

ICN: 4031AC001

WSDA INSPECTION CONTROL NUMBER

****This report is not valid without the above number****

Inspection Date 02/01/2013

File No: 2013020101

Time: 9 am

Visit: # 1

Inspection Firm: Dream Home Services

Address: 4501 W. 21 Ave

City: Kennewick

Phone: 509-948-1850

State: WA

Fax: 509-734-9599

Zip: 99338

e-mail: dreamhome300@gmail.com

Structural Pest Inspector: Larry Kuga

WSDA License #: 84440

Inspector Name Larry Kuga

Company Name Dream Home Services

Structure Inspected: 1234 Somewhere St City: Kennewick State: WA Zip: 99336

Client's Name: Mr. Home Buyer

NOTE: ONLY THE ABOVE NAMED CLIENT IS ENTITLED TO RELY ON THE CONTENTS OF THIS REPORT.

COMPLETE WOOD DESTROYING ORGANISM INSPECTION REPORT

SUMMARY OF FINDINGS

	YES	NO*
VISIBLE EVIDENCE OF ACTIVE WOOD DESTROYING INSECTS	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VISIBLE EVIDENCE OF ACTIVE WOOD DECAY FUNGI	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VISIBLE EVIDENCE OF DAMAGE BY WOOD DESTROYING ORGANISMS	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VISIBLE EVIDENCE OF CONDITIONS CONDUCIVE TO WOOD DESTROYING ORGANISMS	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*VISIBLE EVIDENCE OF INACTIVE; Carpenter Ants, Subterranean Termites, Anobiid Beetles, Moisture Ants, Dampwood Termites, Other Wood Boring Beetles, or past Water Events, remain(s). Neither the inspector nor the inspection firm shall be liable for any corrective actions required by future inspections as a consequence of this evidence. See the FINDINGS and DIAGRAM page(s) of, This report, Previous report(s) bearing the same ICN, for details

LIMITATION OF LIABILITY

In accordance with the provisions of the Revised Code of Washington (RCW) 15.58.450, this report relates to a single sale, transfer, exchange, or refinance 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.

The findings listed within this report are determined by the inspector based on a visual inspection conducted in accordance with Washington Administrative Code (WAC) 16-228-2005 through 2045 and are subject to the limitations within this report, the standards listed below, and as modified by any and all associated reports attached.

The above inspecting firm and inspector endeavor to perform their services in a professional manner consistent with the care and skill ordinarily exercised by structural pest inspection professionals. The inspecting firm will re-perform any services not meeting this standard without additional compensation. In any case, the inspecting firms total liability is hereby limited to amounts paid to the inspecting firm for the inspections made of the inspected structure. The inspecting firm 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.

I have read and understand the above limitations and the Inspection Standards and authorize the above named inspection firm to conduct this inspection subject to the limitations and conditions therein.

This report is not valid until the Client who pays for the report signs and dates the form where provided to acknowledge the inspecting firms Limitation of Liability provided herein.

Date:

WOOD DESTROYING ORGANISM INSPECTION STANDARDS of the WASHINGTON STATE PEST CONTROL ASSOCIATION

COMPLETE WOOD DESTROYING ORGANISM (WDO) 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 Code 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 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.

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 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.

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, failed caulking or grout in water splash areas, 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 WDOs, 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 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.

(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 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.

(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 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.

(e) **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.

(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 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 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 inspectors 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.

IV. 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 III (a) of these standards.

V. WORK RECOMMENDATIONS AND TREATMENTS

(a) **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.

(b) **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.

FINDINGS

Address of Structure Inspected: 1234 Somewhere St City: Kennewick State: WA Zip: 99338

NOTE: The owner(s) and/or persons performing any work relative to these findings must ensure that all construction work performed meets the standards of good construction practices and materials as provided for in any and all applicable building codes (current revisions). Pest control measures must be performed by Washington State licensed applicators in conformance with all federal, state, and local laws. Nothing contained herein shall prevent the inspecting firm from assessing charges for each additional inspection.

WDO OBSERVATIONS:

Observed pieces of wood debris in the crawlspace with severe wood rot. Recommended removal of all wood debris in crawlspaces.

CONDUCTIVE CONDITIONS:

- 1) Standing water was observed in three locations in the basement.
- 2) The crawlspace was very humid. Ventilation of the crawlspace is minimal due to no vents.
- 3) Various locations in the crawlspace with conducive debris.

INACCESSIBLE AREAS:

Inaccessible areas of the attic.



