can get inside the panel to damage wiring and cause short circuits (a real possibility). A knockout cover needs to be installed over the hole.
- Rodents have gnawed through the outer insulation on some of the wiring in the crawl space, a safety concern (photo next page); damaged wiring can arc to start fires, though properly functioning breakers normally trip before this occurs. Wiring in other areas of the crawl space should be inspected when rodent-damaged fiberglass insulation is replaced (as called for elsewhere in this report). If only the outer insulation of wiring is damaged and insulation around individual wires is intact, the wiring can be repaired by wrapping it with electrical tape; otherwise, some wiring may need to be replaced.
- When first inspected, the outlet in the crawl space that provides power to the sump pump was de-energized; it is controlled by the GFCI in the front entry closet. Re-setting the GFCI fixed the problem, but the reason the GFCI tripped in the first place is unclear. The GFCI needs to be monitored to ensure it continues to provide power to the sump pump; if it trips again, the wiring to the pump needs to be inspected for damage (rodent gnawing?) or the GFCI may need to be replaced (they wear out).
- The exterior electrical outlet at the front entry doesn't work; if it's GFCI protected, the GFCI that controls it could not be found. The outlet and wiring need to be inspected and repaired by a qualified licensed electrician.

- As previously mentioned, the lamp on the brick post at the end of the driveway flickered on and off for no apparent reason during the inspection; the lamp and wiring can be checked and repaired when the electrician repairs the outlet at the front entry (the two electrical problems may be related).
- The emergency shut-off for the heat pump on the exterior of the home is badly damaged, a potential shock hazard and safety concern. If the heat pump is replaced, the shut-off it needs to be repaired; if the heat pump is removed, the wiring to the pump and shut-off need to be removed.
- Countertop outlets in the kitchen next to the microwave, the laundry room next to the sink and the den/office next to the sink are not GFCI protected as they should be, a safety concern; GFCIs need to be installed.
- The GFCI outlet in the front entry closet lacks a cover; exposed wiring inside the electrical box poses a potential shock hazard and safety concern. An outlet cover needs to be installed.
- The bedrooms lack smoke alarms, as called for by current construction standards. Though smoke alarms may not have been required in bedrooms when this home was built and older homes do not have to be updated to meet newer standards, installation of additional smoke alarms is recommended as a safety upgrade.
- Given the number of gas appliances, installation of carbon monoxide alarms on each level of the home is recommended as a safety upgrade.



### Maintenance Tips

- Operate test buttons at least once a month to ensure all GFCI outlets function properly. Operate smoke and carbon monoxide alarm test buttons at least once a month (once a week is better) to ensure the alarms function properly; replace all alarm batteries when any alarm begins to “chirp,” signaling a low battery.



# Plumbing

## How Inspected

- Exposed water supply, drain and gas lines and the water heater were inspected. Hose bibs, laundry, bath (including the jetted tub) and kitchen fixtures were operated to check function. Functional flow and drainage were tested in the bathrooms by operating all the fixtures (including flushing the toilet) at the same time and observing the results. The temperature pressure relief (TPR) valve on the water heater was operated, but the main water shut-off valve was not because it may not have been operated for some time and, as a result, could leak after being tested.

## General Description

- Water supply is provided by a public utility; the main water shut-off is located in the garage near the water heater. Water supply lines are copper. Water pressure measured 80 PSI at the front and back hose bibs (35-80 is normal); the hose bibs are frost-free. The natural gas 50-gallon water heater is three years old (average life expectancy is 11-13 years); hot water temperature measured 106°F at the kitchen sink (120-125°F is recommended).
- Sewage treatment is provided via a private septic system; a septic pump control box is located at the northeast corner for home. Drain lines are plastic. A sump pump in the crawl space on the east side of the home discharges into the septic system.
- Natural gas is provided by a private utility; the main gas shut-off is located at the meter on the west side of the garage. Gas lines are a mix of black steel and flexible stainless steel.

