COMPLETE WDO INSPECTION REPORT

Street address	City	State / ZIP	Date of inspection	Pages
8217 23rd Avenue Northeast	Seattle	WA 98115	09/29/2026	3

CP

Cascade Pest & Termite

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WSDA Inspection Control Number (ICN): 81547CM014

WAC 16-228-2045 requires that a diagram be prepared for WDO inspection reports. A copy is available upon request.

Report issued to: Daniel and Grace Park Phone: (206) 555-0138

Property owner: Karen and Erik Lund Building or unit: Single-family house

Inspection for: ☑ Sale ☐ Exchange ☐ Refinance ☐ Telephone solicitation

Foundation: ☐ Slab on grade ☑ Crawl space ☐ Basement ☐ Combination

Wood destroying organisms

Organism	Mark	Activity	Damage	None seen	Approximate location and type of evidence
Carpenter ants	CA	☐	☐	☑	
Moisture ants	MA	☑	☑	☐	Live moisture ants and soil-like frass in the rim joist and sill plate below the hose bib on the north wall, 12 ft from the northeast corner. Seen from the crawl space.
Subterranean termites	ST	☐	☐	☑	
Dampwood termites	DT	☐	☐	☑	
Anobiid beetles	AB	☐	☐	☑	
Wood decay fungi (wood rot)	WR	☐	☑	☐	Soft, decayed wood in the same rim joist and sill plate, about 3 linear ft, below the hose bib. Probed with an awl.

Other findings: Old brown pocket rot in one subfloor plank under the hall bath, from before the lumber was milled. Reported as a nonreinfesting condition.

Infestations of moisture ants, dampwood termites, wood infesting anobiids, or wood decay fungi may be eliminated by removal of all infested wood and correction of any contributing conducive conditions.

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Conducive conditions

- [x] Earth in direct contact with wood or inadequate clearance between earth and any wood or material subject to damage from moisture.
- [ ] Vegetation, in direct contact with the exterior of a structure, which may contribute to moisture or damage by WDOs.
- [x] Restricted or nonfunctioning gutter systems.
- [x] Conducive debris in substructures.
- [ ] Bare or unimproved ground in substructures.
- [ ] Standing water or evidence of seasonal standing water in a substructure.
- [ ] Failed or missing caulk or grout at water splash areas.
- [x] Moisture from plumbing leaks, lack of ventilation, or other sources that may contribute to damage by WDOs.

Describe each condition and where it is: CC1: The hose bib on the north wall leaks at the packing nut and keeps the rim joist and sill plate below it wet. CC2: Bark mulch along the north wall is piled against the siding, with no clearance to the wood. CC3: The gutter at the northwest corner is blocked with fir needles and spills against the wall. CC4: Scrap lumber and old form boards lie on the soil in the crawl space under the kitchen.

Inaccessible areas

- [ ] Wall voids
- [x] Areas concealed by insulation
- [ ] Ducts or piping block passage
- [ ] Sleeper floors
- [ ] Exterior wood decks with less than a five-foot clearance
- [ ] Areas unsafe for the inspector
- [ ] Spaces between floors
- [x] Crawl space under 18 in. to joists or 12 in. to girders
- [x] Floors beneath coverings
- [x] Areas concealed by furniture, appliances, or possessions
- [ ] Locked rooms

Inaccessible substructure crawl areas may be vulnerable to infestation by WDOs and should be made accessible for inspection.

Describe each inaccessible area, why, and where it is: IA: The crawl space under the family room addition has about 10 in. between the soil and the joists, so it could not be entered. Floors under carpet and vinyl, the attic under blown-in insulation, and the garage walls behind stored boxes and shelving could not be seen.

Excluded areas

Areas not inspected, other than inaccessible areas: EX: The detached garden shed, left out at the client's request. The roof surface, viewed from the ground only.

