



A Firm Foundation Inspection Service LLC
"Where Quality and Integrity Count"
 OCCB# 166743 OCHI# 1033
 1288 SW Simpson Ave. Ste. 1 PMB 110
 Bend, OR 97701
 OFFICE 541-322-9900 FAX 240-359-2608
 www.firminspections.com



REPORT NO. 0126062

STRUCTURAL PESTS & DRY ROT INSPECTION REPORT
 (Wood-Destroying Pests or Organisms)

ADDRESS OF PROPERTY INSPECTED 13706 SW Reindeer Ave. Bend, Oregon 97701 DATE OF INSPECTION 1/26/06
 Inspection ordered by Harold Homeowner
 Report sent to Jan Broker
 Owner's Name and Address Harold Homeowner 1988 Robin Wood Pl. Bend, OR 97702.
 CLIENT'S E-MAIL: harold@home.com.
 PHONE #: 385 5555.

Original Report Supplemental Report Re-inspection Report No. of Pages 2

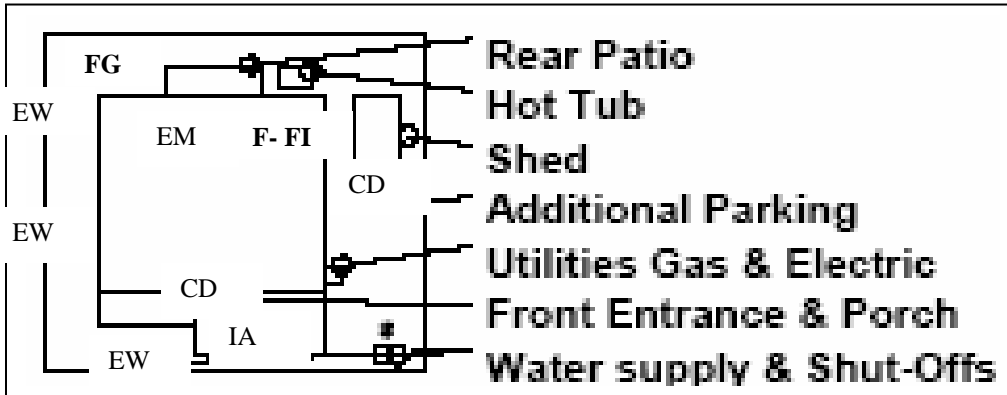
YES	CODE (SEE DIAGRAM BELOW)	YES	CODE (SEE DIAGRAM BELOW)	YES	CODE (SEE DIAGRAM BELOW)
<input checked="" type="checkbox"/>	F - Fungus or Dry Rot	<input checked="" type="checkbox"/>	FG - Faulty Grade Levels	<input checked="" type="checkbox"/>	FI - Further Inspection Recommended
	L - Water Leaks (supply & waste pipes)	<input checked="" type="checkbox"/>	EW - Earth-wood Contacts	<input checked="" type="checkbox"/>	CD - Cellulose Debris
	WP - Structural Wood Pests	<input checked="" type="checkbox"/>	IA - Inaccessible Areas	<input checked="" type="checkbox"/>	EM - Excessive Moisture

1. SUBSTRUCTURE AREA (soil conditions, accessibility, etc.) Negative slope observed at left side rear patio paver area causing run-off to flow to the foundation. During wet weather the water appears to pond up to: 1 inch, Evidence of moisture entry into the home at: Rear foundation due to poor run-off observed in exterior conditions. Bio-organic growth was observed in the right rear area of the crawl space. Observed signs of moisture intrusion, which would promote this type of growth. Recommend further evaluation and treatment by a licensed mold inspector. Cellulose (paper/wood) Debris observed in crawlspace and right side of house(wood pile), which can promote bio-organic growth and pest infestation. Recommend removal of all debris from crawlspace and exterior.
2. Was stall shower water tested? Yes Did floor coverings indicate leaks? No
3. FOUNDATIONS (type, relation to grade, etc.) Concrete footing and stem wall below grade
4. PORCHES, STEPS, PATIOS Left rear patio pavers negative slope into foundation
5. VENTILATION (amount, relation to grade, etc.) Good
6. ABUTMENTS (stucco walls, columns, arches, etc.) _____
7. ATTIC SPACES (accessibility, insulation, etc.) Open bathroom vent in attic needs repair
8. GARAGES (type, accessibility, etc.) Small 2-car, below grade, sump pump, no signs of moisture
9. OTHER _____

DIAGRAM AND EXPLANATION OF FINDINGS (This report is limited to structure or structures shown on diagram.)
-THIS REPORT DOES NOT INCLUDE A ROOF INSPECTION-



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Not To Scale

Inspected By: **Jim Dobbs**

Signature: *Jim Dobbs*

FINDINGS AND RECOMMENDATIONS:

Negative slope observed at left side rear patio paver area causing run-off to flow to the foundation. During wet weather the water appears to pond up to: 1 inch, Evidence of moisture entry into the home at: Rear foundation due to poor run-off observed in exterior conditions. Recommend excavation and reversal of slope away from foundation.

Bio-organic growth was observed in the right rear area of the crawl space. Observed signs of moisture intrusion, which would promote this type of growth.

Recommend further evaluation and treatment by a licensed mold inspector.

Cellulose (paper/wood) Debris observed in crawlspace and right side of house(wood pile), which can promote bio-organic growth and pest infestation. Recommend removal of all debris from crawlspace and exterior.

Substantial earth to wood contact observed on left side of structure and all fences right, front & rear. Recommend excavation of soil contact with wood structures creating positive slope away from structures.

All work completed should conform to accepted construction standards for both materials used and workmanship. Additional dry rot or adverse conditions that may be discovered at the time of making repairs should also be corrected. Re-inspections by this company of items repaired cannot be verified when such work is concealed inside walls, floors or otherwise hidden. Wooden decks around the house are not part of this inspection unless specifically reported on in this report. It is common for decks to be in contact with the ground, which will accelerate their deterioration while not causing damage to the structure of the house. Call for a re-inspection when all the above work is complete. Re-inspections must be completed prior to any and all chemical application.

Re-inspected this date: _____ by: _____