## Problems Observed

- Testing of septic systems is beyond the scope of a general home inspection. Generally, septic systems should be inspected every three years and tanks pumped every three to five years. Check with current owner regarding the inspection and maintenance history of the system and the location of the tank and drain field. If it has been more than three years since the system was inspected, further evaluation by a qualified specialist is recommended. (For more information, go to [http://cfpub.epa.gov/owm/septic/septic.cfm?page\\_id=269](http://cfpub.epa.gov/owm/septic/septic.cfm?page_id=269).)
- The handle on the tub/shower control in the south bedroom bathroom is loose and needs to be tightened.
- This is earthquake country; earthquakes can cause structural damage, but they can also cause fires when they rupture gas lines. Ideally, an automatic gas shut-off valve should be installed at the gas meter as a safety upgrade; at a minimum, an emergency gas shut-off wrench (available at most hardware stores) should be attached to the meter and all family members instructed in its use.

## Maintenance Tips

- Operate main water shut-off and TPR valves at least once a year to “exercise” them and keep them functioning properly. Turn on faucets and run water through the drains of seldom-used plumbing fixtures at least once a month to keep them functioning properly. Remove hoses from frost-free hose bibs during freezing weather; hoses filled with water defeat the frost-free mechanism.

# Heating/Cooling

## How Inspected

- The heat pump was inspected but not operated. The furnace was operated by its thermostat and burner and blower function observed; the filter compartment was opened and the filter inspected. A register in the laundry room was checked for carbon monoxide, a byproduct of combustion and potential indicator of a cracked heat exchanger. Accessible registers were checked for heated air, but adequacy of heat distribution was not determined. The manually-operated gas fireplace logs were inspected, but not fire-tested.

## General Description

- The home has a heat pump, but it is badly damaged and nonfunctional. Heating for the home is provided by an induced draft/medium efficiency forced air natural gas furnace in the garage drawing combustion air from the garage and distributing conditioned air by ductwork; the furnace is four years old (average life expectancy is 20-25 years). The furnace filter is located in a compartment above the furnace. Also providing some heat (but more decorative than energy-efficient) are gas fireplace logs in the living room, family room and master bedroom.

## Problems Observed

- **MAIN CONCERN** The heat pump is badly damaged and nonfunctional; it either needs to be replaced or removed.
- No heated air was detected at the register in the up common bath when the furnace operated. Lack of heated air at the register is probably not a serious problem, given the size of the room and circulation of heated air from the adjoining bedroom and hallway.
- Check the operation of the manually-operated gas fireplaces with the current owner to determine how they work and that they work properly.



## Maintenance Tips

- Inspect and service natural gas furnaces every year or two. Inspect furnace filters at least once a month during the heating season and clean or replace as needed.

# Appliances

## How Inspected

- All appliances staying with the home were briefly operated to check function.

## General Description

- Appliances operated include the clothes washer, electric clothes dryer (the laundry room is also plumbed for a gas dryer), refrigerator/freezer with water dispenser/icemaker, microwave, electric oven, gas cook top, cook top exhaust fan, dishwasher and garbage disposal.

## Problems Observed

- The metal screen on the gas cook top exhaust fan is very dirty and needs to be cleaned.
- The dishwasher is not secured to the underside of the kitchen countertop as it should be.

## Maintenance Tip

- Regularly clean exhaust fan screens as needed. Periodically check the water supply line to the refrigerator/freezer water dispenser/icemaker; a leaking line behind the refrigerator/freezer can do serious damage before the leak or the damage reveals itself.

# Interior

## How Inspected

- Interior ceilings, walls and floors were inspected. Windows, doors and cabinetry doors and drawers were operated to check function. Double pane windows and the skylight were inspected for condensation/fogging (signs their seals are broken), but climatic conditions may prevent these signs from being visible during the inspection.

## General Description

- Walls and ceilings are sheet-rocked. Floors are covered with a combination of hardwood, wall-to-wall carpet, ceramic tile and sheet vinyl. Interior doors are solid wood. Built-ins include a desk in the south bedroom and wood-front cabinetry in the kitchen, bathrooms, den/office and laundry room; the den/office also has a countertop with a small sink and the laundry has an ironing board cabinet.