Wood rot

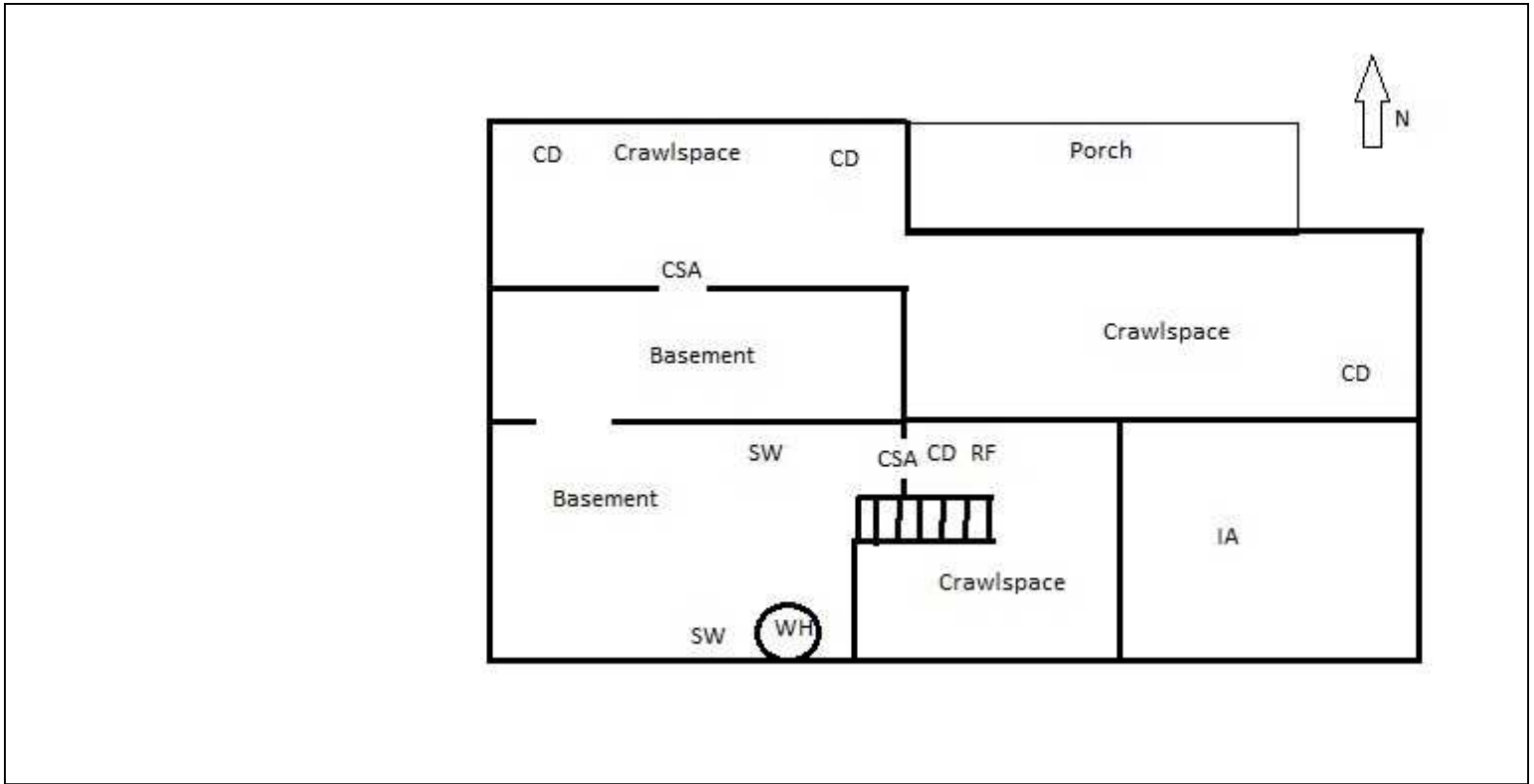


Wood rot



Debris

DIAGRAM



Check if included in Diagram

WDO's

- AB - Anobiid Beetles
- CA - Carpenter Ants
- DT - Dampwood Termites
- MA - Moisture Ants
- OB - Other wood infesting beetles
- RF - Rot Fungus
- ST - Subterranean Termites

CONDUCTIVE CONDITIONS

- BG - Bare Ground
- CD - Conductive Debris
- EW - Earth to Wood Contact
- EM - Excessive Moisture
- FC - Failed Caulking
- IC - Inadequate Clearance
- RG - Restricted Gutters
- CSA - Crawl Space Access
- IV - Inadequate Ventilation
- LC - Landscape Clearance
- PL - Plumbing Leak
- SB - Missing Splash Block
- SW - Standing Water
- VC - Vegetation Contact

OTHER ELEMENTS

- IA - Inaccessible Area
- RE - Remaining Evidence
- RJ - Rim Joist
- FV - Foundation Vent
- SC - Support Column
- SF - Sub-Floor
- SP - Sill Plate

Elements may be combined, (ie. CA/RE would indicate remaining Carpenter Ant evidence, SW/RE would indicate evidence of past standing water)

Important information about the attached Complete Wood Destroying Organism Inspection Report.

Beginning January 1, 2004 the Washington State Pest Control Association, after consultation with the Washington State Department of Agriculture, adopted a new format for the Complete Wood Destroying Organism Inspection Report. This new format was prompted, in part, by recent changes to Washington State Laws and Rules that pertain to Structural Pest Inspections, (RCW 15.58.450 and WAC 16-228-2005 through 16-228-2045), and by changes in market expectations. These changes were a cooperative effort involving members of all affected industries; inspectors, real estate professionals, and lenders. This new inspection report format is easier to understand, easier to enforce, and provides better protection for the consumer.

Washington State laws and rules do not recognize any difference between a Preliminary Report and a Final Report. Therefore, this reporting format has been eliminated. There will only be one report: the Complete Wood Destroying Organism Inspection Report. If you have questions regarding these changes, contact the Washington State Pest Control Association (1-800-253-3836).

For your protection you are encouraged to have all findings corrected by licensed and bonded contractors and to obtain and keep copies of all repair receipts. You may also elect to obtain a report with NO findings. A report with NO findings does not indicate that the inspector is approving of any work done to eliminate previously reported findings. It only indicates that there are no findings at the time of the inspection. It must also be understood that remaining evidence may exist after all repairs and corrections have been made. This evidence, while required to be reported, may be inconsequential.

The attached Washington State Pest Control Association Complete Wood Destroying Organism Inspection Report Form has been reviewed by the Washington State Department of Agriculture and satisfies all the requirements of WAC 16-228-2005 through 16-228-2045.