



BOGGS INSPECTION SERVICES

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BOGGS INSPECTION REPORT

1234 W Main St
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George Green

MARCH 18, 2023



Inspector

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1: INFORMATION OVERVIEW

Information

General: Information/Overview

IN ORDER FOR YOU TO RECEIVE THE FULL VALUE OF THIS INSPECTION, PLEASE READ ALL OF THE INFORMATION WE PROVIDE BELOW, INCLUDING INFORMATION UNDER THE "LIMITATION" TABS AS THERE MAY BE IMPORTANT DEFECTS NOT DISCOVERABLE DURING THE INSPECTION.

ALL ITEMS IN RED PRINT ARE OF IMMEDIATE CONCERN TO THIS STRUCTURE AND SHOULD BE FURTHER EVALUATED BEFORE THE CLOSE IN ESCROW. HOWEVER, THE ENTIRE REPORT MUST BE READ FOR FULL DISCLOSURE, AS OTHER ITEMS WRITTEN IN THE REPORT MAY REQUIRE FURTHER EVALUATION AS DEEMED BY THE OPINION OF THE READER. IF A FURTHER EVALUATION IS NOT PERFORMED AND ADDITIONAL DEFECTS ARE FOUND AFTER THE CONTINGENCY PERIOD HAS EXPIRED, THEN ANY DISPUTES OR CLAIMS AGAINST THE INSPECTION WILL BE DENIED. SIMPLY PUT, IF YOU DO NOT FOLLOW THE ADVICE IN THIS REPORT, THEN YOU CANNOT HOLD THE INSPECTOR OR THE INSPECTION REPORT LIABLE AFTER YOU MOVE INTO THE INSPECTED STRUCTURE OR PROPERTY.

ALL ITEMS IN GREEN ARE CONSIDERED PART OF THE WDO (WOOD DESTROYING ORGANISM) REPORT AS REQUIRED BY THE WASHINGTON ADMINISTRATIVE CODE (WAC) WAC 16-228-2005. PLEASE SEE THIS [LINK](#) FOR ADDITIONAL INFORMATION.

This is a limited Inspection:

It is impossible to inspect every square inch of every area of a home in a limited time frame. A home inspection is designed to reflect, as accurately as possible, the visible condition of the home at the time of the inspection only and does NOT reflect, anticipate or predict future conditions. Conditions at a home for sale can change radically in only a day or two, so a home inspection is not meant to guarantee what condition a home will be in when the transaction closes. It's not uncommon for conditions to change between the time of the inspection and the closing date. Damages may also occur during the move out process, making a final walk through a necessity. During this inspection your inspector did not dismantle equipment, dismantle any structural items, apply stress or destructive testing. Areas that are hidden, painted over, disguised and/or not readily visible are not covered in this report. Our report is not a guarantee or warranty on the condition of your property or its contents. This report provides an unbiased visual inspection only. Boggs Inspection Services inspections are performed with consideration given to the age of the structure. Defects will be indicated and marked as such, even though the condition may be normal for the age, and should be inspected by the appropriate licensed contractor. Opinions vary from person to person and this report is the opinion of the inspector and must be considered as such. The Inspector does not determine the age or remaining life of any system or building material during this inspection. Cosmetic items are considered obvious and may be included in your report as a courtesy. Your report does not include all items covered in the REAL ESTATE TRANSFER DISCLOSURE FORM. We recommend that you read the Disclaimers page in complete detail to understand.

Additions: Any additions/remodels to the structure that are present will not be verified as to whether or not a permit was pulled. If this is a concern, you should verify that the correct documentation has been made.

Also, any additions/remodels that add living space should be verified to comply with the set capacity of any waste systems such as septic tanks or step systems.

Additional professionals and/or real estate broker should be consulted on additional items not included in this report.

ENVIRONMENTAL DISCLAIMER:

Structures older than 30 years may be prone to hidden conditions that will only become apparent during repairs, remodels, renovations, etc. With very old homes, construction practices of the time were often unique, utilizing materials and resources at hand and the knowledge of the time. Commonly, conditions exist related to insufficient post supports, over spanned framing members, beam supports, inadequate gusseting and bracing and inadequate provisions to resist seismic events, to name a few. Hidden damages and hidden conditions are outside the scope of inspection.

These conditions may also include but not be limited to:

Electrical systems: Houses/structures built between 1965 and 1974 have the possibility of aluminum wiring present throughout structure. A detailed safety inspection performed by a licensed electrician may be required.*

Water supply lines: Where galvanized and copper pipes have been standards in the industry for years and usually last for decades. Their life span largely depends upon the acidity and mineral content of the water, both of which are outside the scope of inspection to determine. Either type may develop buildup inside the pipe, especially if high levels of calcium are present. Galvanized pipe may also rust from the inside out as it ages. Copper is particularly susceptible to acid and in areas where water is acidic, and it may corrode or develop pinhole leaks within just a few years. A water treatment specialist can perform further testing and determine if there is any need for remediation. Also be aware that any older pipes may need replacement at some point in time.

Lateral Sewer Lines: Underground drains cannot be viewed by the Inspector without performing a sewer scope. These lines often have internal issues that do not reveal themselves during the normal home inspection process. If a sewer scope was not performed during the inspection, refer to the Sewer Guard Warranty Department for more information.

Mold spores, asbestos, formaldehyde, radon, lead paint: All other toxic items of concern cannot be identified as toxic and/or dangerous with this inspection report. Your inspector is not certified to identify any of these toxic or dangerous items and will not include any information on them in this report. It is recommended the client have the property tested by a certified expert in these areas, in all cases. Additional resources can be provided upon request.

Houses/structures built prior to 1978 can contain lead paint and asbestos materials. It is recommended that a licensed asbestos contractor/inspector further evaluate houses/structures built in this era for asbestos materials. The Home

Inspector will not determine or include in the report if asbestos is present at any structure or in any materials at a structure.*

Cementitious siding: Hardie style siding installed after 2004 may be prone to peeling or bubbling paint which contains fibers of the siding. It is a result of delamination of the paint due to poor primers in the boards. This is usually seen on the weathering south and west sides of the home. This defect can occur at anytime and may not be noticeable at the time of the inspection. It is beyond the scope of the inspection to foresee any possible issues that may arise from this defect. If your home fits this description, it is recommended to have the siding evaluated by a siding expert.

Treated wood: In September 2003, a new type of pressure treated lumber was introduced to the building industry because the traditional pressure treated lumber had been found to have potential issues related to Arsenic toxicity. Because this new pressure treated lumber is much more corrosive to the deck flashing, brackets, hangers and fasteners which have been used in the past, more corrosion resistant fasteners, hangers, etc., (ZMAX), had to be developed specifically for use with this lumber. During an inspection, it will not be possible to determine if the new fasteners have been used, even if they are visible at the time of the inspection. If you have a deck, or other structure which may have utilized this new pressure treated lumber, or if you are planning a new building project which may utilize this new material, it is recommended that regular and periodic inspections be done to evaluate for any deterioration or corrosion of the fastening system components. In salt air environments, where corrosion is already a significant concern, said inspections are even more important. If you have deck or playground equipment built from the old, traditional pressure treated lumber you may also want to contact the Consumer Product Safety Commission to find out more about Arsenic and treated lumber.

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

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

**Boggs Inspection Services will not engage in any claims regarding aluminum wiring, asbestos or lead paint.*

PHOTO DOCUMENTATION:

Your report may include digitally imaged photos of certain problem areas (should they exist). It is not a requirement that your Home Inspector photograph every area or defect of the home; additional photos may be taken and included in your report as a courtesy. The Inspector CANNOT use photos provided by anyone else for the inspection report. Any photos included in the report must be taken by the Inspector only, with the Inspectors camera only!

PLEASE CAREFULLY READ YOUR ENTIRE INSPECTION REPORT:

Call your inspector after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not Pass or Fail. - The following report is based on an inspection of the visible areas of the structure; inspection may be limited by vegetation, height restrictions, weather and possessions. Depending on the age of the structure, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current building codes. This report identifies specific non-building code, non-cosmetic concerns that the inspector feels may need further investigation or repair. It is NOT a requirement that a home being sold be brought up to today's building code standards.

We advise you to check all building permits for all areas of the structures present, a home inspection is NOT a building code violation inspection. If the proper building permits have not been obtained and/or do not have final building inspection signatures, then you cannot assume that these areas were installed to applicable building codes. Further investigation beyond the scope of the home inspection may be needed.

"Recommend repair or maintenance" is a common phrase used throughout this report and means, in the Inspectors opinion; maintenance, repair or upgrade is needed and the item should be further evaluated. Often the items discovered by the Inspector are only clues to a potentially larger issue, further evaluation may uncover other items the inspector did not see or disclose during the inspection. ***For your safety and liability purposes, we recommend that licensed contractors further evaluate and repair any and all concerns and defects noted in the report.***

The Inspector cannot predict or find every defect in a structure being inspected. The time frame for an inspection only allows the Inspector to examine areas in a location by location order. If a defect arises in another area of the structure (including the exterior) for which this defect was not present or visible at the time of the inspection, then the Inspector cannot be liable for notifying you of the defect. For example: The inspector evaluates the exterior of the home first and finds no defects...but later runs the water at the kitchen sink and the water is not visibly leaking under the kitchen sink, but somehow is leaking through the exterior wall to the exterior, the Inspector will not back-track and re-inspect the exterior and will likely not see this or note the defect. Every possible effort will be made to find these types of defects by using our proven protocols and processes.

During the inspection, the water is turned on at all visible and/or accessible fixtures at the structure. In most cases, no water fixtures should be left unattended while turned on. There is no set standard time frame for how long each fixture should be operated. The Inspector will operate the water fixtures as long as is needed to determine if both the hot and/or cold water is operating at the designated fixture. Leaks can only be documented if they are visible at the time of operating the designated fixture. Future leaks cannot be predicted! A home inspector cannot determine if there are plumbing leaks inside walls or ceilings unless visible moisture or explicit signs of moisture are present and visible at the time of the inspection. This inspection does not include confirmation of water conservation devices at any fixture.

