# Confidential Inspection Report

## 123 Main St
## Salem, OR 97301

**Prepared for: John Doe**

**Prepared by: In Depth Home Inspection LLC**
**5940 Smoketree Drive South East**
**Salem, OR 97306**
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# GENERAL INFORMATION

## Client & Site Information:

| | |
|---|---|
| *1.1 Inspection Date:* | April 24, 2026. |
| *1.2 Client:* | John Doe. |
| *1.3 Inspection Site:* | 123 Main St<br>Salem, OR 97301. |
| *1.4 Address Visible?* | Yes. The address is visible from the street. |
| *1.5 Occupied?* | Yes. Stored Items noted in some or all living and/or storage areas. This makes observation difficult in these areas. There is potential for issues to be obstructed by these items and not visible to the inspector at the time of inspection. Because of this and the Oregon States Standards of Practice, the inspector is not allowed to move items to view possible conditions in these areas. It is not the inspectors responsibility to move items such as furniture, boxes decorations, insulation, etc. It would be best to have these areas evaluated when the items are removed. |
| *1.6 People Present:* | Purchaser, Buyers Agent. |

## Building Characteristics:

| | |
|---|---|
| *1.7 Entrance:* | North. |
| *1.8 Estimated Age:* | 1970's. |
| *1.9 Approximate Square Footage* | 1100. |
| *1.10 Building Type:* | 1 family. |
| *1.11 Stories:* | 1 |
| *1.12 Space Below Grade:* | Crawl space. |

## Climatic Conditions:

| | |
|---|---|
| *1.13 Weather:* | Partly Cloudy. |
| *1.14 Soil Conditions:* | Damp. |
| *1.15 Outside Temperature (f):* | 40-50. |

## Utility Services:

| | |
|---|---|
| *1.16 Water Source:* | Not inspected as this is not part of the Oregon Home Inspection. |
| *1.17 Sewage Disposal:* | Not inspected as this is not part of the normal Oregon Home Inspection. It is always a good idea to have a sewer scope completed to assure you are not buying any buried issues with your sewer line to the municipal connection. Also you should consider scoping your drain lines from the gutter downspouts to assure they are in an acceptable condition. This area is beyond the scope of the Oregon Home Inspection. |
| *1.18 Utilities Status:* | All utilities are on and active in the structure. |

## Payment Information:

| | |
|---|---|
| *1.19 Total Fee:* | $500 This is the cost of the inspection, pest and rot inspection and thermal imaging.<br>$200 for Radon testing added to the inspection. This is additional and should be added to the total to get a final fee. |
| *1.20 Paid By:* | To be paid. |

## Helpful Phone Numbers

| | |
|---|---|
| *1.21* | City of Salem Water Billing 503-588-6099. Dallas Water 503.831.3562<br>Keizer Water **503-393-1608**<br>Monmouth Public Works 503.838.2173<br>Stayton Water **503-769-3425**<br>Sublimity Water 503-769-5475<br>PGE 503-228-6322 or 800-542-8818 Salem Electric 503-362-3601<br>Allied Waste 503-363-8890<br>D & O Garbage503-363-7923<br>Loren's Sanitation Services 503-393-2262<br>Suburban Garbage 503-362-4949<br>Valley Recycling 503-585-4300<br>Northwest Natural Gas 800-422-4012<br>Comcast 503-991-5029<br>Dish Network 800-823-4929<br>Direct TV 888-777-2454 |

## About Rated Items:

| | |
|---|---|
| *1.22* | Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:<br><br>**OK = "Serviceable" =** Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.<br><br>**MM = "Marginal/Maintenance" =** Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. This item may ask be used for information that is outside of the "OK" or "RR" category. Further evaluation or servicing should be completed by a qualified licensed contractor or specialty tradesman dealing with that item or system.<br><br>**RR = "Repair or Replace" =** Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system. |

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, please refer to contract on arbitration and reporting of information of concerns. In the claim the client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Pictures used in the report are sample pictures. They are not all pictures taken in the inspection. They are used in the report to aid in understanding documented conditions found. Sample pictures are used to help the client understand what issues may be present.

*HAZARDOUS MATERIALS TESTING & IDENTIFICATION*

**PLEASE NOTE: Hazardous materials and testing are beyond the scope of this Inspection report.** If asbestos, molds, fungi, sick home syndrome, electromagnetic fields, fiberglass, formaldehyde, hazardous wastes, lead, radon, soils contamination, underground storage tank contamination, or quality of drinking water and waste disposal are a concern, please contact an appropriate expert. This Inspection Firm may be qualified to evaluate and report on some or all of the Hazardous Materials listed above, but these service must be contracted separately and their findings will not be included in this limited visual inspection report.

**LEAD-BASED PAINT:** The evaluation of the paint for the presence of Lead-Based Paint was not contracted with our firm and therefore not a part of the inspection. If this structure was erected before 1978 and the EPA says that all pre-1978 homes should be evaluated for high risk Lead-Based Paint conditions. This is especially true when their will be children, elderly, or people with respiratory conditions residing in the home. The EPA has several free lead information pamphlets available for download. It is recommended that you visit the EPA lead publication page and download the information that you need. Some of the titles include: Lead in Your Home: A Parent's Reference Guide, Protect Your Family From Lead in Your Home; Reducing Lead Hazards When Remodeling Your Home; Testing Your Home for Lead in Paint, Dust, and Soil; and Lead Poisoning and Your Children.

**RADON:** Radon testing was not contracted from our firm unless stated otherwise in our contract and/or report. Radon is attributed to being the second major source of lung cancer in the United States and the EPA recommends that all residences located under 3 stories off the ground be tested for the presence of this gas. Please contact our office to schedule the test, if you have not already. Radon testing requires a minimum of 48 hours with 12 hours prior of "closed house conditions" but a longer period is better. Also, I have a limited amount of machines and they are dedicated on a first come, first served basis. There is an additional cost for this service. Your results are immediately available after I pick up the machine. You do not have to wait for a laboratory to determine the results.