## Problems Observed

- Cranks for many of the casement windows throughout the home are loose and don't fit right; the crank for the right window on the south wall of the bonus room is stripped. The set screws on the loose handles need to be tightened and properly fitting cranks need to be installed on the other windows.
- Several nails/screws securing the sheet-rock to the ceiling in the master bedroom bath have "popped." They need to be hammered/screwed down and the sheet-rock repaired and repainted.
- The doorstop for the master bedroom entry door is broken and has allowed the doorknob to dimple the sheet-rock behind the door; the stop needs to be replaced and the sheet-rock repaired and repainted.
- Vinyl strips on the slider window in the south bedroom are damaged and need to be replaced.
- The door to the south bedroom closet doesn't latch shut; the latch plate needs to be adjusted.
- The edge of the door to the bonus room is broken; it has collided with the doorframe to cause a crack in the sheet-rock next to the door. The door needs to be glued, clamped, sanded and refinished; the sheet-rock needs to be repaired and repainted.
- There is a gap in the caulked seam between the base of the bathtub and sheet vinyl flooring in the up common bath; water can penetrate through the gap to rot the subfloor and create conditions conducive to other wood destroying organisms. The seam needs to be re-caulked.
- The laundry door is badly scratched; it needs to be sanded and refinished.
- Many of the cabinet door hinges in the kitchen are loose and need to be tightened/adjusted.
- Installation of a fire extinguisher on each level of the home is recommended as a safety upgrade.

## Maintenance Tips

- Always run bathroom ventilation fans when bathing and the laundry fan when washing clothes to vent moisture. Check/recharge fire extinguishers every year.



6707 Palatine Ave. N.  
Seattle WA 98103

Mike Veitenhans

206.930.8374

EMAIL:  
mike@mvhomeinspection.com

WEBSITE:  
mvhomeinspection.com

FAX:  
206.374.8218

## Complete WDO Inspection Report

*Washington State Department of Agriculture Inspection Control Number [REDACTED]  
(WAC 16-228-2045 requires that a diagram be prepared for WDO inspection reports, but the diagram is not routinely provided with this report. However, MV Home Inspection, LLC, keeps a copy of the diagram on file for four years from the date of the inspection and it is available upon request.)*

### Inspected Property

[REDACTED]

### Inspection Time/Date

9:15 am-2 pm  
February 19, 2009

### Inspector

Mike Veitenhans  
WSDA SPI License No. 70124

### Client Name

[REDACTED]

### Client Mailing Address

[REDACTED]

### Client Phone/Email

[REDACTED]

## Introduction

This report contains the findings of the wood destroying organisms (WDOs) inspection of the property described above, performed per Washington Administrative Code (WAC) 16-228-2005 through 16-228-2060 and in accordance with the standards of the Washington State Pest Management Association (WSPMA). Please review the WSPMA standards included with this report for a thorough understanding of the scope and limitations of the inspection.

WAC 16-228-2045 requires that a diagram be prepared for WDO inspection reports. The diagram is not routinely provided with this inspection report, but a copy is kept on file for four years from the date of the inspection and is available upon request.

This report is provided in accordance with the provisions of the Revised Code of Washington (RCW) 15.58.450 for the single sale, transfer, exchange, or refinance of the property described and is not transferable to and may not be relied upon by parties involved in any subsequent sale, transfer, exchange, or refinance of the same property: Only you (the client named above) are entitled to rely on the contents of this report.

## Limitation of Liability

MV Home Inspection, LLC, and the inspector endeavor to perform services in a professional manner consistent with the care and skill ordinarily exercised by structural pest inspection professionals. If any services are found not to meet WSPMA standards, MV Home Inspection, LLC, will re-perform the services without additional compensation. In any case, the liability of MV Home Inspection, LLC, is hereby limited to amounts paid to it for the inspection of the property described. MV Home Inspection, LLC will not be liable for any special, incidental, punitive or consequential damages, whether foreseen or unforeseen, regardless whether liability is based on breach of contract, breach of express or implied warranty, negligence, strict liability, tort or otherwise.

## Summary of Findings

- No    Yes   Visible evidence of    active    inactive wood destroying organisms (WDOs)  
 Carpenter ants    Dampwood termites    Anobiid beetles  
 Moisture ants    Subterranean termites    Other wood-boring beetles
- No    Yes   Visible evidence of damage by WDOs
- No    Yes   Visible evidence of active wood decay fungi (rot)
- No    Yes   Visible evidence of past water events
- No    Yes   Visible evidence of conditions conducive to WDOs

## Comments and Recommendations

There was no visible evidence of active or inactive WDOs, damage caused by WDOs or past water events. However, there was evidence of rot and conditions conducive to WDOs.

### Rot

- Several boards on the back deck are rotted and need to be replaced.