Note that this report is a snapshot in time and not a prediction of future conditions. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide. Conditions can change at any time during escrow time periods.

You are 100% responsible for verifying all conditions prior to close of escrow.

THIS REPORT IS FOR THE CLIENT ONLY AND IS NON-TRANSFERABLE TO ANOTHER PARTY, NO EXCEPTIONS.

THANK YOU FOR USING [BOGGS INSPECTION SERVICES!](#)

2: INSPECTION DETAILS

Information

General Information: Inspector George Green License # 1695	General Information: In Attendance Client	General Information: Occupancy Furnished, Occupied
General Information: Temperature (F) 20-40	General Information: Ground Wet	General Information: Weather Conditions Cloudy

3: GENERAL PROFILE

Information

General Information: Year Built 1995	General Information: Building Style Single Family Residence	General Information: Stories Single Story
		General Information: Square Footage 3700
General Information: Construction Type Stick Built		

4: UTILITIES

Information

Utility Shut-off Locations:

Electrical - Main

Garage



Utility Shut-off Locations: Main Water

Garage and Pump Shed



Garage



Pump Shed

Utility Shut-off Locations:

Propane

Front Yard



Exterior Front

5: EXTERIOR

Information

General Information: DESCRIPTIONS:

The materials, styles and components present and observable are described as follows:

General Information: Siding Material	General Information: Driveway / Walkway	General Information: Retaining Wall
Cement-Based Clapboard, Wood Trim	Concrete, Asphalt	Concrete Block, Concrete



General Information: Exterior Inspection Overview:

A visual inspection of the exterior surfaces was performed around the home to include the exterior surface material, soffit/fascia surfaces, doors and windows, and other exterior surface areas. Note: Areas of structure which are greater than 8 ft. tall and are not available for hands on inspection are outside the scope of inspection. Be aware hidden conditions may exist. The exterior wall covering, trim, and flashing were visually inspected for concerns related to installation, paint/stain condition, damage and general maintenance issues. Note: The entry doors to the home were tested and inspected by operating the doors, checking the lock and latch, inspecting the weather-stripping, inspecting any screens present and checking for any physical damage. The exterior of the windows were visually inspected for signs of cracked glass, damaged screens, caulking around edges and seams, paint or finish deterioration, and general concerns. The driveway and exterior concrete surfaces around the home were walked and inspected for surface deterioration, trip hazards, poor slope or drainage and any general areas of concern. The surface grading and drainage was inspected to determine if areas exist that will adversely affect the home.

General Information: General Maintenance Recommendations:

The outside of the home should be routinely checked. Exteriors need regular maintenance to stay sealed against the weather. Caulking around exposed penetrations (doors, windows, nail heads, etc.) is a normal and extremely important maintenance task which needs to be performed on a regular basis. It is also extremely important to maintain caulking along the top edge of horizontal trim boards or belly boards. Failure to maintain caulking may result in rapid deterioration of composite wood sidings; always use a high quality paintable caulk such as OSI Quad. Be aware that on used structures, particularly older structures where caulking has been allowed to fail hidden conditions may exist.

Observations

5.3.1 Driveway



Recommendation

CRACKS - TYPICAL

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

Recommendation

Contact a qualified professional.



5.4.1 Siding And Trim



Maintenance Item

CAULKING

ALL SIDES

Caulk is missing or deteriorated in some areas and should be replaced and/or applied where necessary.

Recommendation

Contact a qualified general contractor.





5.4.2 Siding And Trim

SIDING - DAMAGE

There is mechanical damage to the siding. Recommend repair.

Recommendation

Contact a qualified professional.

 Recommendation



Rear



Front

5.5.1 Paint

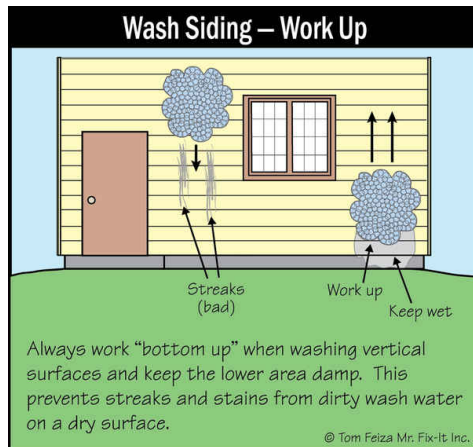
MOLD/MILDEW

 Maintenance Item

There is a mold/mildew like material on the siding/eaves. This is a common finding, especially in eaves and on the north side of the house. Keeping the siding clean of molds and mildews is a typical maintenance issue and is important to maintain the integrity of wood or composite wood sidings. A paint or hardware store can offer advice about products for cleaning and maintaining exterior siding. It is beyond the scope of inspection to identify and test for molds or mildews.

Recommendation

Contact a handyman or DIY project



M040C



Right

5.6.1 Walkways

CRACKS - LARGE

FRONT, REAR

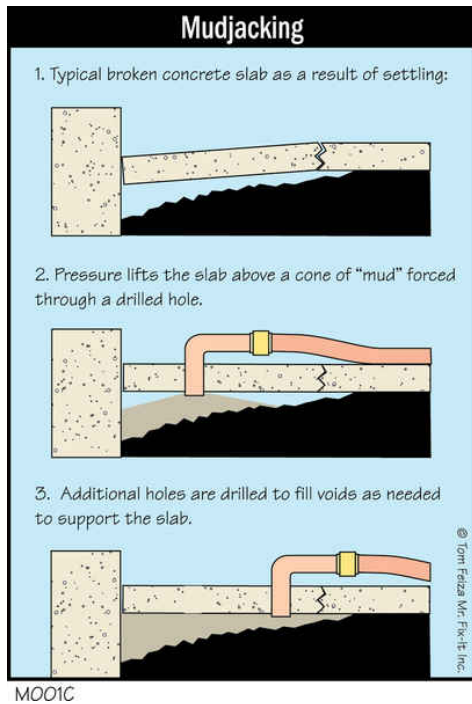
Large and/or displaced cracks are present in walkway: Exercise caution as trip hazards may exist. Repair/replacement may be necessary. Follow up with a licensed contractor specializing in driveway installation and repair is advised.

Recommendation

Contact a qualified professional.



Safety Hazard



Front



Rear

5.7.1 Concrete, Masonry Patio



Maintenance Item

CRACK - TYPICAL

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

Recommendation

Contact a qualified professional.



Rear

5.11.1 Topography



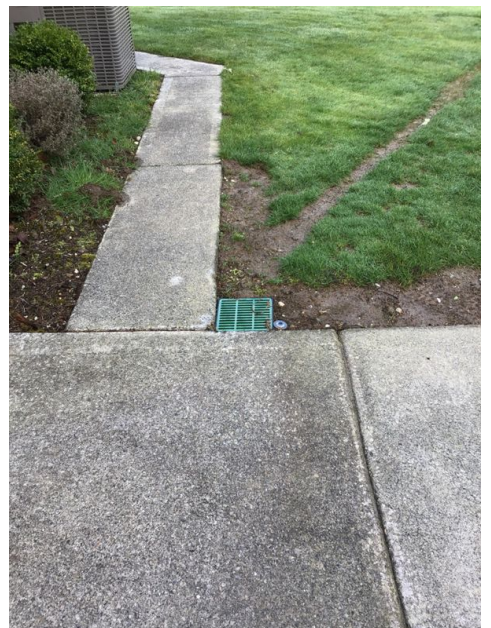
Maintenance Item

DRAIN - EXTERIOR

Exterior drains are present. It is beyond the scope of inspection to verify if installed drainage systems are functioning properly or if any installed sump pumps are working properly or adequately manage water accumulation. If this is a concern, recommend further evaluation.

Recommendation

Contact a qualified professional.



Right

5.13.1 Damage/WDO

GARAGE VEHICLE DOOR - JAMBS

Damage/decay is present on the exterior garage door jamb leg(s).

Recommendation

Contact a qualified professional.



Recommendation



6: ROOF

Information

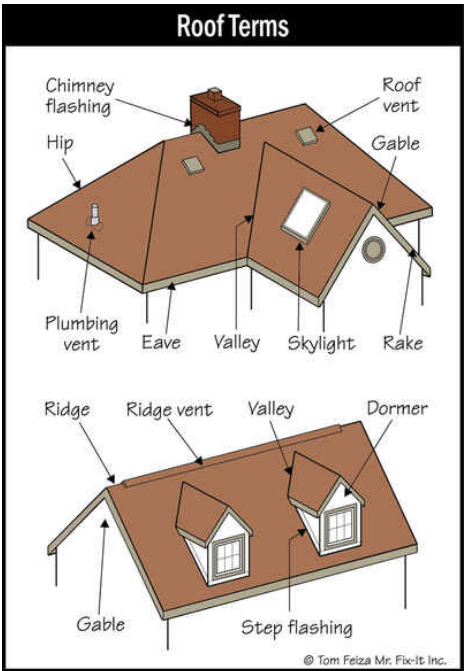
General Information: DESCRIPTIONS:

The materials, styles and components present and observable are described as follows:

General Information: Location
Primary structure

General Information: Access
Walked on roof

General Information: Style
Hip and Gable



R004C

General Information: Material Types
Laminated Composition shingles

General Information: Estimated Age
3 - 5 years

General Information: Estimated Layers
Roof appears to be a single layer

General Information: Vent Types
Can vents, Soffit vents

General Information: Skylights
No skylights are present.

General Information: Roofing - Gutter System - Ventilation Inspection Overview

The roof system, gutters-downspouts and attic ventilation were inspected where components were fully accessible. The roofing material was inspected for concerns with wear and age, potential hail damage or other damage, and any flashing or roof penetration concerns. Gutters and downspouts were inspected to ensure proper drainage away from the home and foundation. Metal flue pipes and chimneys were visually inspected for physical condition and flashing concerns. The roof inspection is not intended to predict how long the roof will last or if it will leak, and is not a warranty. All roofs should be inspected annually in order to detect and address concerns to ensure the roof will perform for the typical life span. Expect to make minor repairs to any roof.

Observations

6.3.1 Roofing Material Defects
COMPOSITE - NORMAL WEAR

 Maintenance Item

Normal appearing aging is present. There are some signs of weathering and aging which would seem consistent with the age of the roofing material. Regular maintenance and inspections are advised.

