



**BIRZER**  
Home Inspection

**CCB# 168484, OCHI# 796, All#1582**

1008 Tiara St., Eugene, OR 97405  
Tel: 541-554-1217 Fax: 541-338-4325  
eugeneinspection.com eugeneinspection@comcast.net

## WOOD DESTROYING ORGANISM SUMMARY REPORT

**Client:** John & Mary Smith  
**Realtor:** John Ingalls, University Real Estate  
**Inspection Address:** 1553 Barbara Drive, Eugene, Oregon 97405  
**Inspection Date:** 3/15/2006 Start: 8:00 am End: 12:00 pm  
**Inspected by:** Randy Birzer

This summary report is intended to provide a convenient and cursory preview of the more significant conditions and components that we have identified within our report as needing service, but could be incomplete. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. Also, in accordance with the terms of the contract, the service recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

This inspection report is available on the Internet  
for 30 days from the date of the inspection.  
inspectvue.com

Enter the following Client Name: 1553 Barbara WDO and the Password: report

**This report is the exclusive property of Birzer Home Inspection LLC and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.**

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### *Components and Conditions Needing Service*

## Wood Destroying Organism Findings

### Findings and Recommendations

#### Moisture Damage

- Wooden decks in Oregon are subject to moist conditions much of the year which promote wood decay. Most wood decks are replaced every 12 to 15 years and should not be expected to last indefinitely. There is moisture damage to the rear deck off the master bedroom. The visible damage to this deck included damage to a rail post, lower railing members, and the top deck boards. We recommend that all damaged materials be replaced by a licensed contractor in a professional manner.
- There is section of fascia above the front door that is in contact with the roof and has moisture damage. We recommend that the damaged fascia be cut away. It appears that the damaged area can be removed and no additional material be installed.

Inspection Address: 1553 Barbara Drive, Eugene Oregon. 97405  
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**Vapor Barrier**

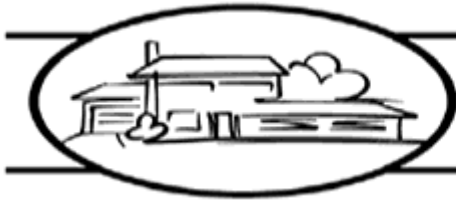
- A section of the vapor barrier in the crawlspace has shifted or is missing. We recommend that the vapor barrier be repaired to cover all soil in the crawlspace.

**Ventilation**

- There is bark mulch in contact with a foundation vent. We recommend that a vent well made of rot resistant materials be installed at this vent to keep debris out of the crawlspace. See location in the diagram.

**Cellulose Debris**

- There is cellulose debris, wood scraps, and plant material in the crawlspace that should be removed as they can attract wood destroying organisms.



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## **WOOD DESTROYING ORGANISM REPORT**

PREPARED FOR:

**John & Mary Smith**

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### **INSPECTION ADDRESS**

1553 Barbara Drive, Eugene, Oregon 97405

### **INSPECTION DATE**

3/15/2006 8:00 am to 12:00 pm

### **REPRESENTED BY:**

John Ingalls

University Real Estate



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This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.

All printed comments and the opinions expressed herein are those of Birzer Home Inspection LLC.

Inspection Narratives - Page 1

## GENERAL INFORMATION

**Inspection Address:** 1553 Barbara Drive, Eugene, Oregon 97405  
**Inspection Date:** 3/15/2006 Time: 8:00 am to 12:00 pm  
**Weather:** Recent Rainfall - Temperature at time of inspection: 40 Degrees

**Inspected by:** Randy Birzer

**Client Information:** John & Mary Smith  
5027 Via Alegre, Goleta, California 93111  
Phone: 805-554-6778  
Mobile: 805-735-0211  
EMail: johni@gogetem.com

**Buyer's Agent:** University Real Estate  
John Ingalls  
2695 Franklin Blvd., Eugene, Oregon 97404  
Phone: 554-2121  
Fax: 541-484-3689  
Email: johns@ure.com

**Inspection Fee:** \$ 75.00

**Structure Type:** Wood Frame  
**Furnished:** Yes  
**Number of Stories:** Two

**Estimated Year Built:** 1986  
**Unofficial Sq.Ft.:** 2,200

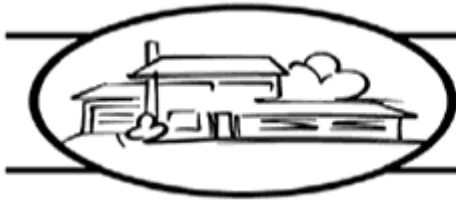
**People on Site At Time of Inspection:** Seller(s)  
Buyer's Agent

### PLEASE NOTE:

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Report File: 3003 Ashley Loop WDO



# BIRZER

## Home Inspection

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Email Address: eugeneinspection@comcast.net