### Conditions Conducive to WDOs

- Ivy has engulfed the side chimney at the northeast corner of the home, grown across the siding and into the gutter on the north side of the chimney and under the fascia board and siding on the south side, creating a gap that has been covered with metal screening (photos next page). Plant foliage can clog gutters; clogged gutters overflow to rot wood structures below and create conditions conducive to other wood destroying organisms. The ivy needs to be removed from the chimney, siding and gutter and the newly exposed areas inspected and repaired as needed.
- Limbs from a large tree on the east side of the home extend over the roof. Limbs and foliage can shade and promote moss and mildew growth on the roof and siding, clog gutters and provide access to the home for wood destroying organisms; tree roots can invade drainage systems and damage foundations. Ideally, the large tree should be removed; at a minimum it needs to be limbed up and pruned away from the home.
- When the large stump near the southeast corner of the deck begins to rot, it will provide an ideal habitat for wood destroying organisms that can find their way into the wood structures of the home. Ideally, the stump should be removed; at a minimum it should be monitored and treated for WDOs as needed.
- Soil/gravel against untreated wood trim at the southwest corner of the deck, in the dog pen/run at the back of the garage and on the west side of the garage will eventually rot the wood and provides access to the home for other wood destroying organisms. The soil/gravel needs to be graded four to six inches below the untreated wood and sloped to drain away.
- Wood debris against the west side of the garage provides an ideal habitat for wood destroying organisms, which can easily find their way into the wood structures of the home. The wood debris needs to be removed.
- The open gutter ends on the dormer above the front entry, like the ivy-filled gutter previously described, are clogged with debris; other gutters may be clogged, too (observation of the gutters was limited due to the height of the roof). Clogged gutters overflow to create conditions conducive to rot and other wood destroying organisms. All the gutters need to be inspected and cleaned as needed.
- There is a gap through the siding around the back hose bib; moisture can penetrate to rot wood structures underneath and create conditions conducive to other wood destroying organisms. The gap needs to be caulked/sealed.
- Cardboard form tubes remain in place around the poured concrete footings in the crawl space; cardboard in contact with the soil can attract wood destroying organisms. Ideally, the cardboard form tubes should be removed to the soil line.
- There is a gap in the caulked seam between the base of the bathtub and sheet vinyl flooring in the up common bath; water can penetrate through the gap to rot the subfloor and create conditions conducive to other wood destroying organisms. The seam needs to be re-caulked.

# NACHI Standards of Practice

## Definitions and Scope

**Home Inspection.** A home inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the client and inspector prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

**Material Defect.** A material defect is a condition of a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

**Inspection Report.** An inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

## Standards of Practice

**Roof.** The inspector shall inspect from ground level or eaves the roof covering, gutters, downspouts, vents, flashings, skylights, chimney and other roof penetrations. The inspector shall inspect the general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to walk on any pitched roof surface, any roof areas that appear (in the opinion of the inspector) to be unsafe or any roof areas if it might (in the opinion of the inspector) cause damage. The inspector is not required to inspect antennae, lightning arresters, de-icing equipment (or similar attachments) or underground downspout diverter drainage pipes. The inspector is not required to remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces or move insulation. The inspector is not required to water test, predict the service life expectancy, warrant or certify the roof.

**Exterior.** The inspector shall inspect the siding, flashing, trim and all exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. The inspector shall report as in need of repair any spacings between intermediate balusters, spindles, or rails for steps, stairways, balconies and railings that permit the passage of an object greater than four inches in diameter. The inspector shall inspect a representative number of windows and any vegetation, surface drainage and retaining walls likely to adversely affect the structure. The inspector shall describe the exterior wall covering.

The inspector is not required to inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, playground equipment or exterior accent lighting. The inspector is not required to inspect for safety type glass or determine the integrity of thermal window seals or damaged glass. The inspector is not required to inspect items (including window and door flashings) which are not visible or readily accessible from the ground.

The inspector is not required to inspect geological, geotechnical, hydrological and/or soil conditions, recreational facilities, seawalls, break-walls, docks, erosion control and earth stabilization measures, underground utilities, underground items, wells or springs. The inspector is not required to inspect solar systems, sprinkler systems, swimming pools, spas, septic systems, cesspools, drain fields or drywells.