**ASBESTOS:** The evaluation for the presence of asbestos was not contracted with our firm and therefore not a part of the inspection. If Asbestos is a concern please contact an asbestos professional for guidance.

**SOIL CONTAMINATION:** Our firm is not licensed or certified for Soil Contamination work. If Soil Contamination is a concern please contact an Environmental Firm for guidance.

**UNDERGROUND STORAGE TANKS:** Most underground storage tanks are not visible and therefore their identification is beyond the scope of this evaluation. If underground storage tanks are a concern please contact an Environmental Firm for guidance. Most older homes should have a locate completed on the property to determine if there is a buried oil tank. If one is found, soil sampling should be completed and abatement / decommissioning of the tank should be completed.

**WATER QUALITY:** Water quality testing was not contracted with our firm and therefore not a part of the home inspection. If water quality is a concern, then we highly recommend having it professionally tested.

**ORGANIC GROWTH:** Our firm is not licensed or certified for mold and fungi identification or their abatement. If moisture, mold, mildew, fungi, organic growth (of other origin) or sick home syndrome conditions are a concern please contact a mold mitigation environmental licensed contractor for evaluation and repair.

**PICTURES:** The pictures contained in this report are sample pictures only. They are not all of the photos taken while on site. They are representative pictures only. All pictures are the property of In Depth Home Inspection LLC and the Home Inspector. They are not to provide exhaustive evaluation of the system or items being shown. They are only intended to help in describing the reportable conditions, found. We are not liable for not producing photographs of any reportable items, blurry pictures, lighting conditions, etc., that may or may not be in the inspection and report process.

# GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

## Driveway:

| | OK | MM | RR | |
|---|---|---|---|---|
| *2.1 Paving Conditions:* | ☐ | ☑ | ☑ | Concrete. Damage noted to approach, sidewalk and driveway. Erosion and deterioration of the concrete materials is present. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary. |



## Walks:

| | | | | |
|---|---|---|---|---|
| *2.2 Paving Conditions:* | ☐ | ☑ | ☑ | Concrete.. Damage noted to sidewalk similar to the driveway. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary. |


## Exterior Steps / Stoops:

| | | | | |
|---|---|---|---|---|
| *2.3 Paving Conditions:* | ☑ | ☐ | ☐ | Concrete surface at entry stoop. Cracks noted are typical for age. |

## Slab:

| | | | | |
|---|---|---|---|---|
| *2.4 Patio:* | ☐ | ☑ | ☐ | Patio type: Concrete. Carpet is covering the concrete surface preventing observation. Some settlement is noted. FYI. |


## Structure For Patio Roof:

| | OK | MM | RR | |
|---|---|---|---|---|
| *2.5 Patio:* | ☐ | ☐ | ☐ | Not Applicable. |

## Roof For Patio:

| | | | | |
|---|---|---|---|---|
| *2.6 Patio:* | ☐ | ☐ | ☐ | Not Applicable. |

## Fences And Gates:

| | |
|---|---|
| *2.7 Site:* | Property lines not inspected. Inquire with seller about property lines and fence ownership. Fencing is not part of the inspection. |

## Grade:

| | | | | |
|---|---|---|---|---|
| *2.8 Site:* | ☑ | ☐ | ☐ | Flat site. |

## Retaining Wall:

| | | | | |
|---|---|---|---|---|
| *2.9 Site:* | ☐ | ☐ | ☐ | Not applicable. |

## Windows Wells:

| | | | | |
|---|---|---|---|---|
| *2.10 Site:* | ☐ | ☐ | ☐ | Not applicable. |

## Sprinkler System:

| | | | | |
|---|---|---|---|---|
| *2.11 Site:* | ☐ | ☐ | ☐ | Not applicable. |

## Firewood:

| | | | | |
|---|---|---|---|---|
| *2.12 Site:* | ☐ | ☐ | ☐ | Not applicable. |

## Fences And Gate(s):

| | |
|---|---|
| *2.13 Site:* | Property lines not inspected. Inquire with seller about property lines and fence ownership. Fencing is not part of the inspection. |

# EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative easy and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing or other abnormalities, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation to prevent issues with the home having conducive issues. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

## Siding Materials & Condition:

| | OK | MM | RR | |
|---|---|---|---|---|
| *3.1 Exterior Walls - Siding/Cladding:* | ☐ | ☑ | ☑ | Exterior walls are constructed with: T-111 Plywood. Indications are most of the siding is serviceable. The south and some of the west siding has cracking or what is called checking. The surface wood is splitting. While you can buy some time with painting the surface regularly, the areas with cracks will eventually need replacement. Areas of caulk and paint are needed currently. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary. |



## Flashing & Trim:

| | | | | |
|---|---|---|---|---|
| *3.2 Exterior Walls - Siding/Cladding:* | ☐ | ☑ | ☑ | Exterior wall trim: Wood materials. Wood trim noted at the newer windows and other trim areas without visible flashing. Typically, flashing is installed over these areas to aid in draining any potential water that may get behind the siding. However, on this home the flashing is not installed at trim or windows. Additionally, window manufactures allow for the use of self healing tape around the window at the moisture barrier. Some do not require flashing. Due to the variety of the window types available from each manufacture, determining if these windows meet the requirement to not have flashing installed, is beyond the scope of the inspection. It is recommended that you contact the contractor, home owner or other party responsible for installation and have them provide you documentation that the windows or doors meet the installation method. If this is not a possibility, have a licensed contractor with experience in this area evaluate and repair as needed. Last, the trim at the bottom of the siding and some window trim, have warped, |

| | | |
|---|---|---|
| | | indicating a need for repair. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary. |