Recommendation

Contact a qualified professional.

6.3.2 Roofing Material Defects



Maintenance Item

MOSS/DEBRIS - MINOR

There is moss or debris present on roof. As part of normal maintenance, moss and debris should be cleaned off of the roof as it can lead to damage and leaking.

Recommendation

Contact a qualified professional.



6.6.1 Gutters



Recommendation

DAMAGED

REAR

Gutter is damaged. Recommend repair to prevent leaks.

Recommendation

Contact a qualified professional.



6.6.2 Gutters



Maintenance Item

DEBRIS - MAJOR

Gutters are full of debris. Gutters should be cleaned to prevent overflow.

Recommendation

Contact a handyman or DIY project



6.6.3 Gutters

FASTENER - LOOSE

 Recommendation

The gutter nail is becoming dislodged. Recommend repair to prevent the gutter from pulling away from the structure.

Recommendation

Contact a qualified professional.



7: GARAGE

Information

General Information: DESCRIPTIONS:

The materials, styles and components present and observable are described as follows:

General Information: Main

Parking

Built In

General Information: Vehicle

Doors

Automatic

General Information: Garage Inspection Overview:

The garage was inspected to include the interior surfaces, garage doors, electrical systems present, and overall general condition including: Garage ceiling, walls, floors, doors, and windows including the door to the house for fire safety. The main garage doors were tested and operated, including testing any automatic openers. Electrical outlets and components are inspected and tested. The garage door is the largest moving object in the home. It can cause severe injury if it malfunctions, and should be checked monthly. As a part of our inspection process, we will test the auto-reverse sensors for the garage door opener. We also test the down pressure setting on the door to determine if the door will reverse when met with resistance, as this can cause damage to the door if the down pressure setting is not properly set. This is a safety feature that should also be checked periodically. It is recommended that you test the down pressure setting on the garage door upon move-in, following the door opener manufacturer's specific testing procedure.

General Information: Garage Flooring

Note: Small cracks related to normal settling and shrinking of concrete surfaces such are typical and expected, whether they are present at the time of inspection or if they should develop later. Unless severe, these cracks are not specifically addressed in the report.

General Information: Construction

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

Limitations

Limitations

GARAGE BARRIERS:

The following barriers are preventing a complete inspection of the garage which may include the walls, ceilings, floors and any electrical components hidden from view. Note: Hidden conditions may exist that are outside the scope of this inspection.

Limitations

STORED

Stored personal items present.

Observations

7.4.1 Vehicle Door



Safety Hazard

DOOR - OPENERS

The automatic reverse feature on vehicle door is not adjusted properly: Garage door openers installed later than 1978 should reverse automatically when a reasonable force is encountered. It is the opinion of this inspector that the force required to reverse the door (if able at all) is excessive, and should be adjusted for safety. For further information, [Click Here](#).

Recommendation

Contact a qualified garage door contractor.



7.5.1 House Entry Door



Safety Hazard

**DOOR - WEATHERSTRIP
MISSING/DAMAGED**

The weatherstrip to the house is missing or damaged. Because the door from the garage to the house is part of the firewall, it is important it seals properly. Recommend repair.

Recommendation

Contact a handyman or DIY project



8: ELECTRICAL

Information

General Information Main Panel: DESCRIPTIONS:

The materials, styles and components present and observable are described as follows:

General Information Main Panel: Panel Type	General Information Main Panel: Panel Location	General Information Main Panel: Panel Brand
Main	Garage	Thomas & Betts
General Information Main Panel: Service Conductors	General Information Main Panel: Panel Wiring	General Information Main Panel: Panel Configuration
Underground, 3 Wire, Aluminum	Copper with some stranded aluminum for larger appliances	Breakers, 120/240 Volts, Approximately 200 Amps

General Information Main Panel: Grounding System
Driven Rod

General Information Main Panel: Electrical System Inspection Overview:

The electrical system and components in the home were inspected to include the following: The services entrance wiring and main electrical disconnect, including noting the location of the main shut off. Inspection of the main electrical panel and wiring. Testing a representative number of switches and outlets throughout the home. Childproof caps will not be removed from outlets to test. Review of GFCI outlets and if present in proper locations for safety. We do our best to test items that operate via a remote control, when the remote is readily accessible. Low voltage wiring systems, built-in audio systems, and any alarm systems present are outside the scope of a home inspection and are not tested.

Observations

8.7.1 Breakers/Fuses

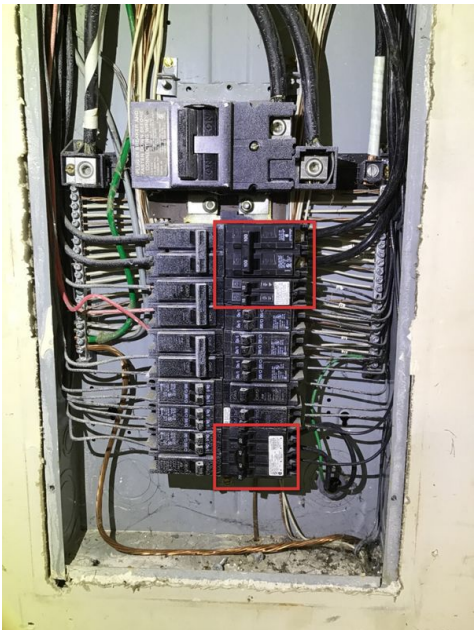
MISMATCHED

Circuit breakers are mismatched. Breakers do not appear to be compatible with panel brand and model. Recommend an electrician evaluate panel.

Recommendation

Contact a qualified electrical contractor.

 Safety Hazard



8.8.1 Receptacles

COVER - DAMAGED

FRONT ENTRY

Some electric outlet cover plates are damaged. If on the exterior, further damaged may occur from the weather. Recommend replacement.

Recommendation

Contact a handyman or DIY project



Maintenance Item



8.9.1 Lights

INOP

OFFICE/DEN CLOSET

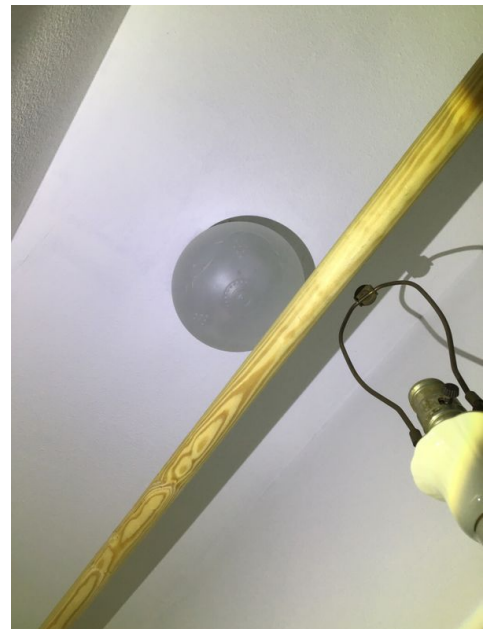
Light(s) are not operational in some areas. This may occur simply due to a bad bulb. Exterior lights may be on a sensor and won't turn on unless it's dusk. Recommend having the seller check and install a new bulb for any light which does not work. If this does not correct the condition, an electrician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

Recommendation

Contact a handyman or DIY project



Maintenance Item



Office/Den Closet

8.10.1 Branch Wiring

JUNCTION BOX - UNCOVERED

ATTIC

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

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



9: HEATING AND COOLING

Information

General Information: DESCRIPTIONS:

The materials, styles and components present and observable are described as follows:

General Information: Primary Heat Energy Source Propane	General Information: Furnace Location Garage	General Information: Primary Heating System Type Forced Air
General Information: Primary Cooling System Type Heat Pump	General Information: Size of Heating Unit 80K (Measured in BTUs)	General Information: Efficiency of Heating Unit High
		General Information: Heat Distribution Ducts and registers
General Information: Manufacturer York	General Information: Filter Type Pleated filter installed	General Information: Filter Location Hall Return Air



Hall

General Information: Last Service Date Within the last 6 months	General Information: Heating System Operational at Time of Inspection Yes	General Information: Cooling System Operational at Time if Inspection See Limitations section for more information
---	---	--

General Information: Heating System Inspection Overview:

The heating system for the home was visually inspected and tested including the following: Turning on the system at the operating control and ensuring the system operated and heat was delivered from the system. Opening readily accessible panels to visually inspect the system. Inspecting the venting system, flues and chimneys, where present. Regular service of the HVAC system is important for efficient operation and to achieve maximum life from equipment; equipment can fail at any time without warning; most manufacturers recommend annual service.

Limitations

Limitations

CENTRAL HEATING BARRIERS:

Too cool to test. See Comment below.

Unable to test the heating and/or cooling units. When the system cannot be tested, a licensed professional should be called to perform a thorough evaluation. The unit(s) were not tested for one or more of the following reasons:

Observations

9.3.1 General Condition

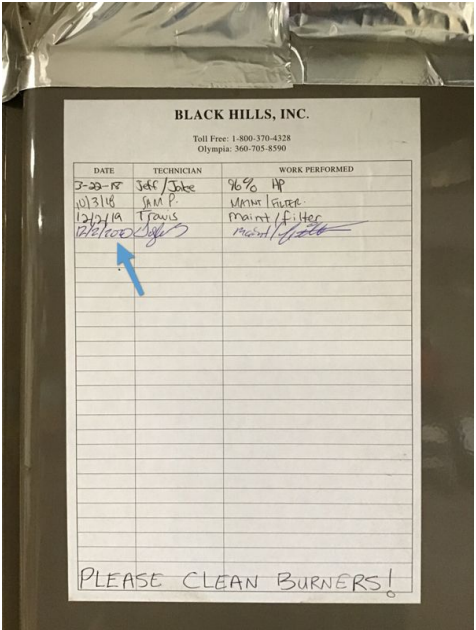
RECENT SERVICE

Maintenance Item

The service record on the appliance indicates it was serviced within the last year. Should any issues occur after taking possession, contact the servicing company as warranty service may be available.

Recommendation

Recommend monitoring.