**Basement, Foundation and Crawl Space.** The inspector shall inspect the basement, foundation, crawl space, visible structural components and for wood in contact with or near soil. The inspector shall report on the location of under-floor access openings, present conditions or clear indications of active water penetration, general indications of foundation movement (such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes) and any cutting, notching and boring of framing members which may present a structural or safety concern.

The inspector is not required to enter any crawl spaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, move stored items or debris, operate sump pumps with inaccessible floats, identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, provide any engineering or architectural service or report on the adequacy of any structural system or component.

**Heating.** The inspector shall inspect the heating systems using normal operating controls, describe the energy source and heating method and report as in need of repair heating systems which do not operate. The inspector shall report if the heating systems are deemed inaccessible.

The inspector is not required to inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems or fuel tanks. The inspector is not required to inspect underground fuel tanks, determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU or supply adequacy of the heating system, light or ignite pilot flames, activate heating, heat pump systems or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment, override electronic thermostats, evaluate fuel quality or verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks.

**Cooling.** The inspector shall inspect the central cooling equipment using normal operating controls.

The inspector is not required to determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU or supply adequacy of the cooling system, inspect window units, through-wall units or electronic air filters, operate equipment or systems if the exterior temperature is below 60°F or when other circumstances are not conducive to safe operation or may damage the equipment, inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks, or examine electrical current, coolant fluids or gases or coolant leakage.

**Plumbing.** The inspector shall verify the presence of and identify the location of the main water shutoff valve, inspect the water heating equipment (including combustion air, venting, connections, energy sources and seismic bracing), verify the presence or absence of temperature-pressure relief (TPR) valves and/or Watts 210 valves, flush toilets, run water in sinks, tubs, and showers, inspect the interior water supply (including all fixtures and faucets), inspect the drain, waste and vent systems (including all fixtures) and describe any visible fuel storage systems.

The inspector shall inspect the drainage sump pumps and test pumps with accessible floats, inspect and describe the water supply, drain, waste and main fuel shut-off valves (as well as the location of the water main and main fuel shut-off valves) and inspect and determine if the water supply is public or private. The inspector shall inspect and report as in need of repair deficiencies in the water supply (by viewing the functional flow in two fixtures operated simultaneously), installation and identification of hot and cold faucets, mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs, and commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak or have tank components which do not operate.

The inspector is not required to light or ignite pilot flames, determine the size, temperature, age, life expectancy or adequacy of the water heater or inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. The inspector is not required to determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply, water quality or potability or reliability of the water supply or source. The inspector is not required to open sealed plumbing access panels, inspect clothes washing machines or their connections, operate any main, branch or fixture valve, test shower pans, tub and shower surrounds or enclosures for leakage or evaluate compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.

The inspector is not required to determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices or whether there are sufficient clean-outs for effective cleaning of drains. The inspector is not required to evaluate gas, liquid propane or oil storage tanks, or inspect any private sewage waste disposal system or component, water treatment systems or water, water storage tanks, pressure pumps or bladder tanks.

The inspector is not required to evaluate wait time to obtain hot water at fixtures or perform testing of any kind to water heater elements. The inspector is not required to evaluate or determine the adequacy of combustion air, test operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves, examine ancillary systems or components (such as, but not limited to, those relating to solar water heating, hot water circulation) or determine the existence or condition of polybutylene plumbing.

**Electrical.** The inspector shall inspect the service drop/lateral, meter socket enclosures, service entrance conductors and condition of the conductor insulation, and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances from grade or rooftops. The inspector shall inspect the means for disconnecting the service main and determine and describe the amperage rating of the service.

The inspector shall inspect panelboards and overcurrent devices (breakers and fuses) and report on any unused circuit breaker panel openings that are not filled and the presence of solid conductor aluminum branch circuit wiring (if readily visible). The inspector shall inspect the service grounding and bonding and a representative number of switches, receptacles, lighting fixtures and AFCI receptacles. The inspector shall test all ground fault circuit interrupter (GFCI) receptacles and GFCI circuit breakers using a GFCI tester and report on any receptacles where power is not present, polarity is incorrect, receptacles are not grounded, receptacles are not secured to the wall, covers are not in place, the devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The inspector shall inspect and report the absence of smoke alarms.