Flashing missing


Twisting wood


Cracking of trim


No flashing


No flashing


No flashing


Paint and caulk needed

## House Wrap:

| | OK | MM | RR | |
|---|---|---|---|---|
| *3.3 Exterior Walls - Siding/Cladding:* | ☐ | ☐ | ☐ | I was unable to verify a moisture wrap installed under the siding due to the type of construction technique used to install the siding or other condition. This is typical and allowable construction style. However, having a moisture wrap on the exterior of a home is far superior to not having a house wrap. Further evaluation is recommended by a licensed siding contractor. ` |

## Rot At Exterior:

| | | | | |
|---|---|---|---|---|
| *3.4 Exterior Walls - Siding/Cladding:* | ☐ | ☐ | ☐ | See chimney section. |

## Earth To Wood Contact:

| | | | | |
|---|---|---|---|---|
| *3.5 Exterior Walls - Siding/Cladding:* | ☑ | ☐ | ☐ | No earth to wood contact on this home. |

## Vegetation Contact To Structure:

| | | | | |
|---|---|---|---|---|
| *3.6 Exterior Walls - Siding/Cladding:* | ☑ | ☐ | ☐ | No vegetation contact. |

## Gas Line:

| | OK | MM | RR | |
|---|---|---|---|---|
| *3.7 Exterior Walls - Siding/Cladding:* | ☑ | ☐ | ☐ | Gas is installed to this home. |

## Gas Shut Off:

| | | | | |
|---|---|---|---|---|
| *3.8 Exterior Walls - Siding/Cladding:* | ☑ | ☐ | ☐ | At meter on exterior. |

## Please Note:

| | |
|---|---|
| *3.9 Chimney:* | There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated before the close of escrow. |

## Chimney Exterior:

| | | | | |
|---|---|---|---|---|
| *3.10 Chimney:* | ☐ | ☐ | ☑ | Siding is on the chase for the exterior of this fireplace flue. This is allowable. The interior of the chase is not visible. While this is typical construction style, it does restrict viewing of conditions possibly present. On the exterior of the chimney, there is visible rot at some areas of siding and trim. Theses will need repair. All siding should be cut back 2 inches from the roofing materials. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary. |



## Flue:

| | | | | |
|---|---|---|---|---|
| *3.11 Chimney:* | ☐ | ☐ | ☐ | The inspector was unable to determine the condition of the flue liner due to limited visibility and construction style. |

## Flashing:

| | | | | |
|---|---|---|---|---|
| *3.12 Chimney:* | ☑ | ☐ | ☐ | The installed flashing around the chimney stack has indications of being functional. |

## Chimney Cap:

| | | | | |
|---|---|---|---|---|
| *3.13 Chimney:* | ☑ | ☐ | ☐ | There is a chimney cap. |

## Height & Clearance:

| | OK | MM | RR | |
|---|---|---|---|---|
| *3.14 Chimney:* | ☑ | ☐ | ☐ | Okay. |

## Materials & Condition:

| | | | | |
|---|---|---|---|---|
| *3.15 Foundation:* | ☑ | ☐ | ☐ | Walls are constructed with poured concrete. Indications are the foundation is serviceable. Typical cracks are noted, The exterior view of the foundation is limited to the portions visible above grade. |

## Recent Movement:

| | | | | |
|---|---|---|---|---|
| *3.16 Foundation:* | ☑ | ☐ | ☐ | There is no evidence of any recent movement based on observation of the visible foundation. |

# ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The underlayment installed beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although the roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we may not predict its remaining life expectancy as this is subjective, or guarantee that it will not leak. Any life expectancy is simply an estimate, not a guarantee. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including by not limited to solar systems, antennae, and lightning arrestors.

## Roof:

| | OK | MM | RR | |
|---|---|---|---|---|
| *4.1 Garage:* | ☐ | ☐ | ☐ | See roof report. |

Gutter Drainage: Perimeter drain systems, if present, are not inspected as they are under ground. Pipes that are below grade are beyond the scope of the inspection. It is a good idea to have these scoped to determine their condition. While having the sewer scoped, the same process can be applied to these drain pipes. If there is no perimeter drain system, all roof runoff should be directed away from the dwelling. This can be accommodated by a variety of methods but the general concept is to get the water at least 4' from the structure with drainage that feeds down hill and away from the structure. Failure to do so can lead to water intrusion into the substructure(basement, slab or crawlspace ... which ever is present).

## Gutters:

| | | | | |
|---|---|---|---|---|
| *4.2 Gutters:* | ☐ | ☑ | ☐ | Minor debris in gutter and/or downspouts. Not keeping these clear can cause issues with roof sheeting, soffits, fascia and drainage issues inside downspouts and underground drainage. Gutters, down spouts and drain lines need to be cleaned to prevent damage to the structure. This is periodic maintenance. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary. |

## Style:

| | |
|---|---|
| *4.3 Roof:* | Gable. |

## Layers

| | |
|---|---|
| *4.4 Roof:* | Indications of one layer evident by the observable areas of shingles noted near the edges of the roof. |

## Pitch:

| | |
|---|---|
| *4.5 Roof:* | 4/12 or greater. |

## Roof Access:

| | |
|---|---|
| *4.6 Roof:* | Walked on roof. |

## Roof Covering Main Field:

| | OK | MM | RR | |
|---|---|---|---|---|
| *4.7 Roof:* | ☑ | ☐ | ☐ | Determining the condition of the roof has been completed by viewing various locations. This inspection does not include an exhaustive viewing of the roof. Multiple locations were observed to determine a general condition of the roof. Architectural composition shingles installed. Indications are the roof is serviceable/within useful life. With proper care and maintenance (this may require replacement of some shingles at some point in time, if needed), including any repairs listed, the estimated life remaining is approximately 5 up to 10 years. It may last longer than this but this is the limit of my estimate. Newer Roofs may last significantly longer with proper care. Depending on the originating shingle type, installation method and maintenance, the roof could last a significantly long time. This is an estimate only and is based on the viewable conditions at the time of inspection. No guaranty is implied or given. |