9.11.1 AC/Heat Pump

TOO COOL TO TEST

Recommendation

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

Recommendation

Contact a qualified professional.

10: INFRARED (IR) SCANS

Information

General Information: Infrared (IR) Scan Service Overview:

The intention of the IR scans is to observe issues that may not be detectable with standard visual inspection. Infrared technology is not without limitations and is not perfect. The images presented need to be interpreted, and often further investigation is needed to verify the findings. The technology does not see through walls, but merely displays the surface temperature of the area being scanned. However, wet areas are usually colder, insulation gaps are colder or warmer, and electric concerns tend to be warmer. As a tool available to a home inspector, infrared technology provides another unique way to inspect a home. When combined with the experience of home systems and building science, and the knowledge of how to interpret the images being displayed, IR scanning can aid the home inspector in finding potentially concerns not visible to the naked-eye.

Temperature of HVAC System:

Temperature Range of Registers

120-130

Informational purposes only.



11: FIREPLACE/WOODSTOVE

Observations

11.7.1 Doors and Screens

GLASS - SOOT

LIVING ROOM

The fireplace/stove door has soot on it. The presence of soot could indicate a condition with improper combustion of the appliance whether it be a gas stove or fireplace. Further professional evaluation is recommended.

Recommendation

Contact a qualified professional.



12: WATER HEATER

Information

General Information: DESCRIPTIONS:

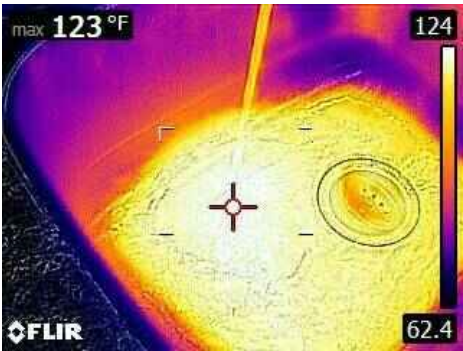
The materials, styles and components present and observable are described as follows:

General Information: Location	General Information: Energy Source	General Information: Manufacturer
Garage	Propane	Rheem

General Information: Capacity in Gallons
50

General Information: Estimated Age
< 10 years old
The average lifespan of a water heater is 10-15 years. If the unit is 10 + years old, be aware the unit may be nearing its end of useful life and may need to be replaced soon and may not be reliable. Determining the life expectancy of plumbing related equipment is outside the scope of inspection.

General Information: Temperature and Pressure Relief (TPR) Valve	General Information: Water Temperature (deg F)
Present with the line material being:, Copper	120-130



Observations

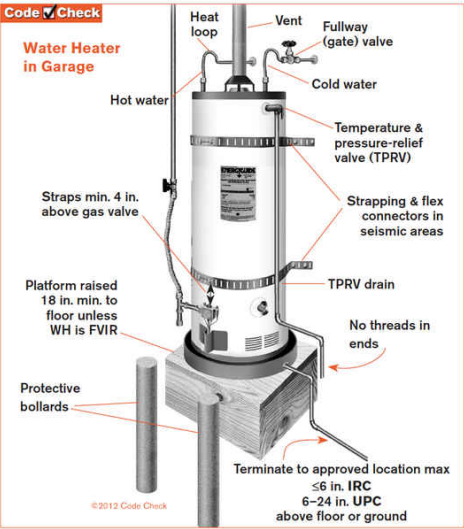
12.7.1 Earthquake Straps

SUBSTANDARD

 Safety Hazard

The water heater's seismic straps or struts are substandard. For example, they may allow significant movement or use improper fasteners. This is a potential safety hazard since movement can cause leaks in the gas supply lines or damage wiring. Leaks may also occur in water supply pipes. Generally-accepted modern safety standards mandate one strap be installed in the lower third of the tank and one in the upper third. A qualified contractor should evaluate and either repair existing straps or install new straps or struts as necessary and as per standard building practices.

Recommendation
Contact a qualified plumbing contractor.



12.11.1 Expansion Tank

MISSING

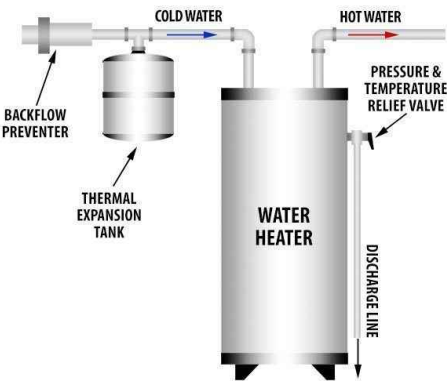
Maintenance Item

One or more water heaters had no expansion tank(s) installed to allow for thermal expansion of water in the plumbing pipes. Expansion tanks are required on all water heaters installed after 2005. Some local jurisdictions may override this requirement. Consider consulting with a qualified plumbing contractor about the need for the installation of an expansion tank on this system.

Recommendation

Contact a qualified plumbing contractor.

TYPICAL RESIDENTIAL INSTALLATION



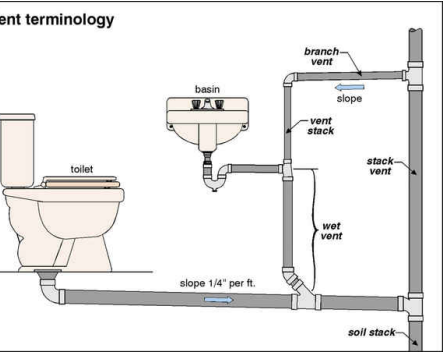
Expansion Tank

13: PLUMBING

Information

General Information: DESCRIPTIONS:

The materials, styles and components present and observable are described as follows:



General Information: Water Pressure (PSI)
40-45

General Information: Water Supply (From Utilities)
PE

General Information: Water Distribution (Inside Home)
Copper, PEX

General Information: Drain/Waste
ABS

General Information: Plumbing System Inspection Overview

The plumbing system and components in the home were tested and inspected, including the following items:
Determining the location of the main water and gas shut off valves if visible, and inspecting for any visual concerns.
General visual inspection of exposed supply and drain piping material. Testing of all fixtures at sinks, showers and tubs, and visually inspecting for leaks and condition. Testing of toilets for proper operation, general condition and properly secured. Inspection of the hot water system, age, and general condition.

14: WELL FLOW TEST

Information

General Information: Overview

The Well Flow Rate test is designed to determine the rate at which the water is being pumped from the well into the structure. Generally, the rate is considered to be normal around 4-6 gallons per minute. Anything less than that may indicate a potential issue with the well pump and further investigation should be considered. The process is performed by first making sure that no water is running inside or outside of the structure. The following steps are then taken. A spigot nearest the pressure tank is accessed and turned on to allow for the tank to "draw down" or empty to the point the pump kicks on. The spigot is then turned off to allow the pump to fully charge the pressure tank. This is called the "recovery". These first two steps essentially "prime the system" so the measurements can begin once the system is ready, the spigot is turned on and the amount of water released is measured until the pump turns back on. The spigot is then shut off. Now, the system is timed to see how many seconds it takes for the recovery period. These measurements are then used to determine the Well Flow Rate. Along with the measured PSI (pounds per square inch) of the system, which should be at least 40 PSI, we can determine the basic "health" of the system. Note: The well recovery rate, depth or capacity of the well are not determined during this operation. It is recommended to have a qualified well contractor assist with these details if they are a concern.

General Information: Flow Rate (GPM)
16

General Information: Water Pressure (PSI)
40-45

15: SPRINKLERS

Information

General Information: DESCRIPTIONS:

The materials, styles and components present and observable are described as follows:

General Information: Number of Zones

19

General Information: Controller Box Location

Garage

The controller is connected to the system and its sensors to monitor pressure and flow.



General Information: Valve Box Location

Front and Side Yards

Valve boxes are placed underground to house components of the sprinkler system. The valve box allows the Owner easy access to the sprinkler valve, or other components (sensor, wires, etc), while protecting them from the elements, accidents (errant lawn mower), and pests.



Front Yard



Front Yard



Front Yard



Side Yard

General Information: Backflow Device Location

Front Yard

When connected to a potable water supply, the backflow prevention devices (BPD) protects the source water from contamination and backup pressure should something go wrong.



Front Yard

General Information: Rain Sensor Present?

No

Installing a rain sensor pays for itself in the first year of operation, which makes it a reasonable investment. Determining whether the rain sensor is functional or not, is not part of the inspection. The lifespan of a rain sensor is typically five to eight years with some lasting as long as ten years.

General Information: Sprinkler Inspection Overview

The inspection and operation of the irrigation (sprinkler) systems, under the scope of this inspection, is limited to running the system in the "Manual Mode" only. Timers and other functions are not operated. Also, the condition of underground components cannot be determined.

Limitations

Limitations

SPRINKLER BARRIERS:

One or more of the following barriers prevented a complete inspection of the sprinkler system. Be aware hidden conditions may be present.

Limitations

WINTERIZED SYSTEM

The system has been winterized and could not be tested. Recommend having a qualified irrigation specialist de-winterize the system prior to use.

16: INTERIOR

Information

General Information: DESCRIPTIONS:

The materials, styles and components present and observable are described as follows:

General Information: Window Type	General Information: Wall Material	General Information: Ceiling Material
Vinyl, Multi-Pane	Drywall	Drywall
General Information: Floor Material		
Tile, Carpet, Wood (Products)		

General Information: Interior Inspection Overview

An inspection of the interior surfaces was performed throughout the home to include visually inspecting the ceilings, walls, floors, doors and windows of each room. Every effort is made to inspect all interior areas but we can't move occupant furniture or belongings. Doors were operated and tested for proper operation including whether the door rubs, latches engage, and the general condition of doors. Windows were tested and operated on a representative number, including looking for cracked glass, broken thermal seals, and latch/lock operation. While we operate window blinds in order to access the windows to operate and inspect them, the overall condition of window coverings and treatments is outside the scope of a home inspection. Countertops and a representative number of cabinets were inspected and tested. Steps and stair railings were inspected for any safety concerns. Exhaust fans were turned on to verify they operate with normal switch control.