The inspector is not required to insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards or electrical fixtures, operate electrical systems that are shut down, remove panelboard cabinet covers or dead front covers if they are not readily accessible, operate overcurrent protection devices or non-accessible smoke detectors or measure or determine the amperage or voltage of the main service equipment if not visibly labeled.

The inspector is not required to inspect fire or alarm systems and components, low voltage systems, ancillary wiring, electrical de-icing tapes or equipment, swimming pool wiring, any time-controlled or remote control devices, spark or lightning arrestors, or private or emergency electrical supply sources (including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facilities). The inspector is not required to verify the service ground, activate any electrical systems or branch circuits which are not energized, operate or reset overload devices, conduct voltage drop calculations or determine the accuracy of labeling.

**Fireplace.** The inspector shall inspect the fireplace (and open and close the damper door if readily accessible and operable) and hearth extensions and other permanently installed components and report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace (including clearance from combustible materials).

The inspector is not required to inspect the flue or vent system, the interior of chimneys or flues, fire doors, screens, seals, gaskets, mantels, automatic fuel feed devices, combustion and/or make-up air devices or heat distribution assists (whether gravity controlled or fan assisted). The inspector is not required to determine the appropriateness of any installation, draft characteristics or need for a chimney sweep. The inspector is not required to operate gas fireplace inserts, light pilot flames, ignite or extinguish fires, move fireplace inserts, stoves or firebox contents, perform smoke tests, dismantle or remove any component, or perform a National Fire Prevention Association (NFPA) style inspection.

**Attic, Ventilation and Insulation.** The inspector shall inspect the insulation in unfinished spaces and report on the general absence or lack of insulation. The inspector shall inspect ventilation of attic spaces and mechanical ventilation systems.

The inspector is not required to enter the attic or any unfinished spaces that are not readily accessible or where entry could cause damage or pose a safety hazard to the inspector, move, touch, or disturb insulation or vapor retarders, break or otherwise damage the surface finish or weather seal on or around access panels and covers, identify the composition or exact R-value of insulation material, activate thermostatically operated fans or determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers, and wiring or the adequacy of ventilation.

**Doors, Windows and Interior.** The inspector shall open and close a representative number of doors and windows and report as in need of repair any windows that are obviously fogged or display evidence of broken seals. The inspector shall inspect the walls, ceilings, steps, stairways, and railings and report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, and railings that permits the passage of an object greater than four inches in diameter. The inspector shall inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control and report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door and any door locks or side ropes that have not been removed or disabled when garage door opener is in use.

The inspector is not required to inspect paint, wallpaper, window treatments, finish treatments, central vacuum systems, safety glazing or security systems or components, evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises, move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure, move drop ceiling tiles or inspect or move any household appliances. The inspector is not required to inspect or operate equipment housed in the garage (except as otherwise noted), verify or certify safe operation of any auto reverse or related safety function of a garage door or operate or evaluate any security bar release and opening mechanisms (whether interior or exterior, including their compliance with local, state, or federal standards).

The inspector is not required to operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices, operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights, inspect microwave ovens or test leakage from microwave ovens or operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. The inspector is not required to inspect elevators, remote controls, appliances or items not permanently installed.

The inspector is not required to examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment, come into contact with any pool or spa water in order to determine the system structure or components, determine the adequacy of spa jet water force or bubble effect or determine the structural integrity or leakage of a pool or spa.

## **Limitations, Exceptions and Exclusions**

**Limitations.** An inspection is not technically exhaustive. It will not identify concealed or latent defects, deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc. or determine the suitability of the property for any use. It does not determine the market value of the property or its marketability, the insurability of the property, the advisability or inadvisability of the purchase of the inspected property or the life expectancy of the property or any components or systems therein. An inspection does not include items not permanently installed. These standards of practice apply only to homes with four or fewer dwelling units.

**Exclusions.** The inspector is not required to determine property boundary lines or encroachments, the condition of any component or system that is not readily accessible, the service life expectancy of any component or system, the size, capacity, BTU, performance, or efficiency of any component or system, the cause or reason of any condition, the cause for the need of repair or replacement of any system or component, future conditions, compliance with codes or regulations, the presence or evidence of rodents, animals, insects, mold, mildew, fungus, air-borne hazards, birds or other flora or fauna, the air quality, the existence of asbestos, environmental hazards or electro-magnetic fields, the presence of hazardous materials (including, but not limited to, the presence of lead in paint) or any hazardous waste conditions.

