

# Notification of Inspection Standards and Limitations



19420 Maxwell Rd SE Maple Valley, Wa 98038 (425) 864-0956 fax (425) 413-7836

Wa. St. Pest Lic.# 52911

Inspection Date: \_\_\_\_\_

Inspection of Structure(s) at: \_\_\_\_\_

**Areas Inspected** shall include: Structural Exterior (that which is readily accessible, visibly and physically, to an inspector at ground level); Structural Interior; Substructural Crawlspace(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 5' soil to joist clearance, or, in the case of elevated decks, those which can be suitably reached using a 6' step ladder).]

## Wood Destroying Organisms

Wood Destroying organisms shall include: **Subterranean Termites, Dampwood Termites, Carpenter Ants, Moisture Ants, Wood Boring Beetles, and Wood Decay Fungus(rot)**

## Wood Destroying Organism Inspection Standards

### I. Wood destroying Organism Inspection Report

A wood destroying organism inspection report is a written opinion of a qualified Washington State Licensed Pest Control Inspector based upon what was visible and evident at the time of inspection. As such, the inspection report does not in any way represent or guarantee the structure to be free from wood destroying organisms, of their damage, nor does it represent or guarantee that the total damage or infestation is limited to that disclosed in this report.

### II. Inspection Procedures

The inspector shall make a thorough and careful inspection of the subject structure to render an opinion on the presence and extent of wood destroying organisms. These shall include subterranean termites, dampwood termites, carpenter ants, moisture ants, wood boring beetles and wood decay fungus(rot) conditions. In addition, he shall look for those conditions which are conducive to wood destroying organisms. Conducive conditions shall include, but are not limited to:

- (a) **Faulty Grade Levels.** This condition normally exists where the top of the foundation wall is less than six inches above the adjacent earth.
- (b) **Inadequate Clearance.** This shall normally exist where there is less than 18" clear space between the bottom of the floor joists and the unimproved ground area in any crawlspace or portion thereof.
- (c) **Earth-Wood Contact.** This condition exists where wood of the structure is in direct contact with the soil.
- (d) **Cellulose Debris.** Cellulose debris in the crawlspace shall be considered any wood material that can be raked, or larger.
- (e) **Insufficient Ventilation.** This condition shall exist when a lack of ventilation may contribute to the growth of wood destroying organisms.
- (f) **Excessive Moisture.** Excessive moisture shall constitute any condition such as wet soil in the crawlspace, improper drainage that contributes to (standing water and/or seasonal water) in the crawlspace, or plumbing leaks that pose a threat to structural members.

page 1 of 3

### III. Limitations of Inspections



Notification Form Rev0400

The inspector or inspecting firm shall not be held responsible by any party for any condition or consequences of wood destroying organisms which are beyond the scope of this inspection. The scope is limited as follows:

(a) **Inaccessible Areas.** Certain areas of a 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; space between floors, substructures concealed by subfloor; areas concealed by furniture, appliances, and/or personal possessions; and deck substructures with less than 5' clearance.

(b) **Roof Systems and Attic Areas.** We shall not be held responsible or assume liability in any manner concerning the condition of any portion of the roof area, including outside coverings, soffits, eaves, rafter tails, fascia boards, barge rafters, gutters and inside attic spaces, their soundness or estimated life. The inspector may note visual evidence of infestation and/or infection of wood destroying organisms in the eaves that are visible and accessible from the ground. He/she may also make a note of conditions of the gutters and downspouts that are contributing to moisture conditions in the subarea or at the perimeter of the foundation. No opinion is rendered nor guarantee implied concerning the water-tight integrity of the roof or concerning the condition or future life of the roof coating system. Any comment(s) made by the inspector regarding an obvious condition of (a) component(s) of a roof system or attic space(s) shall not imply an extension of scope of this inspection. It is recommended that if professional opinion or certifications are needed for these areas, that the interested parties contact a qualified, licensed roofing contractor.

(c) **Sheds and Outbuildings.** Sheds, garages, carports, decks, or other structures which are not attached to the main structure are excluded from this report unless specifically requested and noted. We reserve the right to charge additionally to inspect any unattached structures.