## INVOICE

4/1/06

**Client:**

John & Mary Smith  
5027 Via Alegre  
Goleta, California. 93111  
805-554-6778

**Client's Agent:**

John Ingalls  
University Real Estate  
2695 Franklin Blvd.  
Eugene, Oregon. 97404  
554-2121

**Inspection Address:**

1553 Barbara Drive  
Eugene, Oregon. 97405

**Inspection Date:**

3/15/2006

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Wood Destroying Organism Inspection

75.00

Total Due: \$ 75.00

**Please make checks payable to Birzer Home Inspection LLC. Thank you for choosing Birzer Home Inspection!**

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Inspection Narratives - Page 3

## SCOPE OF WORK

The inspector does an inspection of the subject structure to render an opinion on the presence of, or damage from, Wood Destroying Organisms (WDOs) as well as conditions conducive to such WDOs.

AREAS INSPECTED include: structural exterior (accessible both visibly and physically to an inspector at ground level); accessible structural interior (accessible from ground level, attics are not inspected); accessible sub structural crawl space(s); garages and carports which are attached to the structure.

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

CONDUCIVE CONDITIONS, as determined by the inspector, include, but are not limited to: faulty grades, inadequate clearance, earth to wood contact, cellulose debris (wood, paper, cardboard) in the crawlspace, inadequate ventilation, excessive moisture, vegetation contact with the structure, bare ground in the crawl space, existing or seasonal standing water in the crawlspace, plumbing leaks or any other commonly controllable moisture condition that poses a threat to structural members or prevents inspection of the crawl space, and failing caulking or grout in water splash areas.

### IMPORTANT NOTICE OF INSPECTION AND REPORT LIMITATIONS

VISUAL ONLY: The inspection performed is a limited visual inspection only, and the report is a written opinion of the inspector based on what was visible, evident and accessible at the time of the inspection. As such, the report does not in any way represent or guarantee the structure to be free from wood destroying organisms or their damage, nor does it represent or guarantee that the total damage or infestation is limited to that disclosed in the report. We do not render opinions or assume liability on latent conditions or areas that are inaccessible, covered, obstructed, or that cannot be reached without the use of a ladder. Lower portions of the siding, trim, window frames and sills within six feet of the ground are spot checked only, and only these areas are inspected. All areas of the siding, trim, window frames and sills above six feet from the ground are excluded. The inspector did not deface or probe into any finished window or door frame, trim work, floor coverings, walls, ceilings or other finished surfaces. As such, the inspection firm will not be held liable for infestations or damages that were not evident except by probing or marring finished surfaces.

COMPOSITE SIDING: The inspector will look only for significant visible evidence of rotting/ moisture deterioration of composite siding materials. Other composite siding issues, such as the use or presence of types of siding that are, or have been involved in class action lawsuits are beyond the scope of this inspection. If the inspector observes siding conditions that warrant further evaluation, he will recommend that you have a qualified siding inspector perform a full inspection of the composite siding.

INACCESSIBLE AREAS: The following areas are inaccessible for inspection and there is no economically practical method to make these areas accessible. These areas, however may be subject to attack by wood destroying organisms. No opinion is rendered nor liability assumed concerning the condition of these areas. If any of these areas are subsequently made accessible and visible by the owners or their agents at their expense, this company can return to the property on request and perform a Supplemental Inspection for an additional fee:

- The interior of hollow walls and all enclosed spaces, such as areas between a floor or porch deck and the ceilings or soffits below.

- Wall, floor and ceiling areas covered or concealed by insulation, sheetrock, plaster, tile, laminate, marble, vinyl, carpet, stucco, siding, masonry, and other surface materials.

- Areas beneath wood floors installed over concrete. Interior areas covered or concealed by built-in cabinets, appliances, and wall or floor coverings.

- Floor framing areas such as subfloors, floor joists, mud sills, rim joists and support beams that are covered or

concealed by insulation, plumbing or heating ducts.

Insulated areas in the crawlspace are spot checked only. Damage from, or infestations of carpenter ants or other wood destroying organisms may be concealed from view by insulation in areas that were not spot checked, and therefore may not be seen at the time of the inspection. This company and its agents assume no liability for any damage or infestations that may not have been detected because of being concealed by insulation. If you are concerned about these areas, we recommend that you have the insulation removed and then contact this company to perform a supplemental inspection.

Appliances, furniture and other personal possessions of the occupant are not moved during the inspection. Infestations or damage that may exist under or behind these items are excluded. Upon request, this company can go back to the property after these items are removed and perform a supplemental inspection for an additional fee.

This company shall not be held responsible in any matter by any party of any condition of wood destroying organisms or for any consequences of such infestations if such conditions were concealed in inaccessible areas and were not reasonably apparent by a visual inspection at the time the inspection was performed. Access is limited by the physical size of the inspector. Areas with access openings less than approximately 12 inches high by 24 inches wide will not be accessible. Inaccessible areas of the substructure/crawlspace which are discovered by the inspector will be indicated as such on the report diagram.

