



NATIONAL BUILDING INSPECTORS

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## Wood Destroying Organism (WDO) Inspection Report

**Client:** Smart Homebuyer  
**Realtor:** Jeff Wise Agent, ReMax Realty  
**Inspection Address:** 829 BlackHawk Rd, Olympia, WA  
**Inspection Date:** 08/24/2010  
**Inspected by:** Dan Schwartz Lic. 123456

Washington State Department of Agriculture (WSDA) ICN: 34576766786

This Wood Destroying Organism Report addresses only items that have actually caused damage or are "deemed likely" to cause damage to structural wood members either due to pest infestation or wood-destroying organisms and infections they cause. Review the associated property inspection report (if applicable) for a detailed report of items other than those described herein.

The corrective recommendations that we make in this report and throughout the property inspection report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend upgrades that could affect your evaluation of the property.

**This report is the exclusive property of the National Building Inspectors and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.**

*WDO Issues*

### Exterior

#### Stucco & Wood Siding Stucco & Wood Siding

*WDO Issues*

**2.1 - Rot damage was noted to the base of the overhead garage door trim. We recommend this be properly corrected.**



## Deck

### Deck Findings

#### *WDO Issues*

2.2 - This deck is substantially rotted. Consideration should be given to replacing the deck. Recommend contacting a competent contractor for recommendations and corrective work.



2.3 - There are also anobiidae (deathwatch) beetle emergence holes and damage throughout the deck. This problem will be corrected when the deck is replaced.



## Roof

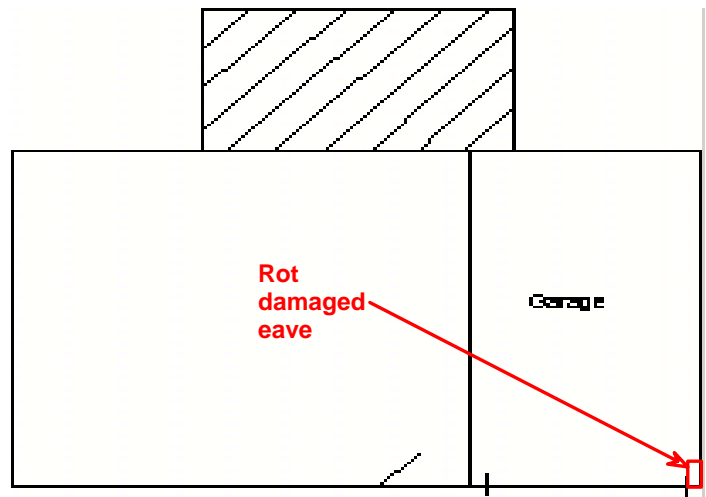
### Eaves - Flashing - Rain Gutters

#### Eaves

#### WDO Issues

3.1 - Rot damage was noted to the eaves at the front right corner of the structure. We suggest contacting a qualified contractor for any corrective work needed.

NOTE: Repair will require removing and replacing a portion of the roof covering.



## Bath

### Bath 1 Findings

### Bathtub - Shower Enclosures

#### WDO Issues

- 5.1 - Rot damage was noted to the subfloor under the shower. Repair of the subflooring will most likely necessitate the removal and replacement of the entire shower. Recommend contacting a qualified contractor for recommendations and corrective work. (See Sub Area Comments)



### Bath 2 Findings

#### Floor

#### WDO Issues

- 5.2 - Water has infiltrated beneath the floor covering as evidenced by damaged underlayment. The cause of the damage appears to be overspray. We recommend having this floor repaired by a qualified flooring contractor.



