



# **BIRZER**

## Home Inspection

Birzer Home Inspection LLC  
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### **SCOPE OF WOOD DESTROYING ORGANISM INSPECTION**

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.

CONDUCTIVE 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.

**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.