Smoke Detectors: Smoke Detectors - Current Requirements

- As of 2/18/99, the requirements for smoke detectors are that they:
1. Be installed in each sleeping room
 2. Be installed at a central point in a corridor or area which gives access to each separate sleeping room
 3. Emit a signal when the batteries are low.
- For more information on WA State requirements, click the following link: [WAC 246-359-550](#)

Limitations

Limitations

INTERIOR BARRIERS:

One or more of the following barriers prevented a complete inspection of the interior. Be aware hidden conditions may be present.

Limitations

BUILT-IN VACUUM SYSTEM

A built-in vacuum system is present. The testing of these are beyond the scope of the inspection. Recommend following up with the seller to determine functionality.



Garage

Limitations

STORED ITEMS

Stored items and furnishings inside the house prevent full inspection.

Observations

16.3.1 Flooring Defects

TILE - DAMAGE

BASEMENT BATH

Tile flooring is damaged/loose. Recommend evaluation by a licensed flooring contractor.

Recommendation

Contact a qualified flooring contractor

Recommendation



Basement Bath

16.4.1 Walls & ceiling

DAMAGE - TYPICAL

LIVING ROOM, BASEMENT, CRAFT ROOM

Maintenance Item

Typical wall/ceiling damage is present which is consistent with normal house settling. At this point, it appears cosmetic in nature. If this is a concern, or if the damage begins to change over time, consider further evaluation by a licensed drywall contractor.

Recommendation

Contact a qualified drywall contractor.



Living Room



Basement



Craft Room

16.4.2 Walls & ceiling

DRY STAINS

CRAFT ROOM

Dry appearing wall/ceiling moisture stains are present. Recommend follow up with the seller to determine history, and whether further evaluation by a licensed roofer or contractor is warranted. Be aware hidden conditions may exist which are outside the scope of inspection.

Recommendation

Contact a qualified professional.



Recommendation



Craft Room

16.8.1 Windows

GLASS - FAILED

LIVING ROOM

Fogged or failed exterior double pane window(s) observed. Double pane glass sometimes loses its seal causing condensation between the panes, as well as some loss of its insulating ability. Replacement is recommended. (Be aware that cooler weather makes this condition very difficult to identify, and under such conditions it is possible other windows may be failed, but not identified during the inspection).

Recommendation

Contact a qualified window repair/installation contractor.



Recommendation



Living Room

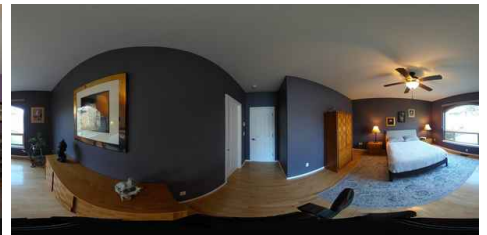
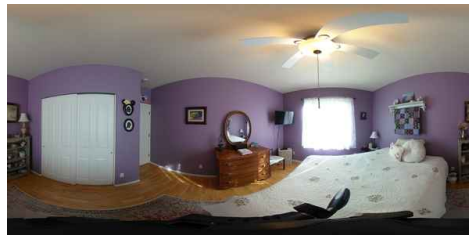
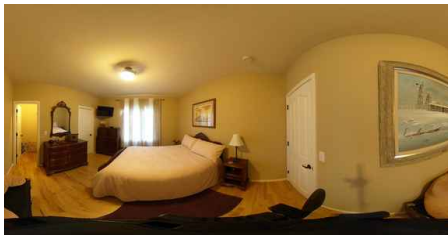
17: 360 PICTURE GALLERIES

Information

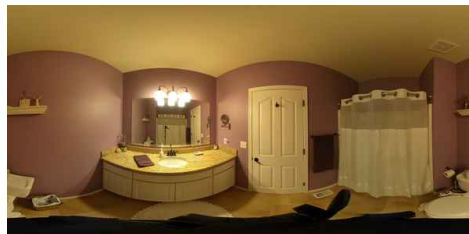
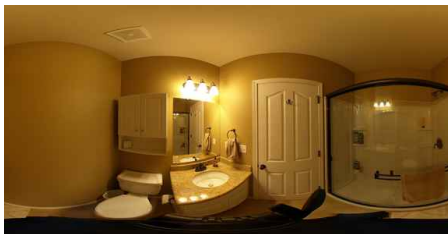
General Interior: Gallery



Bedrooms: Gallery



Baths: Gallery



Kitchen: Gallery



Gallery



18: CARBON MONOXIDE DETECTORS

Information

Carbon Monoxide Detectors: Carbon Monoxide Detectors - Requirements

Starting July 26, 2009, in addition to new construction, all homes being sold must have carbon monoxide detectors (UL 2043 approved) installed outside each bedroom area and at least one on each floor installed to manufacturer's recommendations. The units should be replaced periodically as indicated by the manufacturers to ensure proper function. This is generally every 5 to 7 years. Interested parties desiring further information or service should consult with a qualified trades person. For more information on WA State requirements, click the following link: [WAC 246-359-550](#)

Observations

18.1.1 Carbon Monoxide Detectors

CO DETECTOR - PRESENT

All CO Detectors are accounted for on each level of the structure.

Recommendation

Contact a qualified professional.



Kitchen



Hall



Basement

19: BATH

Limitations

Limitations

BARRIERS:

One or more of the following barriers prevented a complete inspection of the bath(s). Be aware hidden conditions may be present.

Limitations

UNDER SINK - ITEMS

ALL BATHS

Viewing below sink area is restricted.

Observations

19.3.1 Countertops

CAULK/GROUT

MASTER BATH

The countertop caulk/grout is failing. This is a normal maintenance issue which needs to be reapplied periodically.

Recommendation

Contact a handyman or DIY project

 Maintenance Item



Master Bath

19.4.1 Sinks

DRAIN - SINK SLOW

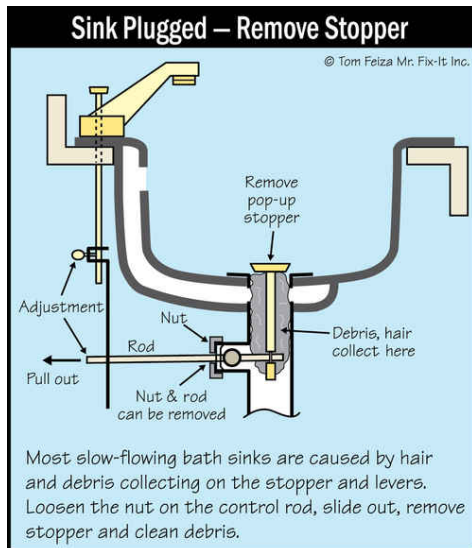
HALL BATH

The sink's drainage appears a bit slower than normal. This is a common finding often due to hair or other debris which may have clogged the drain over time. If usual homeowner remedies are not helpful, it may be necessary to follow up with a licensed plumber.

Recommendation

Contact a handyman or DIY project

 Maintenance Item



P099C



Hall Bath

19.4.2 Sinks

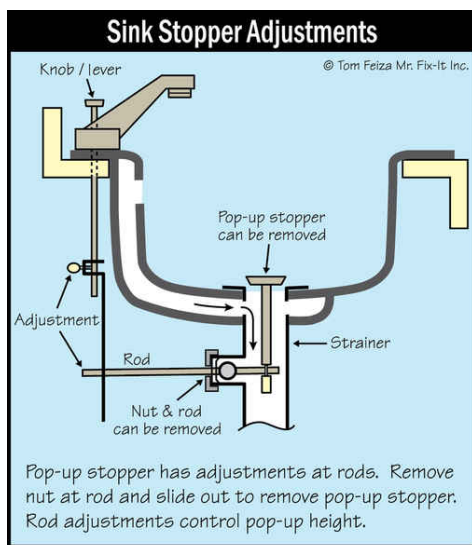
STOPPER - DAMAGED/MISSING

BASEMENT BATH

The sink stopper is either missing or did not operate properly. Repair/replacement recommended.

Recommendation

Contact a handyman or DIY project



P097C



Basement Bath

19.6.1 Sink Plumbing

DRAIN - RUST/CORROSION

MASTER BATH, BASEMENT BATH

Rust/Corrosion noted on sink drain line(s). Repair/replacement recommended as leaking may occur in the near future.

Recommendation

Contact a qualified plumbing contractor.





Master Bath



Basement Bath

19.8.1 Tub/Shower General

DRAIN - SLOW

MASTER BATH

The tub/shower(s) drain poorly. If usual homeowner remedies are not effective, contacting a plumber may be required.

Recommendation

Contact a handyman or DIY project



Maintenance Item



19.9.1 Tub/Shower Fixtures

DIVERTER - LEAK

HALL BATH, BASEMENT BATH

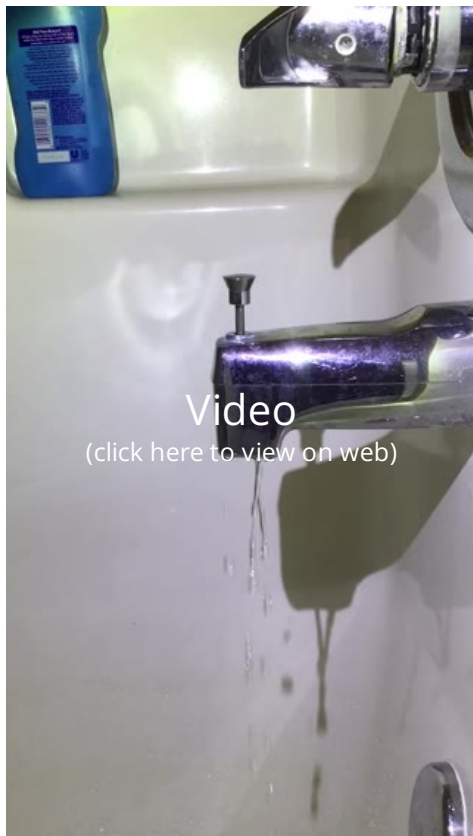
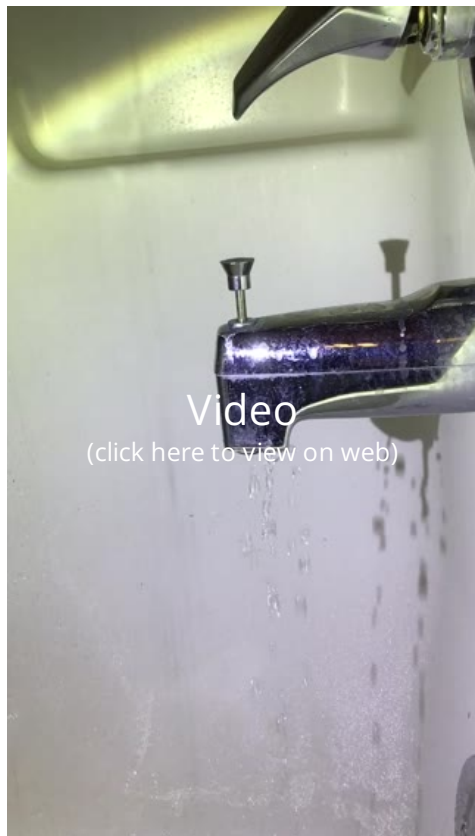
The tub/shower diverter(s) leak during use. Repair/replacement is recommended.