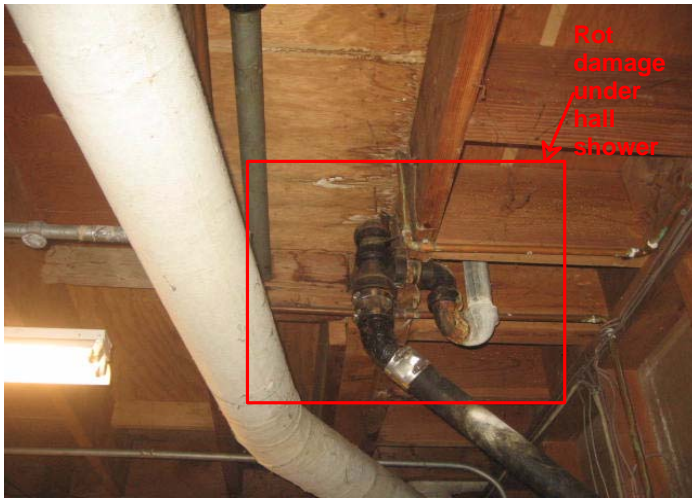
### SubArea

## Substructure Comments

### Structural Members

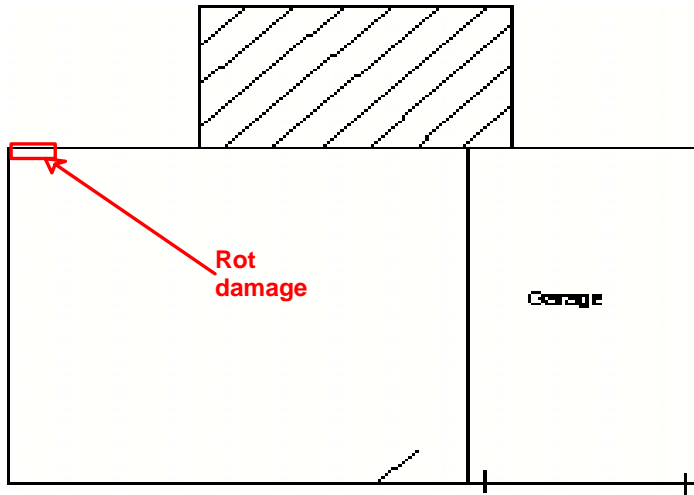
#### WDO Issues

11.1 - There is rot damage to the subflooring under the hall shower pan as a result of an active leak. Recommend removing all damaged wood, replacing as necessary, and treating the adjacent area with an approved fungicide. Repair will most likely require the replacement of the stall shower.



11.2 - There is rot damage to the rim joist at the left rear corner. Recommend removing all damaged wood, replacing as necessary, and treating the adjacent area with an approved fungicide. This repair will require removing and replacing a portion of the exterior siding.





## Comments

### Miscellaneous Comments Additional WDO Comments

#### *WDO Issues*

#### 13.1 - LIMITATION OF INSPECTION AND LIABILITY

This report addresses only items that have actually caused damage or are "deemed likely" to cause damage to structural wood members either due to pest infestation or wood-destroying organisms and infections they cause. For a detailed report of items other than those described, it is necessary to contract with a competent property inspection company.

NOTE: Wood-destroying pests are primarily termites, carpenter ants and beetles, but the category of "pests" also includes several other insects of less consequence. Carpenter ants are prolific throughout the Pacific Northwest. They are scavengers like all other ants. Their random appearance in and around the home does not mean they have nested within the home. The best preventative measure to prevent nesting is to perform a quarterly general pest treatment around the home. (NBI only reports on visible infestations within the structure.) Wood-destroying organisms are categorized as fungi (often times called dry rot), and there are several varieties.

This report covers only the visible and accessible areas of the structure, all as itemized and diagrammed herein. The interior of hollow walls, inaccessible or insulated attic areas, interior and exterior walls over eight (8) feet high and roof eaves above eleven (11) feet in height, spaces between floors and ceilings, decks with soffit below, stall showers over finished ceilings, buttresses, areas behind or below installed appliances (i.e., those that are not moved during the course of our inspection) floors covered over with carpeting, storage and locked areas, or any area where inspection is only possible by the tearing out or defacing of finished work, are considered inaccessible and have not been inspected. Inspection of inaccessible areas can be reinspected at a future date and at an additional charge.

THE EXTERIOR SURFACE OF THE ROOF WAS NOT INSPECTED. IF YOU WANT THE WATER TIGHTNESS OF THE ROOF DETERMINED, YOU SHOULD CONTACT A ROOFING CONTRACTOR WHO IS LICENSED BY THE CONTRACTORS' STATE LICENSE BOARD.

Fences and wood retaining walls have not been inspected. If the structural integrity of either of these components needs to be determined, contact the appropriate specialist.

Explanations concerning mold and mildew are not included as part of this inspection (unless related to wood destruction issues). Moisture conditions such as condensation, moisture in subarea soil, and water leaks can create conditions conducive to mold growth. These conditions are not necessarily apparent at the time of our inspection. Some people may be allergic to some forms of mold; therefore, if you are concerned about mold for health reasons, we recommend you have a specific "mold inspection".