## Ridge Cap:

| | | | | |
|---|---|---|---|---|
| *4.8 Roof:* | ☑ | ☐ | ☐ | Ridge cap is okay. |

## Moss Present:

| | | | | |
|---|---|---|---|---|
| *4.9 Roof:* | ☐ | ☑ | ☐ | Minor to moderate moss treatment needed on the roof. This is typical maintenance. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary. |


## Offset/Staggering

| | | | | |
|---|---|---|---|---|
| *4.10 Roof:* | ☑ | ☐ | ☐ | Proper offset/staggering noted. This was viewed in many areas but does not included every row of the roofing. |

## Underlayment:

| | | | | |
|---|---|---|---|---|
| *4.11 Roof:* | ☑ | ☐ | ☐ | Although I can view some of the areas of the sheeting to view an underlayment, I am unable to view underlayment to determine completely how it was installed. There is always the potential that the underlayment was not installed correctly for the pitch of this home. To determine this, it would require damaging the roofing shingles and other parts of the roof. This is beyond the scope of the home inspection. |

## Pipe Flashing - Commonly Called Roof Jacks:

| | OK | MM | RR | |
|---|---|---|---|---|
| *4.12 Roof:* | ☑ | ☐ | ☐ | Metal and Rubber at pipe penetrations okay. |

## Wall Flashing:

| | | | | |
|---|---|---|---|---|
| *4.13 Roof:* | ☑ | ☐ | ☐ | Wall flashing okay. |

## Drip Edge Flashing Eave(s) - Gutter Edges:

| | | | | |
|---|---|---|---|---|
| *4.14 Roof:* | ☐ | ☐ | ☑ | Drip edge metal installed incorrectly at the eave (gutter). While the drip edge metal may or may not be required by the manufacture, when the roof was installed, it should be under the underlayment, not over the underlayment at the gutters edge (eave). This should direct water into the gutter in the event that water or condensation gets behind the shingles. The current installation can influence water towards the sheeting of the roof decking at the gutter edge. Therefore, the flashing at the gutters (eaves), should be installed under the underlayment to direct any potential water into the gutters. All the manufactures instructions I have read instruct for this to be installed this way. Thus repair is recommended. Be advised that some roofing contractors have other perspectives on this issue that may not be in line with the manufactures recommendations and current building standards. Have a licensed roofing contractor with experience in these conditions evaluate and repair as necessary. |

## Drip Edge Flashing Rake(s) - Gable Edges:

| | | | | |
|---|---|---|---|---|
| *4.15 Roof:* | ☑ | ☐ | ☐ | Drip edge flashing installed properly at gable ends. |

## Kickout Flashing:

| | | | | |
|---|---|---|---|---|
| *4.16 Roof:* | ☐ | ☐ | ☐ | Not Applicable. |

## Valley(s):

| | | | | |
|---|---|---|---|---|
| *4.17 Roof:* | ☑ | ☐ | ☐ | Satisfactory - The valleys appear to be in satisfactory condition. |

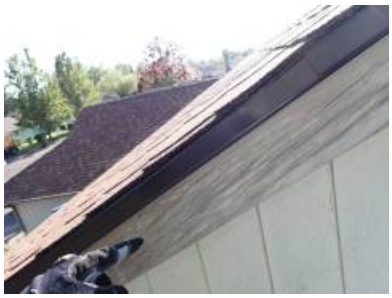
## Skylight(s):

| | | | | |
|---|---|---|---|---|
| *4.18 Roof:* | ☐ | ☐ | ☐ | Not Applicable. |

## Eaves - Soffits - Fascias:

| | | | | |
|---|---|---|---|---|
| *4.19 Roof:* | ☐ | ☑ | ☑ | Paint needed on eaves, soffit and/or fascia boards to protect from further damage. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary. |

## Downspouts:

| | OK | MM | RR | |
|---|---|---|---|---|
| *4.20 Gutters:* | ☑ | ☐ | ☐ | Okay. |

## Gutter And Downspout Drainage:

| | | | | |
|---|---|---|---|---|
| *4.21 Gutters:* | ☐ | ☐ | ☐ | Underground drainage noted to the street. The drains are not able to be observed as they are buried. It is always recommended that these ground drains are scoped to determine the condition of the buried drain. This can be completed by the same contractor, when you have a sewer scope completed. Scoping this drainage, is beyond the scope of the Oregon Home Inspection. |


## Info:

| | |
|---|---|
| *4.22 Attic & Insulation:* | General statement: There are basically two types of attics: full & crawl. A full attic usually has a floor and adequate space for someone to easily walk around. A crawl attic is unfinished and has restricted access. Limits of review are determined by the type of attic, insulation and owners belongings. Our attic inspection determines the presence of insulation, if there is visible evidence of leakage and the underside of the roof, ventilation, and a visual review of the rafters and/or trusses. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common in older home and does not necessarily present a reportable condition. It is difficult to determine if these stains (if present) are active unless leaking at the time of inspection. If there are reportable leaks, they will be documented below. Any deep insulation, construction materials, ducting, venting, low head room and any other physical obstruction may reduce the ability to examine this area and may pose a risk to the inspector. When such a risk is present, further evaluation by this home inspector is beyond the scope of the Oregon Home Inspection Standard of Practice. In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction |

| | |
|---|---|
| | boxes, exhaust fans, and other components. |

## Location Of Attic Access:

| | |
|---|---|
| *4.23 Attic & Insulation:* | Garage. |

## Accessibility:

| | OK | MM | RR | |
|---|---|---|---|---|
| *4.24 Attic & Insulation:* | ☑ | ☐ | ☐ | The full attic was viewed. |

## Structure:

| | | | | |
|---|---|---|---|---|
| *4.25 Attic & Insulation:* | ☑ | ☐ | ☐ | A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls. The truss system has indication of being in satisfactory condition. The rafter or trusses have indications of spacing at 24 inch on center. The roof decking material is plywood sheeting, OSB and/or slat materials. |

