



# THE OREGON PEST CONTROL ASSOCIATION

## Uniform Wood Destroying Organism Inspection Report

Company Name: McBride's Inspection Services Inc.

Company Address: 28947 Willow Creek Road Eugene OR 97402.

Company Phone: 541-485-0125. File/Case #: 2010131.

Address of Building(s) Inspected: 1234 Sample Eugene, OR 97401.

Inspection Date: 04/28/2010. Time: 09:00 AM. Type of Building: Residential. FHA/VA:  YES  NO

Ordered By:  Owner/Seller  Agent  Buyer: \_\_\_\_\_

Owner/Seller: \_\_\_\_\_ Buyer: Sample.

Seller's Agent: \_\_\_\_\_ Buyer's Agent: sample.

Inspection Fee: \$ \_\_\_\_\_  Supplemental Inspection Fee: \$ 100.  Reinspection Fee: \$ 100.

Total Inspection Fee: \$ 0. CCB #: 089080. Applicator Lic. #: 133716.

Inspector Name: Kyle McBride. Signature: \_\_\_\_\_

# ORIGINAL REPORT

## IMPORTANT NOTICE

This inspection was performed in accordance with accepted industry standards of the Pest Control Operators of Oregon, Inc. (DBA) Oregon Pest Control Association [OPCA] on the basis of visible evidence in readily accessible areas of the structure at the above address for termites and other wood destroying organisms, including powder post beetles, deathwatch beetles and other wood boring beetles, carpenter ants and wood decay fungi (rot). This inspection is limited to wood destroying organisms only. Professional OPCA inspectors are trained to detect visible infestation and damage that the untrained eye might overlook, but infestation and damage could be present in areas not readily accessible at the time of our inspection. THEREFORE, WE CANNOT AND DO NOT IN ANY WAY REPRESENT OR GUARANTEE THE PREMISES TO BE FREE FROM TERMITES OR OTHER WOOD DESTROYING ORGANISMS OR THEIR DAMAGE, NOR DO WE REPRESENT OR GUARANTEE THAT THE TOTAL DAMAGE OR INFESTATION IS LIMITED TO THAT DISCLOSED IN THIS REPORT. NOTE: THIS PROPERTY WAS NOT INSPECTED FOR THE PRESENCE OR ABSENCE OF HEALTH RELATED MOLDS OR FUNGI. bY OREGON LAW, WE ARE NEITHER QUALIFIED, AUTHORIZED NOR LICENSED TO INSPECT FOR HEALTH RELATED MOLDS OR FUNGI. IF YOU DESIRE INFORMATION ABOUT THE PRESENTS OR ABSENTS OF HEALTH RELATED MOLDS OR FUNGI, YOU SHOULD CONTACT AN INDUSTRIAL HYGENIST.

**NOTICE:** This inspection was performed in accordance with the Pest Control Operators of Oregon Industry Standards for Wood Destroying Organisms Inspections and Reports.

The boxes indicated below are to be marked either "YES" or "NO".

YES  NO This is to certify that the above property was inspected on the date indicated and that no evidence of active infestation or infestation of wood destroying organisms was found in the visible and accessible areas inspected.

**This certification statement does not pertain to conditions conducive to attack by wood destroying organisms. It is recommended that interested parties refer to the complete inspection report for additional information.**

The boxes indicated below are to be marked either "YES" or "NO"

1. Wood Destroying Organisms	YES	NO	2. Conditions Favoring Wood Destroying Organisms	YES	NO	3. Miscellaneous	YES	NO
Fungi			Cellulose Debris			Sub-Floor Foil Barrier		
Dampwood Termites			Earth-Wood Contact			Vapor Barrier		
Subterranean Termites			Excessive Moisture			Sub-Floor Insulated		
Carpenter Ants			Insufficient Ventilation			Inaccessible Areas		
Wood-boring Beetles			Faulty Grade			Further Inspection Recommended		
Other			Dirt Fill			Other		
			Inadequate Clearance					
			Other					

**\*SEE "CONDITIONS GOVERNING THIS REPORT". A copy of the industry standards are available upon request.**

# CONDITIONS GOVERNING THIS REPORT

**NOTE 1:** All Inspections and reports are made on the basis of what was visible and evident at the time of the inspection. We do not render opinions covering areas that are enclosed, obstructed or inaccessible.

**NOTE 2:** The following areas, indicated by an "X", were inaccessible for Inspection and there is no economically practical method to make these areas accessible. However, these areas may be subject to attack by wood destroying organisms. No opinion is rendered concerning the conditions in these areas.