**OTHER STRUCTURES:** Sheds, trellises, patio and deck covers, fences, wood porches and decks, detached garages and other structures on the property are excluded from this report unless specifically requested and noted. The inspecting firm reserves the right to charge an additional fee to inspect any of these structures.

**ROOF SYSTEMS AND ATTIC AREAS:** Roof systems, roof coverings and attic areas are excluded from this report. This report may note, at the discretion of the inspector, visual evidence of infestation and/or infections of WDOs in the portions of the eaves and roof support structure that are visible and accessible from the ground. No opinion is rendered nor guarantee implied concerning the watertight integrity, condition, or future life of the roof system. Any comment(s) made regarding an obvious condition of any components(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, or if professional opinions or certifications are needed for the roof structure we recommend that the interested parties contact a licensed roofing contractor.

**MINOR ROT/ CLIMATIC CONDITIONS:** In this area of Oregon where the climate is wet, a large percentage of the structures are subject to minor rot and other conditions from normal weathering. Such conditions as minor spot areas of rot, cracking, checking, and/or warpage on doors, window casings, siding, and non supporting wooden members shall not be reported in the inspection report except at the discretion of the inspector.

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

**OTHER CONDITIONS:**

Stall shower pans are water tested during the inspection, but because shower pans often may not leak until the shower is actually in use, we cannot and do not guarantee the water tight integrity of any shower pan.

Determining the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to oil storage tanks, radon, lead, mold, toxins, carcinogens, or contaminants

in the building or soil is beyond the scope of this inspection.

No liability is assumed for latent moisture conditions. Excessive moisture conditions that may result from seasonal changes, heavy rains, or soil conditions may not be evident at the time of the inspection. Only conditions observed at the time of the inspection are reported on. It is advised that you contact a structural or soils engineer if you have any concerns about excessive moisture conditions or possible structural failure due to excessive moisture conditions.

This is strictly a report of our findings at the time of the inspection, and not a guarantee or warranty of any nature as the fitness or soundness of the inspected structure. In the event that we report no visible evidence of termites, carpenter ants, or other wood destroying organisms in any portion of the structure inspected, we do not assume any responsibility for a termite, carpenter ant or other organism infestation that may exist or be starting and was not visible or found by our inspector at the time of the inspection. This disclaimer is necessary due to the fact that a visual inspection only of the accessible areas of the structure was done, and the possibility of infestation or damage exists in areas that were inaccessible or that were not included in the inspection. Due to the insidious habits of all wood destroying organisms, this possible infestation of damage could spread or become visible at any time subsequent to this inspection.

**REMAINING EVIDENCE:** In certain situations, it may not be practical to eliminate all evidence of previous WDO activity (e.g., carpenter ant frass, insect parts or subterranean termite scaling), or evidence of conducive conditions, (e.g., water staining). Although noted, this evidence may remain after corrections have been made or if it is the inspector's opinion that evidence is from inactive WDOs and no corrections are recommended. Neither the inspector nor the inspecting firm shall be liable or responsible for any corrective action required by future inspections in regards to this remaining evidence.

**CONDITIONS REVEALED DURING PERFORMANCE OF RECOMMENDATIONS:** This company shall not be held liable or responsible in any way for infestations, infections or damage that may be revealed in inaccessible areas in the course of performing repairs or other work recommendations, or during the course of future remodeling of the structure.

Should any wood destroying organism, damage or conducive conditions be revealed during the performance of work recommendations, whether done by the owner, purchaser, or a contractor, the inspecting firm must be notified of such conditions for the purpose of having an opportunity to inspect the area and determine any additional work recommendation before such conditions are covered up. The owner, purchaser or his agents undertaking the work shall be responsible for such notification. When notified as provided herein, Birzer Home Inspection LLC shall provide a supplemental inspection and issue additional work recommendations that are deemed necessary. There will be an additional fee for each additional inspection to be determined at the time of the inspection.

**NO WARRANTIES OF CORRECTIVE WORK:** Neither the inspector nor the inspecting firm will evaluate or warrant the quality of workmanship, the compliance with any applicable building codes, nor the suitability for use of any repairs, corrections, or treatments recommended within this report. Compliance with Oregon State pesticide application laws and applicable local building codes is the responsibility of the property owner and those performing the work. It is strongly recommended that those parties performing any corrections or treatments be licensed, bonded and qualified professionals providing warranted services.