The inspector is not required to determine any manufacturer's recalls, conformance with manufacturer installation or any information included for consumer protection purposes, operating costs of systems, replacement or repair cost estimates, the acoustical properties of any systems or estimates of the cost to operate any given system.

The inspector is not required to operate any system that is shut down, does not turn on with the use of normal operating controls or does not function properly, any shut-off valves or manual stop valves, any shut off valves or manual stop valves, any electrical disconnect or over current protection devices, any alarm systems or moisture meters, gas detectors or similar equipment.. The inspector is not required to evaluate low voltage electrical systems (such as, but not limited to phone lines, cable lines, antennae, lights or remote controls).

The inspector is not required to move any personal items or other obstructions (such as, but not limited to throw rugs, furniture, floor or wall coverings, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, foliage or pets), dismantle, open or uncover any system or component, enter or access any area which may, in the opinion of the inspector, be unsafe or enter crawl spaces or other areas that are unsafe or not readily accessible. The inspector is not required to inspect underground items (such as, but not limited to, underground storage tanks or other indications of their presence, whether abandoned or actively used) or do anything which, in the inspector's opinion, is likely to be unsafe or dangerous to the inspector or others or damage property (such as, but not limited to, walking on roof surfaces, climbing ladders, entering attic spaces or negotiating with pets).

The inspector is not required to inspect decorative items, common elements or areas in multi-unit housing, intercoms, speaker systems, radio-controlled, security devices or lawn irrigation systems, offer guarantees or warranties, offer or perform any engineering services, offer or perform any trade or professional service (other than home inspection), research the history of the property or report on its potential for alteration, modification, extendibility or its suitability for a specific or proposed use for occupancy. The inspector is not required to determine the age of construction or installation of any system structure or component of a building, differentiate between original construction and subsequent additions, improvements, renovations or replacements or the insurability of a property. The inspector is not required to perform or offer Phase 1 environmental audits or inspect on any system or component which is not included in these standards.

## Glossary of Terms

**Accessible.** Can be approached or entered by the inspector safely, without difficulty, fear or danger.

**Activate.** To turn on, supply power, or enable systems, equipment or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances and activating electrical breakers or fuses.

**Adversely Affect.** To constitute, or potentially constitute, a negative or destructive impact.

**Alarm System.** Warning devices, installed or free-standing, including but not limited to carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.

**Appliance.** A household device operated by use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.

**Architectural Service.** Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents and administration of the construction contract.

**Component.** A permanently installed or attached fixture, element or part of a system.

**Condition.** The visible and conspicuous state of being of an object.

**Crawl Space.** The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.

**Decorative.** Ornamental; not required for the operation of essential systems and components of a home.

**Describe.** To report in writing a system or component by its type or other observed characteristics to distinguish it from other components used for the same purpose.

**Determine.** To arrive at an opinion or conclusion pursuant to examination.

**Dismantle.** To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.

**Engineering Service.** Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.

**Enter.** To go into an area to observe visible components.

**Evaluate.** To assess the systems, structures or components of a dwelling.

**Examine.** To visually look (see inspect).

**Foundation.** The base upon which the structure or wall rests; usually masonry, concrete or stone and generally partially underground.

**Function.** The action for which an item, component or system is specially fitted or used, or for which an item, component or system exists; to be in action or perform a task.

**Functional.** Performing or able to perform a function.

**Home Inspection.** The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing these standards of practice as a guideline.

**Household Appliances.** Kitchen and laundry appliances, room air conditioners and similar appliances.

**Inspect.** To visually look at readily accessible systems and components safely, using normal operating controls and accessing readily accessible panels and areas in accordance with these standards of practice.

**Inspected Property.** The readily accessible areas of the buildings, site, items, components and systems included in the inspection.

**Inspector.** One who performs a real estate inspection.

**Installed.** Attached or connected such that the installed item requires tools for removal.

**Material Defect.** A condition of a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property; the fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

**Normal Operating Controls.** Devices such as thermostats that would be operated by ordinary occupants which require no specialized skill or knowledge.

**Observe.** To see through visually directed attention.

**Operate.** To cause systems to function or turn on with normal operating controls.

**Readily Accessible.** An item or component is readily accessible if, in the judgment of the inspector, it is capable of being safely observed without the removal of obstacles, detachment or disengagement of connecting or securing devices or other unsafe or difficult procedures to gain access.