## Organic Growth:

| | | | | |
|---|---|---|---|---|
| *4.26 Attic & Insulation:* | ☑ | ☐ | ☐ | No organic growth present in the attic. |

## Ridge Ventilation:

| | | | | |
|---|---|---|---|---|
| *4.27 Attic & Insulation:* | ☑ | ☐ | ☐ | There are indications of adequate ridge ventilation installed. |

## Soffit Ventilation:

| | | | | |
|---|---|---|---|---|
| *4.28 Attic & Insulation:* | ☐ | ☑ | ☐ | Soffit venting in place. Gap in soffit vent screen near AC unit. This can allow birds and small animals into the attic. Seal the hole. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary. |

## Insulation:

| | | | | |
|---|---|---|---|---|
| *4.29 Attic & Insulation:* | ☐ | ☑ | ☐ | Cellulose- Blown. Fiberglass batts. Some insulation is installed unevenly. Recommend additional insulation in the attic area to help with energy efficiency. It is recommended that you achieve an R value of R-38. But you should consider adding enough for and R-49 value as that is much more superior. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary. |

## Depth & R-factor:

| | OK | MM | RR | |
|---|---|---|---|---|
| *4.30 Attic & Insulation:* | ☐ | ☐ | ☐ | Depth varies depending on location. |

## Vermin Activity:

| | | | | |
|---|---|---|---|---|
| *4.31 Attic & Insulation:* | ☑ | ☐ | ☐ | No current vermin activity present. |

## Visible Roof Leaks Viewed In The Attic:

| | | | | |
|---|---|---|---|---|
| *4.32 Attic & Insulation:* | ☑ | ☐ | ☐ | No current roof leaks viewed. |

# KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

## Kitchen Interior:

| | OK | MM | RR | |
|---|---|---|---|---|
| *5.1 Counters & Cabinets:* | ☑ | ☐ | ☐ | Cabinets and countertops are okay. |

# BATHROOMS

## Primary Bathroom:

| | OK | MM | RR | |
|---|---|---|---|---|
| *6.1 Glass Tub/Shower Curtain Or Door Present?:* | ☑ | ☐ | ☐ | Yes. |

## Bathroom #2:

| | | | | |
|---|---|---|---|---|
| *6.2 Glass Tub/Shower Curtain Or Door Present?:* | ☑ | ☐ | ☐ | Yes. |

## Vanity Cabinet:

| | | | | |
|---|---|---|---|---|
| *6.3 Primary Bathroom:* | ☑ | ☐ | ☐ | The vanity cabinet and top in this bathroom are satisfactory. |
| *6.4 Bathroom #2:* | ☑ | ☐ | ☐ | The vanity cabinet and top in this bathroom are satisfactory. |

## Basin And Drain Fixture:

| | | | | |
|---|---|---|---|---|
| *6.5 Primary Bathroom:* | ☑ | ☐ | ☐ | The basin and drainage fixture are satisfactory. |
| *6.6 Bathroom #2:* | ☑ | ☐ | ☐ | The basin and drainage fixture are satisfactory. |

## Faucet And Supply Lines:

| | | | | |
|---|---|---|---|---|
| *6.7 Primary Bathroom:* | ☑ | ☐ | ☐ | Faucets and supply lines are satisfactory. |
| *6.8 Bathroom #2:* | ☑ | ☐ | ☐ | Faucets and supply lines are satisfactory. |

## Toilet

| | | | | |
|---|---|---|---|---|
| *6.9 Primary Bathroom:* | ☑ | ☐ | ☐ | The toilet in the bathroom is functional. |
| *6.10 Bathroom #2:* | ☑ | ☐ | ☐ | The toilet in the bathroom is functional. |

## Tub:

| | | | | |
|---|---|---|---|---|
| *6.11 Primary Bathroom:* | ☐ | ☐ | ☐ | None noted. |
| *6.12 Bathroom #2:* | ☑ | ☐ | ☐ | Indications are the tub is in useful condition. |

## Tub Mixing Valve & Stopper:

| | | | | |
|---|---|---|---|---|
| *6.13 Primary Bathroom:* | ☐ | ☐ | ☐ | None noted. |
| *6.14 Bathroom #2:* | ☑ | ☐ | ☐ | The tub mixing valve and the tub unit are in satisfactory condition. |

## Shower/Shower Head And Mixing Valves:

| | | | | |
|---|---|---|---|---|
| *6.15 Primary Bathroom:* | ☑ | ☐ | ☐ | The shower, shower head, and mixing valves are all performing as intended. |
| *6.16 Bathroom #2:* | ☑ | ☐ | ☐ | The shower, shower head, and mixing valves are all performing as intended. |

## Shower Pan:

| | | | | |
|---|---|---|---|---|
| *6.17 Primary Bathroom:* | ☑ | ☐ | ☐ | Fiberglass or other composite material. - The shower pan does not appear to leak at this time. Disclaim - This is a visual inspection of the readily accessible portions of the shower stall and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection. |
| *6.18 Bathroom #2:* | ☐ | ☐ | ☐ | Same as tub. |

## Tub & Shower Walls:

| | OK | MM | RR | |
|---|---|---|---|---|
| *6.19 Primary Bathroom:* | ☐ | ☐ | ☐ | The walls are in satisfactory condition. |
| *6.20 Bathroom #2:* | ☑ | ☐ | ☐ | The walls are in satisfactory condition. |

## Caulking At Backsplash:

| | | | | |
|---|---|---|---|---|
| *6.21 Primary Bathroom:* | ☑ | ☐ | ☐ | Okay. |
| *6.22 Bathroom #2:* | ☑ | ☐ | ☐ | Okay. |

## Caulking At Sink:

| | | | | |
|---|---|---|---|---|
| *6.23 Primary Bathroom:* | ☑ | ☐ | ☐ | Okay. |
| *6.24 Bathroom #2:* | ☑ | ☐ | ☐ | Okay. |