**COMPLETION CERTIFICATE:** A signed Third Party Agreement from the owner/seller and /or each person/contractor who performed any of the repairs or alterations recommended by this company must be provided to Birzer Home Inspection LLC before a Completion Certificate is issued. Third Party Agreement form is available at [eugeneinspection.com](http://eugeneinspection.com)

**USE OF REPORT:** Use of this report in any real estate transaction is contingent on users agreeing to the terms specified in the Service Agreement and in this report, and to limit the liability of this company in any suit or action to the amount of the inspection fee.



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TIME LIMIT: Because conditions can change considerably within a short period of time, no report that is three months old or older should be relied upon for the closing of any real estate transaction. Birzer Home Inspection LLC shall not be held liable for any conditions reported on or not reported on in any report that is three months old or older at the timing of any real estate transaction.

Thank you for choosing Birzer Home Inspection LLC. We strive to give you the best inspection possible. We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

## Wood Destroying Organism Findings

Be sure to provide a full copy of this report to any contractor or person bidding on, or doing any of the repairs or modifications recommended below. The owner(s) and/or persons performing any work relative to these findings and recommendations must ensure that all construction work performed meets the standards of good construction practices and materials as provided for in any and all applicable building codes (current versions). Pest control measures must be performed by Oregon State licensed applicators in conformance with all federal, state, and local laws. Nothing contained herein shall prevent the inspecting firm from assessing charges for each additional inspection.

### Findings and Recommendations

#### Moisture Damage

##### *Components and Conditions Needing Service*

Wooden decks in Oregon are subject to moist conditions much of the year which promote wood decay. Most wood decks are replaced every 12 to 15 years and should not be expected to last indefinitely. There is moisture damage to the rear deck off the master bedroom. The visible damage to this deck included damage to a rail post, lower railing members, and the top deck boards. We recommend that all damaged materials be replaced by a licensed contractor in a professional manner.



There is section of fascia above the front door that is in contact with the roof and has moisture damage. We recommend that the damaged fascia be cut away. It appears that the damaged area can be removed and no additional material be installed.

#### Structural Pest Damage

##### *Informational Conditions*

There was no visible Structural Pest Damage found at this inspection.

#### Vapor Barrier

##### *Components and Conditions Needing Service*

A section of the vapor barrier in the crawlspace has shifted or is missing. We recommend that the vapor barrier be repaired to cover all soil in the crawlspace.



### **Ventilation**

#### *Informational Conditions*

The ventilation in the crawlspace is standard and adequate.

#### *Components and Conditions Needing Service*

There is bark mulch in contact with a foundation vent. We recommend that a vent well made of rot resistant materials be installed at this vent to keep debris out of the crawlspace. See location in the diagram.



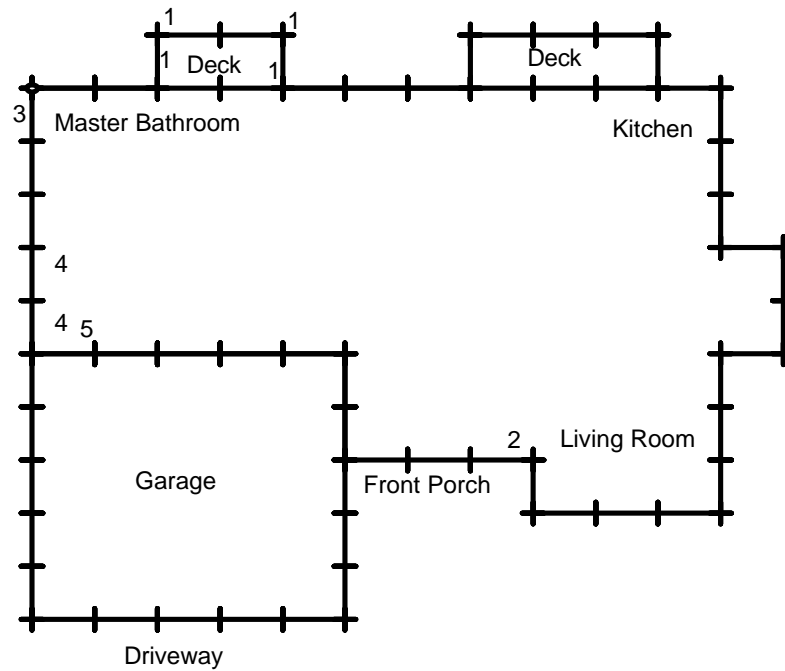
### **Cellulose Debris**

#### *Components and Conditions Needing Service*

There is cellulose debris, wood scraps, and plant material in the crawlspace that should be removed as they can attract wood destroying organisms.



## Pest and Dryrot Diagram



Wood Destroying Organism Report Diagram for 3003 Ashley Loop, Eugene, Oregon.

NOT TO SCALE.

Please see report for complete list of recommendations.

1. Moisture damage to deck off master bedroom, rail post, railing and deck boards.
2. Moisture damage to fascia board above front door.
3. Install vent well.
4. Cellulose debris.
5. Incomplete vapor barrier.