**Recreational Facilities.** Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment and other exercise, entertainment or athletic facilities.

**Report.** A written communication (possibly including images) of any material defects seen during the inspection.

**Representative Number.** A sufficient number to serve as a typical or characteristic example of the item(s) inspected.

**Safety Glazing.** Tempered glass, laminated glass or rigid plastic.

**Shut Down.** Turned off, unplugged, inactive, not in service, not operational, etc.

**Structural Component.** A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

**System.** An assembly of various components which function as a whole.

**Technically Exhaustive.** A comprehensive and detailed examination beyond the scope of a real estate home inspection which would involve or include, but would not be limited to dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis or other means.

**Unsafe.** A condition in a system or component which is judged to be a significant risk of personal injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards.

**Verify.** To confirm or substantiate.

# Wood Destroying Standards of the Washington State Pest Management Association

A Complete Wood Destroying Organisms (WDO) Inspection Report is prepared from an inspection conducted by a Washington State Department of Agriculture licensed Structural Pest Inspector in accordance with Washington Administrative Code 16-228-2005 through 16-228-2060. 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 WDOs, their damage, or conditions conducive to WDOs, nor does it represent or guarantee that the total damage, infestation or infection is limited to that disclosed in this report.

## 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 WDOs as well as conditions conducive to such WDOs.

Areas inspected shall include: structural exterior (accessible both visibly and physically to an inspector at ground level); accessible structure 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 WDOs that were not detected during their dormant season. When evidence of moisture ants, dampwood termites, wood infesting anobiids or wood decay fungi is detected during a complete WDO inspection, the inspector must identify and report the condition(s) conducive to such infestations. It must be stated in the report that such infestations may be eliminated by removal of all infested wood and correction of any contributing conducive conditions.

Conducive conditions, as determined by the inspector, shall include, but not be limited to: inadequate clearance, earth to wood contact, conducive debris in the crawl space, inadequate ventilation, excessive moisture, vegetation contact with the structure, bare ground in the crawl space, existing or seasonal standing water in the crawl space, failed caulking or grout in water splash areas and/or restricted or non-functioning gutter systems.

## Limitations of Inspections

The inspecting firm shall not be held responsible by any party for any condition or consequence of WDOs, which is beyond the scope of this inspection. The scope, defined in "Inspection Procedures" is limited as described in the following paragraphs.

**Inaccessible Areas.** Certain areas of a structure, which are inaccessible by their nature, may be subject to infestation by WDOs 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 those with inadequate clearance; floors beneath coverings; sleeper floors; areas concealed by furniture, appliances, and/or personal possessions; and deck substructures with less than 5' clearance.

**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 WDOs 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.

**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.

**Climatic Limitations.** 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 the inspection.

**Mold.** Molds, mildews, and other fungal growth (except wood decay fungi) shall be reported on only to the extent that they indicate an excessive moisture condition which may be conducive to WDOs. 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.

**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 building materials. If a more qualified opinion is desired, the services of a licensed, qualified contractor or structural engineer should be obtained.

**Remaining Evidence.** In certain situations, it may not be practical to eliminate all evidence of previous WDO activity (e.g., carpenter ant frass, insect parts, or subterranean termite scaling), or evidence of conducive conditions, (e.g. water staining). Although noted, this evidence may remain after corrections have been made or if it is the inspector's opinion that evidence is from inactive WDOs 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.

## Reports

The inspecting firm shall not issue any complete wood destroying organism inspection 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 locations of the findings as well as inaccessible areas not identified in the "Inaccessible Areas" paragraph in the "Limitations of Inspections" section.

## Work Recommendations and Treatments

**No Warranties of Corrective Work.** Neither the inspector nor the inspecting firm will evaluate or warrant the quality of workmanship, the compliance with any applicable building codes, nor the suitability for use of 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 those performing the work. It is strongly recommended that those parties performing any corrections or treatments be licensed, bonded, and qualified professionals providing warranted services.

**Conditions Revealed During the Performance of Recommendations.** Should any WDO, 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 a reasonable opportunity for re-inspecting and determining the need for any additional corrective measures before such conditions are covered. The owner, the purchaser, or any other person performing 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.