## Caulking At Toilet:

| | | | | |
|---|---|---|---|---|
| *6.25 Primary Bathroom:* | ☐ | ☐ | ☐ | To caulk or not to caulk? There are many views on this. I do not recommended caulking the base as this will prevent you from seeing a leak from the wax ring. You can caulk it if you want. Some believe that it is best to caulk the base of the toilet to prevent water from getting under the toilet base if the toilet over flows. I would rather not caulk this based on being able to observe a leaking wax ring under the toilet. Caulking the base if your preference. There is no bad choice. |
| *6.26 Bathroom #2:* | ☐ | ☐ | ☐ | To caulk or not to caulk? There are many views on this. I do not recommended caulking the base as this will prevent you from seeing a leak from the wax ring. You can caulk it if you want. Some believe that it is best to caulk the base of the toilet to prevent water from getting under the toilet base if the toilet over flows. I would rather not caulk this based on being able to observe a leaking wax ring under the toilet. Caulking the base if your preference. There is no bad choice. |

## Caulking At Floor Tub/Shower:

| | | | | |
|---|---|---|---|---|
| *6.27 Primary Bathroom:* | ☐ | ☐ | ☑ | The caulking in the water contact areas appears to need attention. Damage may result if not corrected. Need caulking at the floor near the shower/tub. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary. |

| | | | | |
|---|---|---|---|---|
| *6.28 Bathroom #2:* | ☑ | ☐ | ☐ | Okay. |

## Caulking At Wall In Tub/Shower:

| | | | | |
|---|---|---|---|---|
| *6.29 Primary Bathroom:* | ☐ | ☐ | ☐ | Not applicable. |
| *6.30 Bathroom #2:* | ☐ | ☐ | ☐ | Not applicable. |

## Caulking At Tub/Shower Fixtures/Faucet:

| | OK | MM | RR | |
|---|---|---|---|---|
| *6.31 Primary Bathroom:* | ☐ | ☐ | ☐ | Not applicable. |
| *6.32 Bathroom #2:* | ☐ | ☐ | ☑ | The point where the faucet meets the wall of the tub/shower, needs caulking to prevent water from entering the wall area. Have a licensed contractor with experience in these conditions evaluate and repair as necessary. |

## Ventilation Fans:

| | | | | |
|---|---|---|---|---|
| *6.33 Primary Bathroom:* | ☑ | ☐ | ☐ | There is an exhaust fan installed in this bathroom, and it is performing satisfactorily. |
| *6.34 Bathroom #2:* | ☑ | ☐ | ☐ | There is an exhaust fan installed in this bathroom, and it is performing satisfactorily. |

## Venting To Outside:

| | | | | |
|---|---|---|---|---|
| *6.35 Primary Bathroom:* | ☑ | ☐ | ☐ | Fan vents properly to the exterior. |
| *6.36 Bathroom #2:* | ☑ | ☐ | ☐ | Fan vents properly to the exterior. |

# INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks or damage has developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

## Doors:

| | OK | MM | RR | |
|---|---|---|---|---|
| *7.1 Main Entry Door:* | ☐ | ☐ | ☐ | See each room to view conditions present. |
| *7.2 Other Exterior Doors:* | ☐ | ☐ | ☐ | See each room to view conditions present. |
| *7.3 Overall Interior Door:* | ☐ | ☐ | ☐ | See each room to view conditions present. |
| *7.4 Kitchen Interior:* | ☑ | ☐ | ☐ | Hardware operational. |
| *7.5 Hall:* | ☐ | ☐ | ☑ | The latch does not operate as intended. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary. |

| | | | | |
|---|---|---|---|---|
| *7.6 Living Room* | ☐ | ☐ | ☐ | None noted. |
| *7.7 Dining Room:* | ☐ | ☐ | ☐ | This area is combined with another room and is not reported here. |
| *7.8 Primary Bedroom:* | ☑ | ☐ | ☐ | Hardware operational. |
| *7.9 Bedroom #2:* | ☑ | ☑ | ☐ | Hardware operational. Flooring to door. Over time opening the door will damage the flooring. Shortening or adjustment of the door is needed. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary. |

| | OK | MM | RR | |
|---|---|---|---|---|
| *7.10 Bedroom #3:* | ☑ | ☐ | ☐ | Hardware operational. |
| *7.11 Laundry:* | ☐ | ☐ | ☐ | This item is part of the garage section as the laundry is in the garage. Please see the garage section for more info. |

## Windows:

| | | | | |
|---|---|---|---|---|
| *7.12 General Type & Condition:* | ☑ | ☐ | ☐ | Disclaimer: The inspector is unable to determine if all multiple-glazed insulated windows and/or skylights in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as weather, temperature, humidity, cleanliness, access, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double glazed windows, consult the seller prior to closing or have a licensed window (skylight) contractor evaluate and repair as needed. Additionally, screens are not part of the inspection. The inspector MAY comment on them but this is not required by the SOP's in Oregon. A representative sampling was taken. Windows as a grouping are generally operational. Vinyl or other similar material, windows installed. They are serviceable. |
| *7.13 Kitchen Interior:* | ☑ | ☐ | ☐ | Okay. |
| *7.14 Primary Bathroom:* | ☐ | ☐ | ☐ | None noted. |
| *7.15 Bathroom #2:* | ☑ | ☐ | ☐ | Satisfactory - The windows and associated hardware in the bathroom are all satisfactory. |
| *7.16 Hall:* | ☐ | ☐ | ☐ | None noted. |
| *7.17 Living Room* | ☑ | ☐ | ☐ | Okay. |
| *7.18 Primary Bedroom:* | ☑ | ☐ | ☐ | Okay. |
| *7.19 Bedroom #2:* | ☑ | ☐ | ☐ | Okay. |
| *7.20 Bedroom #3:* | ☑ | ☐ | ☐ | Okay. |
| *7.21 Laundry:* | ☐ | ☐ | ☐ | This item is part of the garage section as the laundry is in the garage. Please see the garage section for more info. |