Recommendation

Contact a qualified plumbing contractor.



Maintenance Item



19.9.2 Tub/Shower Fixtures

LOOSE

GUEST MASTER, BASEMENT BATH

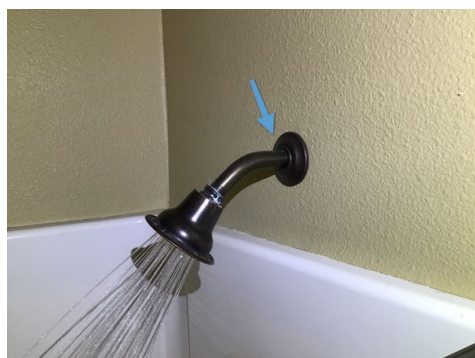
The tub/shower fixture supply pipes are loose inside the wall. Pipes which are not properly secured inside the wall may develop leaks over time. Further evaluation and/or repair/replacement is recommended.

Recommendation

Contact a qualified plumbing contractor.



Maintenance Item



Guest Master



Basement Bath

19.12.1 Conductive/WDO

CAULKING - TUB/SHOWER FLOOR

BASEMENT BATH

The caulking/grout on the floor in front of tub/shower has failed. Failed caulking/grout may allow moisture to penetrate into and decay the underlayment and should be repaired.



Recommendation

Recommendation

Contact a qualified professional.



Basement Bath

19.12.2 Conducive/WDO

CAULKING - TUB/SHOWER SEAL SPOUT

HALL BATH

There is a gap around the tub spout which needs sealing to prevent water intrusion.

Recommendation

Contact a handyman or DIY project



Maintenance Item



Hall Bath

19.12.3 Conducive/WDO

CAULKING - TUB/SHOWER SURROUND

MASTER BATH

The tub/shower surround grout and or caulking is showing signs of deterioration. Any damaged or deteriorated caulking or grout should be repaired. Tile grout should be thoroughly sealed according to manufacturer's specifications and recommendations. Be aware hidden conditions may exist.

Recommendation

Contact a handyman or DIY project



Maintenance Item



Master Bath



Master Bath

20: KITCHEN

Observations

20.7.1 Dishwasher

DOOR - SPRINGS DAMAGED

The dishwasher door springs is damaged, weak or out of adjustment. Repair/replacement is recommended.

Recommendation

Contact a qualified appliance repair professional.



Recommendation



20.7.2 Dishwasher

CONTROLS - DAMAGED

The control buttons are damaged. Recommend repair.

Recommendation

Contact a qualified professional.



Recommendation



20.9.1 Cooktop and Oven

BURNERS - INOP/DAMAGED

FRONT RIGHT

The cooktop burner is inoperative or damaged. Repair/replacement is recommended. A service technician may need to evaluate further.

Recommendation

Contact a qualified appliance repair professional.



Recommendation



21: ATTIC

Information

Attic Insulation - Type and Amount

Fiberglass (Loose-Fill), 6-12 inches

Observations

21.2.1 General Defects

ENVIRONMENTAL GROWTH - PRESENT

 Recommendation

Microbial growth is present in the attic. White/dark discoloration on the underside of the roof sheathing may relate to ventilation conditions with the roof, even if it appears the roof is adequately vented. Roof leaks, fans ducted into the attic space and inadequate attic insulation may also be contributing factors. Sometimes, the discoloration has occurred at the time of construction when building materials were left outside in the weather. For evaluation and possible mitigation, consult with a qualified industrial hygienist or mold/moisture mitigation specialist to determine (1) possible health risks (2) appropriateness of and any need for mold testing (3) any specific measures needed for remediation. Correcting any issues with roof ventilation, roof leaks, open fan ducts in the attic and attic insulation may be helpful. Also, ask the seller about the history and what corrective actions, such as increasing roof ventilation or repairing open ducts, may have already been done.

Recommendation

Contact a qualified environmental contractor



21.2.2 General Defects

VENTING - BLOCKED

A birds nest is blocking a can vent. Recommend removal to allow for better ventilation.

Recommendation

Contact a qualified professional.

 Recommendation



21.5.1 Insulation

INSULATION - MISSING ON ACCESS LID

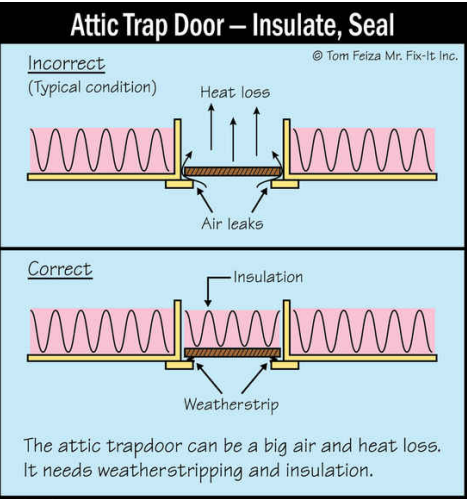
MASTER CLOSET

Insulation is missing on the attic access lid. Newer standards require insulation be installed over the interior attic access lid. Recommend upgrading this insulation.

Recommendation

Contact a qualified insulation contractor.

 Maintenance Item



1006C

22: SUBSTRUCTURE

Information

General Information: DESCRIPTIONS:

The materials, styles and components present and observable are described as follows:

General Information: Fully Finished Basement Present

A fully finished basement is present. Finished surfaces will prevent view inside wall cavities and floor voids. No comment can be made about condition of concrete slab floor which is covered by finished flooring. Hidden conditions may exist.

General Information: Perimeter Foundation	General Information: Anchoring Method	General Information: Framing Technique
Concrete footing and stem wall	Unable to assess	Unable to assess
General Information: Subflooring	General Information: Type of Footing	General Information: Insulation
Concrete	Concrete slab	Unable to assess

General Information: Foundation Systems Inspection Overview:

The foundation, basement, and crawlspace components were inspected where present and accessible, including the following items: The visible portions of the foundation wall of the home where not covered by insulation or finishing. The insulation type and levels present where visible. The floor structure, wall structure, beams and posts where visible. Limitations can exist on any foundation inspection since much of the structural components can be hidden or buried, or covered with insulation or a finished area. We do our best to observe all visible areas and look for any sign of structural concerns. We are not structural engineers, and therefore, if we do see areas of concern we may recommend further evaluation by an engineer to assess the area of concern.

Observations

22.3.1 Foundation

CRACKS - MINOR

 Maintenance Item

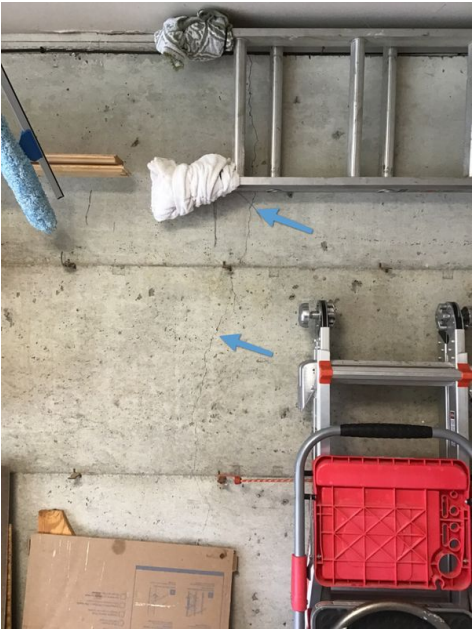
One or more minor cracks (1/8 inch or less) were found in the foundation. These don't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitoring them in the future. Numerous products exist to seal such cracks including:Hydraulic cement. Requires chiseling a channel in the crack to apply.Resilient caulks (easy to apply). Epoxy sealants (both a waterproof and structural repair).Here is an informational article on foundation cracks.

Recommendation

Contact a qualified professional.



Garage



Garage

23: WDO

Information

**General Information: Inspector
Information**

George Green SPI License #
92431

General Information: WDO Information

WSDA ICN # 12345BH007

Company: Boggs Inspection Services

Company Address: P.O. Box 8004, Lacey, WA 98509

Client: John Smith

Only when WDO findings are present, **WAC 16-228-2045 requires that a diagram be prepared for WDO inspection reports. A copy is available upon request.**

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

Please Read carefully

WOOD DESTROYING ORGANISM INSPECTION REPORT.

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

II. INSPECTION PROCEDURES:

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

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

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

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

III. LIMITATIONS OF INSPECTIONS.

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

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

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

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 CONDITIONS: In certain geographical areas of Washington State where wet climate is common and due to their construction and materials, structures may be subject to conditions from normal weathering. Such conditions as

cracking, checking, and/or warpage on doors, window casings, siding, and non-supporting wooden members shall not be reported on inspection reports except at the discretion of the inspector. Inspectors are not required to report on any wood destroying organism infestation, infection, or other condition that might be subject to seasonal constraints or environmental conditions if evidence of those constraints or conditions is not visible at the time of inspection.

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

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

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

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

V. WORK RECOMMENDATIONS AND TREATMENTS

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

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

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

A. Evidence of infestation of Wood Destroying Insects;

Carpenter Ants.