NATIONAL BUILDING INSPECTORS provides a complete and unbiased report. This is guaranteed by the fact that we do not perform any corrective work or chemical treatments. All chemical treating for control of termites, fungus, or other wood-destroying pests, must be undertaken by a licensed Structural Pest Control Operator. NATIONAL BUILDING INSPECTORS will reinspect any completed work that was recommended in our preliminary inspection report and that occurs within the scope of our license, as long as it has been requested within four months from the date of the original report. OUR STANDARD REINSPECTION FEE IS CURRENTLY \$75 (\$100 if the inspector is required to crawl the subarea again). Any requested report that is performed and issued in excess of four months after the original preliminary report must be a new preliminary report and is subject to the same thorough inspection and fee structure.

WE DO NOT GUARANTEE THE QUALITY OF WORKMANSHIP, THE QUALITY OF MATERIALS USED, OR ANY WORK UNDERTAKEN BY OTHERS. Prior to the close of escrow, all guarantees should be received from the person(s) who performed the corrective work.

The Washington State Department of Agriculture's (WSDA) requirements necessitate disclosure of all wood-destroying organisms and pests, plus all conditions "deemed likely" to cause damage. In order for a "final" to be issued, NBI requires removal and repair of all structurally weakened wood members plus correction of the cause of the damage. NBI does not dictate the "method of correction" as long as it meets these criteria and the corrective work itself complies with good building practice standards. NBI carefully interprets and adheres to the rules and regulations of the WSDA. Parties of interest may contact our office for acceptable methods to correct items listed in this inspection report.

NBI will perform a more thorough inspection on any area that is in need of further inspection after it has been opened by a contractor; we recommend having all damage removed prior to our site visit and before closing up the area. Please schedule reinspections through our office.

This report may not be used to satisfy escrow requirements unless our inspection and reinspection fees have been paid in full.

#### DISPUTE RESOLUTION

In many cases, disputes arise because Buyers, Sellers, and Agents fail to thoroughly read and recognize the inspection report in association with its limitations.

NBI is not responsible for anything except what specifically identified in the written inspection report. Please read the report thoroughly. If you are concerned about any items we have specified as being beyond the scope of our inspection, we strongly recommend you have further inspection(s) performed. If you are concerned about an item and it is not mentioned in the report, please call us.

In EVERY instance, get all questions answered. It is also ESSENTIAL to determine the extent of repair needed PRIOR TO the close of escrow, since it is common to uncover additional damage during the course of the corrective work. Buyers may accept a considerable financial risk if: (1) Corrective work has not been completed PRIOR to the close of escrow (2) Building permits have not been issued AND signed off by local code enforcement showing that work was properly completed (3) They have not received WRITTEN guarantees on all corrective work they had performed. NBI is not responsible if its estimated cost to repair items is not in agreement with the actual costs to complete the work. Our estimates are just that, and are simply to be used as a benchmark. NBI is not responsible for repair work performed by others and/or damage noted in previous inspection reports that either the Seller or Buyer had prior knowledge of.

## CONFLICTING REPORTS OR FINDINGS

What should you do when you have reports or findings that are in conflict with one another? Although we strive to be perfect, we are only human. It is possible an oversight, omission, or a difference of opinion may occur.

Listed below are procedures to follow in that occurrence:

**CALL US!!** In EVERY case, please call us to discuss your findings. We have a full time Customer Service Department that can frequently answer your questions and further explain the scope of our report. If we cannot, we shall be happy to return to the property for further evaluation.

All inspections are subjective; they can differ from company to company. It is not unusual for companies that perform corrective work to have findings and corrective recommendations that differ dramatically from an inspection-only company such as NBI. NBI is NOT responsible for differences of opinions, differences in corrective recommendations, or any corrective items discovered prior to the close of escrow.

If such an outcome takes place after escrow closes, we strongly recommend you DO NOT have any corrective work performed until after you have contacted us (unless it affects health or safety) because it can weaken your position. Proving responsibility can be very difficult (if not impossible) when all evidence is destroyed. **NOTE: NATIONAL BUILDING INSPECTORS reserves the right to perform any corrective work it is deemed responsible for.**

If this inspection report is used as part of the decision-making process in the purchase of the subject property, its use signifies that ALL the limitations and restrictions mentioned within are fully accepted. If as a result of this inspection report any dispute, claim in law, or equity occurs, ensuing attorney fees will be the responsibility of each individual party.