## Walls:

| | | | | |
|---|---|---|---|---|
| *7.22 General Material & Condition:* | ☑ | ☐ | ☐ | General condition appears serviceable, Typical cracks noted. The insides of the wall cavities were not observed. We are limited to visual signs on the outer wall surfaces to determine conditions present and cannot see through the walls to detect concealed damage, organic growth, wood destroying insect damage, wood destroying organism activity, insulation, or any other concealed conditions inside the walls. The evaluation inside of the walls is not possible without the use of destructive |

| | | | | |
|---|---|---|---|---|
| | | | | discovery. Cracks, patches and other disfigurement is typical with older construction and camouflage conditions beyond the surface area. Destructive discovery is against the Oregon Standards of Practice for Home Inspectors. |

| | OK | MM | RR | |
|---|---|---|---|---|
| *7.23 Kitchen Interior:* | ☑ | ☐ | ☐ | Okay. |
| *7.24 Primary Bathroom:* | ☑ | ☐ | ☐ | Satisfactory - The walls in this bathroom are satisfactory. |
| *7.25 Bathroom #2:* | ☑ | ☐ | ☐ | Satisfactory - The walls in this bathroom are satisfactory. |
| *7.26 Hall:* | ☑ | ☐ | ☐ | Okay. |
| *7.27 Living Room* | ☑ | ☐ | ☐ | Okay. |
| *7.28 Primary Bedroom:* | ☑ | ☐ | ☐ | Okay. |
| *7.29 Bedroom #2:* | ☑ | ☐ | ☐ | Okay. |
| *7.30 Bedroom #3:* | ☑ | ☐ | ☐ | Okay. |
| *7.31 Laundry:* | ☐ | ☐ | ☐ | This item is part of the garage section as the laundry is in the garage. Please see the garage section for more info. |

## Ceilings:

| | | | | |
|---|---|---|---|---|
| *7.32 General Type & Condition:* | ☑ | ☑ | ☐ | General condition appears serviceable, Typical cracks noted. The insides of the wall cavities were not observed. We are limited to visual signs on the outer wall surfaces to determine conditions present and cannot see through the walls to detect concealed damage, organic growth, wood destroying insect damage, wood destroying organism activity, insulation, or any other concealed conditions inside the walls. The evaluation inside of the walls is not possible without the use of destructive discovery. Cracks, patches and other disfigurement is typical with older construction and camouflage conditions beyond the surface area. Destructive discovery is against the Oregon Standards of Practice for Home Inspectors. Popcorn ceiling noted. This matter has been known to have asbestos materials. The only way to determine if there is asbestos in the material is to have it tested. This should be completed by a licensed contractor certified to do such testing. |

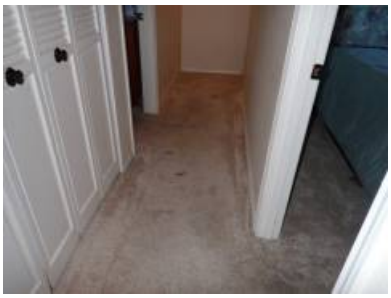
| | | | | |
|---|---|---|---|---|
| *7.33 Kitchen Interior:* | ☑ | ☐ | ☐ | Okay. |
| *7.34 Hall:* | ☑ | ☐ | ☐ | Okay. |
| *7.35 Living Room* | ☑ | ☐ | ☐ | Okay. |
| *7.36 Primary Bedroom:* | ☑ | ☐ | ☐ | Okay. |
| *7.37 Bedroom #2:* | ☑ | ☐ | ☐ | Okay. |
| *7.38 Bedroom #3:* | ☑ | ☐ | ☐ | Okay. |
| *7.39 Laundry:* | ☐ | ☐ | ☐ | This item is part of the garage section as the laundry is in the |

| | | | | |
|---|---|---|---|---|
| | | | | garage. Please see the garage section for more info. |

## Floors:

| | OK | MM | RR | |
|---|---|---|---|---|
| *7.40 General:* | ☑ | ☑ | ☐ | General condition indicate the floor coverings are serviceable. Cosmetic conditions are not part of the inspection. Heavy wear noted in various locations. Replacement needed in the near future. At the vary least, clean the carpets and be prepared to replace them. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary. |



| | | | | |
|---|---|---|---|---|
| *7.41 Kitchen Interior:* | ☑ | ☐ | ☐ | Okay. |
| *7.42 Hall:* | ☑ | ☐ | ☐ | Okay. |
| *7.43 Living Room* | ☑ | ☐ | ☐ | Okay. |
| *7.44 Primary Bedroom:* | ☑ | ☐ | ☐ | Okay. |
| *7.45 Bedroom #2:* | ☑ | ☐ | ☐ | Okay. |
| *7.46 Bedroom #3:* | ☑ | ☐ | ☐ | Okay. |
| *7.47 Laundry:* | ☐ | ☐ | ☐ | This item is part of the garage section as the laundry is in the garage. Please see the garage section for more info. |

## Closets:

| | | | | |
|---|---|---|---|---|
| *7.48 General:* | ☑ | ☐ | ☐ | General condition appears serviceable. |
| *7.49 Kitchen Interior:* | ☐ | ☐ | ☐ | None noted. |
| *7.50 Hall:* | ☑ | ☐ | ☐ | Okay. |
| *7.51 Living Room* | ☐ | ☐ | ☐ | None noted. |
| *7.52 Primary Bedroom:* | ☑ | ☐ | ☐ | Okay. |
| *7.53 Bedroom #2:* | ☑ | ☐ | ☐ | Okay. |
| *7.54 Bedroom #3:* | ☑ | ☐ | ☐ | Okay. |
| *7.55 Laundry:* | ☐ | ☐ | ☐ | Not Applicable. |