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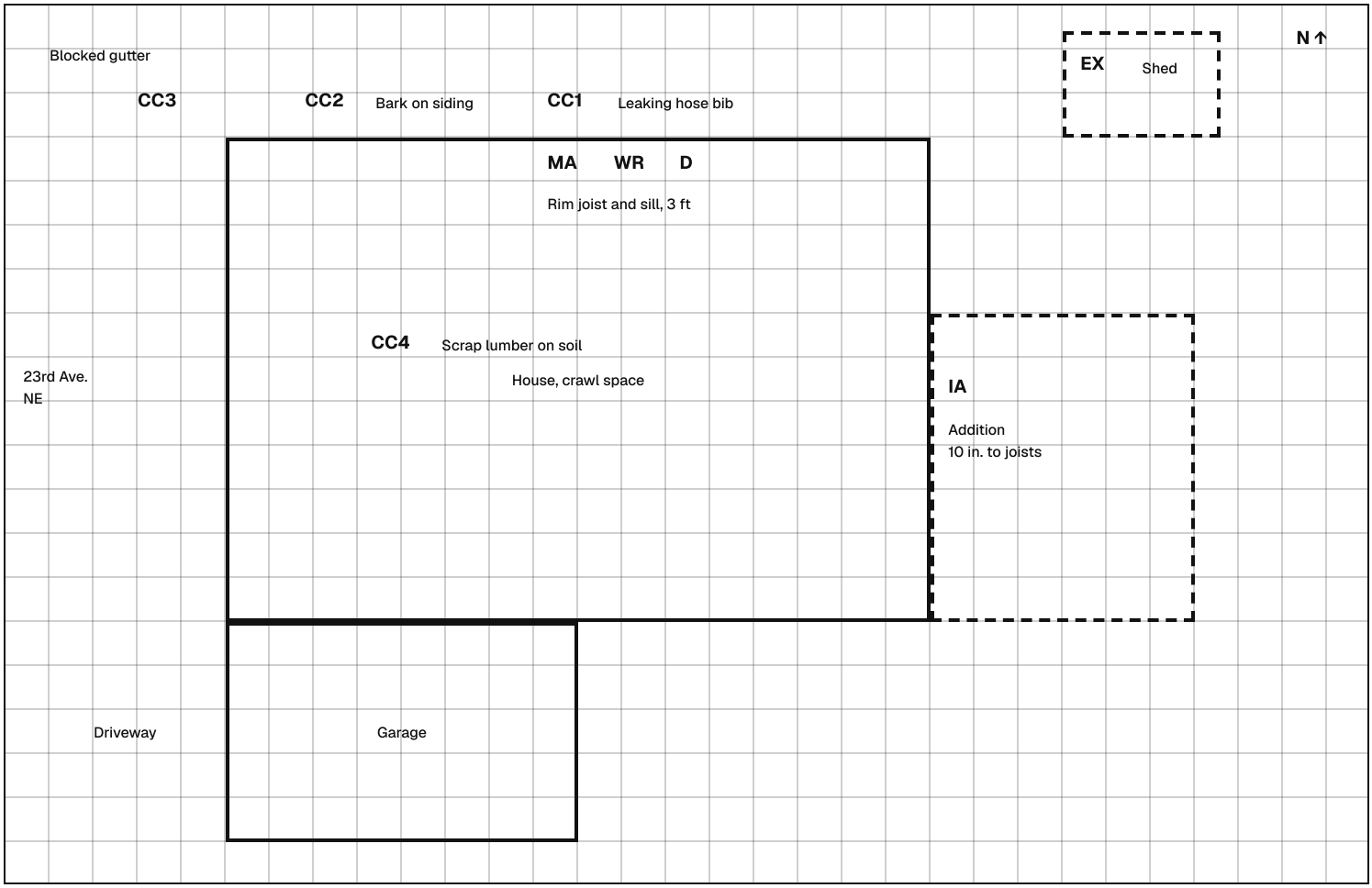
Diagram



CA Carpenter ants **MA** Moisture ants **ST** Subterranean termites **DT** Dampwood termites **AB** Anobiid beetles **WR** Wood rot **D** Damage
CC Conducive condition **IA** Inaccessible area **EX** Excluded area ——— Inspected - - - Inaccessible or excluded

About this report

Visible evidence only. This report is the inspector's written opinion, based on what was visible and evident at the time of the inspection (WAC 16-228-2005). Conditions that change with the season are reported only if they were visible that day (WAC 16-228-2035).

One ICN per sale. Every report this inspector writes for this sale, exchange, or refinance carries the same ICN (RCW 15.58.450).

Records. The inspecting firm keeps this report on file for four years (WAC 16-228-2045).

Inspector

Ingrid Solberg

Signature of structural pest inspector

Ingrid Solberg	81547	09/29/2026
Printed name	License no.	Date