- The interiors of hollow walls and all enclosed spaces, such as between a floor or porch deck and the ceiling or soffit below.
- Portions of the sub-area and/or sub-structural framing concealed by insulation, foil or other vapor barrier material.
- Areas concealed behind stucco, brick, masonry or planters
- Areas concealed by floor coverings in:  bathrooms  kitchen  living areas
- Areas beneath wood floors over concrete  Enclosed bay windows
- Areas concealed by built-in cabinet work  Areas concealed by metal/vinyl siding
- Other- See Report

**NOTE 3:** The following areas indicated by an "X", were inaccessible for inspection. These areas will be inspected at an additional charge (not to exceed the cost of the 'Original' inspection fee) if they are made accessible by the owner/agent at his/her expense. A "Supplemental Report" will be issued at that time. No opinion is rendered concerning the condition of these areas at this time.

- Due to the fact that this structure was furnished at the time of this inspection, many interior areas were inaccessible.
- Areas concealed or made inaccessible due to excessive moisture and/or standing water.  Areas concealed by heavy vegetation
- Portions of the sub-area concealed or made inaccessible by ducting and/or plumbing.  Areas concealed by storage
- Sub-area access opening is of insufficient size. (Note: IBC is 18" X 24")  Areas where locks prevented access
- Insufficient sub-area clearance. (Note: IBC is 12" under beams and 18" under floor joists)  Other- See Report
- Areas concealed or made inaccessible by stacked firewood.  Areas concealed by appliances

**NOTE 4:** Sheds, trellises, fences, detached wood decks, detached garages or other buildings or fixtures on the property are not included in this inspection report unless specifically requested and noted. If requested, these areas will be inspected at an additional charge.

**NOTE 5:** 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. The inspector did not go onto the roof surfaces. The inspector may note evidence of infestation and/or infections or wood destroying organisms or take note of conducive conditions that are visible and easily accessible from the ground. The inspecting firm shall not be held responsible or assume any liability in any manner concerning the condition of any portions of the roof area, including outside coverings, soffits, eaves, rafter tails, fascia boards, barge rafters, gutters or inside attic spaces, their soundness or estimated life. ATTICS WERE NOT INSPECTED. It is recommended that if professional opinions or certifications are needed for these areas, that the interested parties contact a qualified licensed roofing inspector.

**NOTE 6:** A visual inspection was performed, and the Inspector did not deface nor probe into window or door frames, trim work, floor coverings, walls, ceilings or other finished surfaces.

**NOTE 7: MINOR ROT CONDITIONS.** In certain geographical areas of the State of Oregon, 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 life of the structure. Such conditions are spot areas on doors, window casings, porch step railings and portions of wood decks and common weathering of siding, decks and non-supporting wooden members and shall not be reported on the inspection reports except at the discretion of the inspection firm for the purposes of clarification only.

**NOTE 8:** When items of repair or alteration recommended by this firm have been performed by persons other than this firm or its subcontractors, a signed "THIRD PARTY AGREEMENT" from the owner/seller and/or the person/firm who performed the work must be given to this firm before a "COMPLETION CERTIFICATE" will be issued. If requested, a re-inspection to determine the completion of items of work recommended by this firm, will be made within 10 working days of such request, provided that such inspection can be completed prior to four (4) months from the date of the "ORIGINAL" inspection. This firm does not guarantee nor warranty in any way, either expressed or implied, the quality of materials or workmanship of others.

**NOTE 9:** 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 wood destroying organism condition that may exist or may be starting and was not visible or found by our representatives at the time of the inspection. This disclaimer is necessary due to the fact that the inspection has been made only on a visual basis of accessible areas of the building and the possibility of infestation or damage exists in areas that are inaccessible for inspection or were not included in the inspection. Due to the insidious habits of all wood destroying organisms, this possible infestation or damage could spread or become visible at any time subsequent to this inspection.

**NOTE 10:** This is not an inspection for asbestos or any other environmental hazards.

**NOTE 11:** This inspection does not include inspection of electrical, plumbing, heating, or other mechanical systems of the structure. This inspection will not detect building code violations. We recommend that the owner/agent engage the services of a qualified specialty contractor.

**NOTE 12:** Due to the natural habits of carpenter ants to be inactive during the winter months, carpenter ants may go undetected if this inspection was performed during cold weather and no responsibility is assumed.

**NOTE 13:** Due to seasonal changes, moisture conditions such as standing water may go undetected at the time of inspection.

**NOTE 14:** If there is visible evidence of infestation of termites, wood-decay fungi or other wood destroying organisms, it should be assumed that there is possible hidden damage to the building caused by this infestation or infection.