Moisture Ants.

Subterranean Termites.

Anobiidae Beetles.

Adult beetle emergence holes unique to wood infesting species in the families Buprestidae, Cerambycidae and Lyctidae may be reported for clarification purposes at the inspector's discretion.

Signs of wood decay fungi, such as brown pocket rot, and the marine mollusk, Teredo or shipworm, that may have occurred prior to the manufacturing or processing of lumber.

B. Infection of Wood Decay Fungi;

C. Damage from Wood Destroying Insects;

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

Earth to wood contact.

Vegetation in contact with structure.

Restricted or non-functioning gutter systems.

Conductive debris in crawl space.
Bare or unimproved ground in crawl spaces.
Standing water or evidence of seasonal water in crawl space.
Failed or missing caulk/grout at water splash areas.
Moisture from plumbing leaks.
Inadequate sub-structure ventilation.
Inadequate clearances in crawl space.

Limitations of the Inspection:

Structures built close to, or on the ground, and/or decks with less than 5 foot clearance beneath their substructure are, by their nature inaccessible.
Where dense foliage, stored personal items, and/or debris is against the structure, those areas of the structure will not be inaccessible for inspection.
Where soil is in contact with wood members, those wood members will not be fully available for visual inspection and hidden conditions may exist.
Where the home is occupied, personal furnishings, appliances and stored items will limit access for inspection. No personal furnishings, (computer and electronic equipment in particular), appliances, or stored items will be moved by the inspector during the inspection.
Where the main water supply is off, Boggs bears no responsibility for plumbing leaks which may become evident after service is restored. Boggs will not attempt to restore service to the structure.
Where carpeted floor coverings are present, the condition of the substrate beneath, whether wood or concrete, interior or exterior, cannot be determined.
Where floor coverings have been installed over concrete and/or finished floor coverings are ceramic tile, masonry or stone, testing with a moisture meter may not yield reliable results and hidden moisture conditions could exist.
Newly installed vinyl floors, (up to 2 months), residual moisture in the glue may give false positive moisture readings when tested with a moisture meter and actual hidden leakage, (such as a leaking wax ring on a toilet), may be present.
Portions of a structure that cannot be inspected without excavation, demolition or the physical removal of objects are inaccessible and may be subject to hidden infestation and damage by wood destroying organisms. Such areas include, but are not limited to: wall voids; spaces between floors; areas concealed by insulation; substructures with clearances less than 18 inches between unimproved ground and wood joists or less than 12 inches between unimproved ground and beams; substructures with insufficient clearances between wood members and piping or ducts and unimproved soil so as to make passage impossible; sleeper floors; areas concealed by furniture, appliances or personal possessions; locked rooms; and/or areas which may imperil the health or safety of the inspector. Inaccessible areas are, by their nature, excluded from the inspection.
Inspection of roof systems, attic spaces, detached sheds or outbuildings and detached decks are outside the scope of inspection and no comment can be made regarding the condition, viability or life span of said structures.
Boggs assumes no liability for Carpenter Ant infestations not identified during their dormant season.
Newly painted materials often obscure visible evidence of infestation and damage.
Where the sub-flooring is insulated, sub-structure framing components and sub-flooring will not be visible for inspection. Sub-floor insulation will not be removed during the inspection. Be aware that hidden damages and/or hidden infestation of wood destroying organisms may exist.
Where a basement has finished wall, ceiling and floor surfaces, structural components will not be visible for inspection. Be aware that hidden damages and/or hidden infestation of wood destroying organisms may exist.
Where the crawl space has standing water; hazardous debris of any kind, including broken glass, fecal waste or suspect chemical waste, inspection will be at the discretion of the inspector and cleanup may be required prior to inspection.
Where the structure is a manufactured home, the factory installed belly vapor barrier will present assessment of the structural components. Be aware that hidden damages and/or hidden infestation of wood destroying organisms may exist.

DISCLAIMERS & QUALIFIERS

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

General Information: No Evidence

No visible evidence of active wood destroying insects or active wood decay fungi was seen at the time of this inspection. Note: Any barriers to the property that may prohibit a full inspection and/or limit access to areas prone to this type of activity should be remedied to allow for a more thorough evaluation. Be aware that hidden conditions may exist.

General Information: Carpenter Ants Risk

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

24: FINAL CHECKLIST

Information

General Information: Checklist

This checklist provides a record of the status of the structure when the inspector left the property.

General Information: Items returned to original settings as found	General Information: Client Present at End	General Information: Barrier Photos
Thermostat, Lights, Oven, GFCI outlets, Doors/Windows closed, Sinks/Tubs drained, Garage door closed, Interior/Exterior Barrier photos taken	Yes	Exterior/Interior, Heat Source

25: DISCLAIMERS

Information

DISCLAIMERS: Asbestos

The inspector is not licensed by the EPA and cannot determine or test if asbestos materials exist in any area throughout the structure. Any structure built prior to 1978 may contain asbestos in one or multiple building materials used during that era of construction. If you have concerns about possible asbestos, it is solely up to you to arrange for asbestos testing by an appropriate licensed contractor. Boggs Inspection Services will not engage in any claims regarding asbestos.

DISCLAIMERS: Attic

The inspector cannot determine, report on or test if asbestos materials exist in any area throughout the structure. When attic insulation is covering ceiling joists, we cannot completely inspect some areas due to inspector safety concerns. Most attics are not completely accessible due to limited space. Attic insulation and limited space will prevent the inspector from performing a complete inspection of the attic area, not all areas are accessible and will be determined at the inspectors discretion. The Inspector does not determine the R-value of insulation present or the efficiency or effectiveness of HVAC duct layout or design. Attic insulation may be moved or otherwise disturbed during the inspection, but all efforts to replace the insulation to its prior setting will be made. Temperature sensors and fans for attic exhaust systems are not tested. Rodents: If there is visible evidence of rodents or other pests, it will be noted as such. Most rodent/pest infestation exists under attic insulation, in walls or in areas not visible to the inspector and cannot be identified with this inspection. Its recommended a pest inspection be performed beyond the scope of a home inspection whether or not evidence exists.

DISCLAIMERS: Bathrooms

Bathtub and sink overflow drains and spa tub jet hoses are not inspected and leaks in these areas cannot be detected with this inspection. Shower pans are not leak tested and cannot be determined if properly water-proofed by the inspector. Exterior or interior access panels for spa tubs are only inspected if readily accessible and operable (not sealed or painted or screwed shut), second story access panels are not opened. The home inspector cannot determine if shower pans or tubs are properly pitched for drainage. We recommend upgrading all electrical outlets to GFCI protection within 6 feet of all potential wet locations, however this may not be a requirement for the sale of a home based on the age of the home (this also applies to kitchen sinks, wet bar sinks and laundry sinks).

DISCLAIMERS: Electrical/Gas

Electrical panels are visually inspected only, the inspector does not perform a load calculation to determine service capacity adequacy. Some wire types cannot be determined due to wire casings cover wires entering the breakers. Panels with excess wiring are not completely visible due to amount of wires inside panel. Breakers are visually inspected only - the inspector does not perform any electrical stress tests on the system to determine if a breaker trips properly - including AFCI and GFCI breakers (consult an electrician for further evaluation, if this is a concern). Electrical and gas fires due to poor installation of wiring and faulty gas pipes cannot be determined by the inspector. Only accessible GFCIs with test and reset buttons are tested, the inspector does not determine which GFCI outlets may be linked to other areas of the structure. Ungrounded outlets may be present in older structures (pre-1965) even if the main or sub panels have been upgraded. The inspector cannot determine if all wiring has been updated. Expect to find ungrounded outlets in older homes (pre-1965) - this is not a defect. We recommend the gas supplier be contacted to safety check all fuel gas systems/appliances prior to purchase and occupancy. The Inspector cannot determine if a gas leak is present in any area of the home or underground at any time during the inspection. Carbon monoxide poisoning cannot be detected with this inspection, including all gas and propane systems interior and exterior of the structure. Gas supply valves are not turned or operated during this inspection. The internal condition of gas appliance ventilation exhaust pipes cannot be detected. Pilot lights and fire places are not lit by the inspector at any time, for any reason. It is the responsibility of the Client to ensure that the main gas and electrical systems are on prior to the inspection. The requirement of gas line sediment traps is not determined by the inspector.

DISCLAIMERS: Exterior Areas

For all wood areas or damaged wooden areas and moisture problems (mold/mildew), consult the WDO report. See interior section of the report for additional window and door information. In no way, shape or form can the inspector determine if the exterior of the home is water tight or is built to prevent moisture intrusion, no hose or water testing is performed at this inspection. Stucco and siding require periodic seasonal maintenance, consult an exterior finish contractor for maintenance tips/schedules/suggestions. Fire pits, exterior fireplaces and exterior BBQs are excluded from this inspection. We recommend adding anti-siphon/back flow preventers (if not already present) on all exterior hose bibs for optimum potable water protection. Property boundary lines and encroachment determinations are beyond the scope of a home inspection and are not inspected or included in this report - Consult with another qualified professional as needed for evaluation if concerns exist in this area. Zero lot lines prevent a complete inspection of areas on other properties. Common areas controlled by Home Owners Associations are not included in this inspection. Areas not visible or accessible due to height/ angle/vegetation/other forms of limited access are not included in this inspection. Inspector does not use specialized instruments to detect moisture, if any, under stucco or siding surfaces. Generators, security gates, sport courts and solar power systems are not included in this inspection.

DISCLAIMERS: Foundation

Sump pumps, septic tanks and (unless specifically requested) sewer drain pipes from structure to street are excluded from this inspection. The Inspector does not perform calculations to determine exact square-feet of ventilation required at time of construction (this is also true for attic spaces). Some areas of a raised foundation may not be accessible due to limited space, plumbing piping, duct work obstructions, insulation, soil levels and stem walls. The inspector will not traverse any area deemed unsafe or where damage may be caused as a result, this is up to the sole discretion of the Inspector (this is also true for attic spaces). It is not always possible for the inspector to view every side/angle/ connection of all plumbing pipes due to plumbing design/layout/approach angle/etc. Underground plumbing/pipes cannot be visually inspected. Pressure testing is not performed during this limited inspection. Drain scope inspections are recommended whether a defect is detected or not. Slab foundations are often covered and not visible; therefore the inspection is limited. Slab foundation leaks cannot be determined by the home inspector.