(d) **Carpenter Ant Dormancy.** Due to the natural habits of carpenter ants to go dormant during the winter months, carpenter ants may go undetected if this inspection was performed during their dormant season. We do not assume any responsibility for carpenter ant infestations that were not detected during their dormant season.

(e) **Minor Rot Conditions.** In certain geographical areas of Washington State where wet climate is common, a large percentage of structures are subject to minor rot conditions. While such conditions are technically fungi infestations they may not substantially affect the quality, structural soundness or anticipated future life of the structure. Such conditions are spot areas on doors, window casings, common weathering on siding, and nonsupporting wooden members shall not be reported on inspection reports except at the discretion of the inspector for purposes of clarification only.

(f) **Structural Assessment.** While it may be possible for the inspector to note severely damaged materials, neither the inspector nor the inspecting firm is liable nor responsible in any way to determine the structural integrity of any infested building material. It is recommended that if professional opinions are needed in regards to this area that the interested party contact a qualified, licensed engineer.

(g) **Requirements of Others.** Inspection standards shall not be altered by any person, private or government agency on any given structural wood destroying organism inspection report.

(h) **Future Conditions.** The inspection shall cover only current conditions visible and evident at the time of the inspection. It shall not cover latent conditions not visible at the time of inspection. The inspecting firm shall in no way be held responsible for future conditions, damages or infestations that were not reasonably evident at the time of inspection.

#### **IV. Reports**

No report shall be issued unless a state licensed inspector has made a careful and thorough inspection of the structure in conformity with these standards. Reports shall be subject to Limitations of Inspections.

(a) **Preliminary Reports.** Any report, whether pertaining to an initial or subsequent inspection, which discloses current visible evidence of wood destroying organisms or conducive conditions shall be considered a Preliminary Report only. As such, a preliminary report should not be relied upon for the closing of any real estate transaction and necessary steps should be taken to obtain a Final Report.

(b) **Final Report.** A wood destroying organism inspection Final Report shall be issued when the inspector performing the inspection has found no visible evidence of wood destroying organisms or conducive conditions during the initial inspection or when recommendations as outlined in the Preliminary Inspection Report have been completed.

#### **V. Work Recommendations and Treatments**

(a) **Warranties.** No Final report shall be issued unless those firms which contract to perform all or part of the work recommendations, warrant the quality of workmanship and the effectiveness of such work for a minimum period of one year from the date of completion. As used in these standards, the term "warranty" shall mean that should the effectiveness of any work performed fail the contracting firm shall correct the workmanship or perform additional treatments to eliminate infestations at no charge.

**Work Recommendations and Treatments (cont)**

(b) **Third Party Agreement.** Should the owner, purchaser or other interested party elect to perform all or any part of the work recommendations or to contract with a contractor other than the inspecting firm, the owner, buyer or other interested party shall provide a written agreement certifying that either he/she and/or the contractor performing the work has completed the recommendations as specified in the inspection report and agrees to assume full liability for, and hold the inspecting firm harmless for any defects in the work and is warranted for a minimum period of one year.

(c) **Conditions Revealed** during performance of recommendations. Should any wood destroying organism, damage or conducive condition be revealed in an inaccessible area during the accomplishment of work recommendations, whether done by owner, buyer, contractor, or any other party in interest, the inspecting firm must be notified of such conditions for the purpose of having a reasonable opportunity of reinspection and determining any additional work recommendations before such conditions are covered up. The owner, purchaser, or his/her agents undertaking the work shall be responsible for such notification. The inspecting firm, if notified as provided in this paragraph, shall perform an additional inspection and issue any additional work recommendations it deems necessary. Nothing contained herein shall prevent the inspecting firm from making additional charges for each additional inspection.

**We do not inspect for compliance with any governmental codes or regulations, and make no warranties or guarantees.**

I, \_\_\_\_\_ have read, understand and agree to the terms, conditions, practices and standards as stated in this notification.

x \_\_\_\_\_

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
date