**Property Located at:** 1234 Sample Eugene, OR 97401.

**Date of Inspection:** 04/28/2010.

**File/Case #:** 2010131.

## **Addendum**

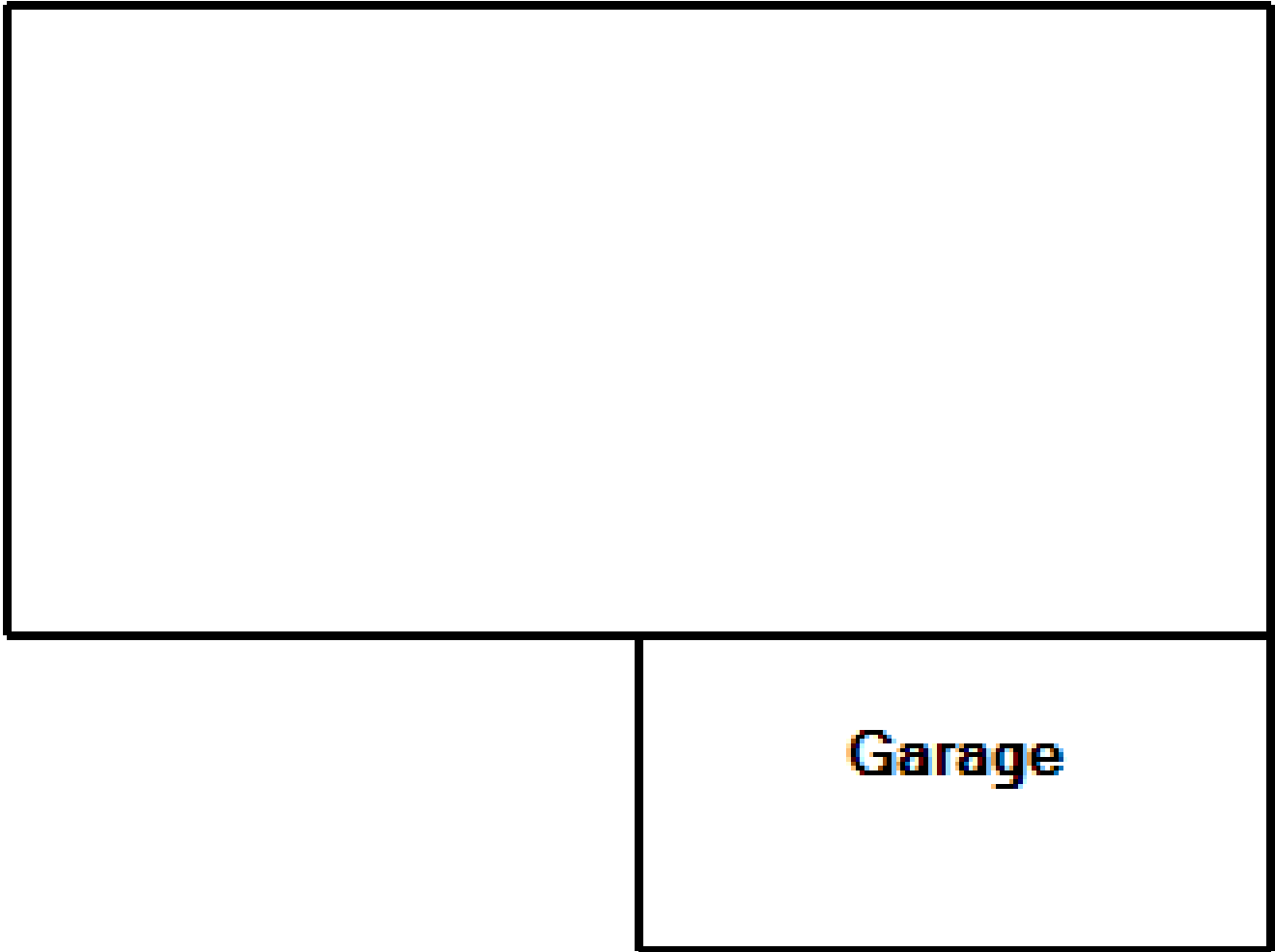
Additional Comments: NOTE: This property was not inspected for the presence of or the absence of health related molds or fungi. By Oregon law, we are neither qualified, authorized, nor licensed to inspect for health related molds or fungi. If you desire information about the presence or absence of health related molds or fungi, you should contact an industrial hygienist.

Property Located at: 1234 Sample Eugene, OR 97401.

Date of Inspection: 04/28/2010.

File/Case #: 2010131.

## Original Diagram #1 (not to scale)



### Legend

CA—Carpenter Ants

CD—Cellulose Debris

CS—Crawl Space Access

DT—Dampwood Termites

EM—Excessive Moisture

EC—Earth/wood Contact

F—Fungi (Rot)

FG—Faulty Grade

FI—Further Inspection Recommended

IA—Inaccessible Areas

IC—Inadequate Clearance

PL—Plumbing Leak

V—Present Ventilation

ST—Subterranean Termites

NV— Ventilation Needed

WB—Wood-boring Beetles

X—Damage

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_