DISCLAIMERS: Garage

The garage is often the location where most storage occurs and receives a limited inspection when items are present. Personal items or other materials/possessions are not moved in any way to provide access to areas for inspection - areas of rafters, ceilings, firewall(s) or other walls should not be considered fully inspected if personal items or storage is present - defects may be present behind these items and not visible to the inspector at the time of inspection. Doors, windows, cabinets, counters, closets, slab areas, electrical areas, ventilation, plumbing areas or soffit(s) not fully accessible are not inspected, tested or evaluated. Firewall: fire rating labels are often not visible on finished drywall and cannot be determined with this inspection. Garage doors, hardware, openers and associated safety devices can only be inspected if these areas are clear of stored items and can be safely operated without disturbing other items in the garage. Garage doors, hardware and openers require periodic maintenance and servicing. Remote controls for openers are not tested. Door opener activator button should be minimum 54-inches above floor for safety. Pressure sensors/systems are generally not tested due to the risk of damage if they are not properly operating - we recommend having a general service completed prior to regular use. We recommend checking permits for any converted garage areas or additional walls/ceilings or other alterations made to the garage.

DISCLAIMERS: Grounds

This inspection cannot determine if patio and porch roofs, balconies or patio enclosures are water tight, no water/hose testing is performed. The Inspector does not perform any stress or destructive testing of the electrical system; Yard area electrical that is not readily visible and accessible may not be seen or inspected; Low voltage lighting/electrical systems, motion detectors, intercom, video/audio/security systems and electric outdoor heating systems are not inspected. Generally, it is typical for older homes not to have exterior outlets or switches, this is not a defect. Sprinklers on timers are not inspected, consult seller/HOA. Above ground pools, ponds, fountains, waterfalls, birdbaths, and associated equipment or pumps used for these items, are excluded from this report. Steep hillsides and inaccessible areas on the grounds are excluded from this report. It is highly recommend that all structures built on hillsides and slopes have a geological inspection performed to determine if the hillside/grading is stable. This inspection cannot determine ground movement or drainage issues, the addition of drains may be needed in areas. Fences, walls or gates are not evaluated for security or design. The Inspector cannot determine if planter areas are leaking into the structure, consult seller disclosures or obtain further evaluation of these areas for any moisture intrusion issues. Landscape lighting systems and timer boxes are excluded from this inspection.

DISCLAIMERS: HVAC

This report does not indicate if the heater is on recall, a follow up with RecallChek.com is recommended. Electronic or Ultra violet air filters are not inspected. Inspector cannot determine if there is a crack in the firebox or if carbon monoxide is leaking in any part of the system. Not all registers can be tested for pressure flow, due to location, condition and operation of the heating & air conditioning system. Adjustable registers that are closed are not opened by the Inspector. Missing manufacturer labels prevent RecallChek (this is true for all appliances/systems at the structure). Age, remaining life, size or efficiency cannot be determined by the Inspector. The air conditioning system freon or other refrigerant levels are not checked or determined if leaking by the Inspector. Heaters, coil boxes, condensers and air compressors are NOT disassembled to evaluate the internal working parts. This inspection does not determine if the evaporator coil BTU size is the same as condensing unit size or any other mechanical efficiency.

DISCLAIMERS: Interior

Limited inspection on all occupied/staged structures. Personal property, furniture, moving boxes or other items are not moved and will prevent a complete inspection (this applies to all areas inside and outside of the structure being inspected). We recommend checking for permits on all additional construction or alterations including, but not limited to: window replacements, patio roofs, out structures, garage and attic conversions, roof alterations, etc. performed on the property after original construction. If multiple people are present at or arrive during this inspection and enter areas or operate appliances or fixtures after they have already been inspected or reported on by the home inspector; the home inspector is not responsible for the condition of these items or areas after they are inspected; the home inspector does not go back and re-inspect the items/areas during this limited time inspection. The Inspector cannot determine if past or present hidden pet damage exists in any part of the structure. The inspector is not a code violation inspector and will not report on building code requirements in any way. Built-in central vacuum systems are not inspected. Interior window shutters/blinds/coverings are not tested or inspected as part of this home inspection (this includes all windows at the structure). Tint/film over windows is not inspected and often is bubbled/loose/peeling/scratched - tint/film (if present) can prevent an accurate inspection of the window glass areas. Only accessible windows and doors are inspected, personal items are not moved to access or test all doors and windows. Broken double pane seals cannot be determined with this inspection, dirty windows can hide signs of condensation between panes. Vertical operating windows are known to have sash cable/spring problems, although the problem may not exist at the time of the inspection, we recommend that you check them often and repair these windows upon discovery of any sash cable or spring problems. Only the visible and accessible switches/outlets are testing during this inspection, personal items are not moved to access any outlets/switches behind them. Fireplace is visually inspected only, the fireplace is not lit to test flame color or condition. The internal cavity of the fireplace is not inspected. It is recommended that you have an internal inspection of the chimney and/or a Gas Company evaluation of the fireplace beyond the scope of this inspection. Ceiling fan mounts cannot be checked by the inspector. Smoke and carbon monoxide detectors that are out of reach are not tested for functionality, all battery operated smoke detectors should be within reach for testing and maintenance. We recommend any mold or moisture damaged areas noted in the report be further evaluated for cause and correction by the appropriate licensed contractor.

DISCLAIMERS: Kitchen

Appliances receive a limited inspection for basic functionality only, additional features are not tested. Appliances are NOT disassembled to evaluate the internal working parts of each appliance. The inspection cannot determine how well the dishwasher cleans the dishes. Disposal blades are not inspected. It cannot be determine how well the oven, range/cook-top or microwave cook food. Age, remaining life, BTUs, CFMs and other forms of efficiency or effectiveness are not determined with this inspection. Water purifying systems, instant hot systems and water softeners are not inspected. Non built-in appliances and built-in refrigerators are excluded from this report.

DISCLAIMERS: Laundry

Supply valves, laundry drain, gas valve and dryer vent cannot be tested whether a washing machine is present or not. Washer and dryer units are not inspected or turned on for testing during this inspection and are excluded from this report. Washer and dryers are not moved to inspect the walls/floors/other components behind them. Water supply valves that are left in the on position for a long period of time tend to leak when turned off or do not shut off completely. Drains are not pressure tested.

DISCLAIMERS: Plumbing

Plumbing supply valves are visually inspected only and are not tested for functionality due to the potential for leakage - valves that are not used often will seize or freeze and are likely to leak when operated (opened/closed). Corrosion or rust is often a sign of slow leaking and should be further evaluated by a plumber if detected in the inspection or photos. If galvanized or cast iron plumbing is present in any part of the structure it is recommended that plumber further evaluate the plumbing system due to the age of the materials. Underground piping is not visible to the inspector, therefore cannot be evaluated by the inspector. Slab foundation leaks cannot be determined by the home inspector. The plumbing type section of the report includes a percentage approximation of the plumbing type, it is not a guarantee of the plumbing type in all areas. The inspector cannot see plumbing type or pinhole leaks inside walls, floors, slabs or other areas that may be covered. Leaks can occur after the inspection and are not the responsibility of the Inspector. Existing leaks, hidden leaks, or other leaks that occur from normal testing/inspection and subsequent damage from plumbing leaks are not the responsibility of the Inspector. This inspection also does not determine or identify geographic areas that are prone to defective materials or pinhole leaking issues. Consult sellers disclosures and qualified professionals/contractors if concerns exist in this area. Septic tanks, water softeners, water filters, wells, pumps and associated equipment, water supply quantity and quality are not included in this inspection.

DISCLAIMERS: Roof

The inspector cannot determine if a roof (or any part of the roof system) leaks at any time or under any weather conditions, no water or hose testing is performed during this inspection. If there are concerns or signs of possible roof leaks, please contact a licensed roofer to perform an additional inspection. Remaining roof life can only be determined by a licensed roofer. This applies to all roof areas evaluated during this inspection. Tile roofs, metal roofs or roof areas not accessible with a 17-foot ladder will receive a limited inspection from the ground or eaves only. Tile, metal or other materials that can be damaged will not be walked on by the Inspector. Chimney cavities are excluded from this inspection, recommend an internal chimney inspection be performed beyond the scope of the home inspection. Solar panels and tube globes are excluded from this report. Solar panels will prevent inspection of roof areas beneath them.

DISCLAIMERS: Water Heater

The water heater is visually inspected only, the combustion/pilot doors are not removed for flame or burner condition inspection due to the potential for draft to burn out the pilot flame. Circulation pumps, TPR Valves and pressure tanks cannot be tested with inspection. Solar water heaters are not inspected. Tankless units that are not original to the structure should be further evaluated by a qualified tankless technician as there are many aspects that are beyond of the scope of a general home inspection. Age, remaining life, size or efficiency cannot be determined by the Inspector. Gas lines are not measured or sized for water heater needs. The Inspector cannot light the pilot flame on the water heater or any other appliance where a pilot flame is not already on.

DISCLAIMERS: *Contractor References

This report may contain a contractor reference and contractor contact information. Choosing a contractor is done solely at the risk of the Client. Boggs Inspection Services cannot control the events that take place between contractors and customers and therefore cannot be held liable or any problems that may occur. References to contractors, their products and services, are provided as is without warranty of any kind, either expressed or implied. In no event shall Boggs Inspection Services be held liable for any incidental, indirect or consequential damages of any kind resulting from the information provided by each company and any business conducted as a result of such information. It is highly recommended that you check with your local licensing or business board for up to date and accurate information. When you contact a contractor you should:1. Ask for and contact at least two customer references.2. Find out how long they have worked in your area (familiarity with local building codes is important).3. Ask if they are bonded (insured for damages and injuries on the job) Get a signed estimate for all parts and labor/installation.4. You may wish to contact more than one contractor to ensure you are getting the best service and materials for your money. This disclaimer applies to all references found on any and all of our report pages.