## Interior Stairs & Handrails:

| | | | | |
|---|---|---|---|---|
| *7.56 Stairs:* | ☐ | ☐ | ☐ | No stairs installed. |

## Entry Door:

| | | | | |
|---|---|---|---|---|
| *7.57 Primary Bathroom:* | ☑ | ☐ | ☐ | The entry door to the bathroom is as I expected, and it is functional. |
| *7.58 Bathroom #2:* | ☑ | ☐ | ☐ | The entry door to the bathroom is as I expected, and it is functional. |

## Ceiling:

| | OK | MM | RR | |
|---|---|---|---|---|
| *7.59 Primary Bathroom:* | ☑ | ☐ | ☐ | Satisfactory - The ceiling in this bathroom is satisfactory. |
| *7.60 Bathroom #2:* | ☑ | ☐ | ☐ | Satisfactory - The ceiling in this bathroom is satisfactory. |

## Floor:

| | | | | |
|---|---|---|---|---|
| *7.61 Primary Bathroom:* | ☑ | ☐ | ☐ | The flooring in this bathroom is satisfactory. |
| *7.62 Bathroom #2:* | ☑ | ☐ | ☐ | The flooring in this bathroom is satisfactory. |

# LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

## Location:

| | |
|---|---|
| *8.1 Laundry:* | Garage. |

## Sink Faucets:

| | OK | MM | RR | |
|---|---|---|---|---|
| *8.2 Laundry:* | ☐ | ☐ | ☐ | Not applicable. |

## Caulking At Wall Near Sink:

| | | | | |
|---|---|---|---|---|
| *8.3 Laundry:* | ☐ | ☐ | ☐ | Not applicable. |

## Caulking At Sink:

| | | | | |
|---|---|---|---|---|
| *8.4 Laundry:* | ☐ | ☐ | ☐ | Not applicable. |

## Fuel System:

| | | | | |
|---|---|---|---|---|
| *8.5 Laundry:* | ☑ | ☐ | ☐ | There is only a 240-volt outlet provided for an electric dryer. |

## Clothes Washer:

| | | | | |
|---|---|---|---|---|
| *8.6 Laundry:* | ☐ | ☐ | ☐ | Washer was not operated at the time of inspection. Washer is considered personal property and therefore not part of the inspection. Buyer to inquire from seller if unit is included in sale of home and condition of operation. |

## Clothes Dryer:

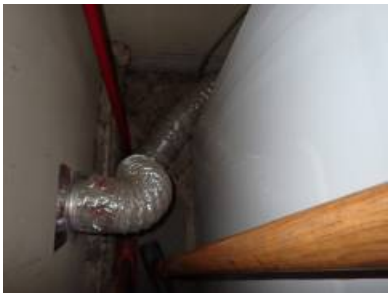
| | | | | |
|---|---|---|---|---|
| *8.7 Laundry:* | ☐ | ☐ | ☐ | Dryer was not operated at the time of inspection. Dryer is considered personal property and therefore not part of the inspection. Buyer to inquire from seller if unit is included in sale of home and condition of operation. |

## Dryer Vent In Concealed Area(s):

| | | | | |
|---|---|---|---|---|
| *8.8 Laundry:* | ☐ | ☐ | ☐ | Not Applicable. |

## Dryer Vent From Dryer To Wall Or Floor:

| | | | | |
|---|---|---|---|---|
| *8.9 Laundry:* | ☐ | ☑ | ☐ | Foil and/or vinyl ducting present at dryer to permanent ducting. This is not preferred as it is more susceptible to catching lint and then possibly becoming a fire hazard. Either smooth wall or semi ridged metal ducting should be used. Assure duct is clean prior to use. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary. |



## Vent Fans

| | OK | MM | RR | |
|---|---|---|---|---|
| *8.10 Laundry:* | ☐ | ☐ | ☐ | Not Applicable. |

## Venting

| | | | | |
|---|---|---|---|---|
| *8.11 Laundry:* | ☐ | ☐ | ☐ | Not Applicable. |

# HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage (I will not operate an AC under 65 degrees outside temp). The inspector does not light pilot lights or ignite or extinguish solid fuel fires or pellet stoves, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit(s). This is beyond the scope of this inspection as the Oregon Home Inspection is limited visual inspection completed following the Oregon Standards Of Practice. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Temps have been taken at each air duct to determine if conditioned air is reaching these areas only (unless otherwise stated). The quality of temperature control of each duct is beyond the scope of the home inspection. It should be understood that homes with multiple levels or significant windows (including skylights) and levels below grade as well as multi levels can have a variance of temperatures. To balance these temperatures out, consult an HVAC tech as modifications will likely be needed to the current system. Additionally, have these systems evaluated by a qualified individual at least once a year to assure proper operation and prevent failures. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system when it can be tested, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Carbon monoxide alarms should be installed in appropriate areas as required by Oregon law. Normal service and maintenance is recommended on a yearly basis.

Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks (if present), whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy. Therefore it is essential to assure this home does not have a buried oil tank as abatement could be your responsibility.

## Air Conditioning:

| | OK | MM | RR | |
|---|---|---|---|---|
| *9.1 Condensate Line(s):* | ☑ | ☐ | ☐ | Condensate line installed. |

All ducting should be cleaned. While the cleanliness of the ducts (or any other part of the home) is not part of the inspection, all duct should be cleaned, even new homes as they can accumulate debris during construction.

## Auxiliary Equipment:

| | | | | |
|---|---|---|---|---|
| *9.2 Attic Fan:* | ☐ | ☐ | ☐ | Unit(s) in place. Thermostat was not changed to active unit. During hot days assure unit is functional. This item is not in the scope of the home inspection. |

## Ductwork / Distribution:

| | | | | |
|---|---|---|---|---|
| *9.3 Kitchen Interior:* | ☑ | ☐ | ☐ | There is a heat source to this room. There is conditioned air coming from the duct during operation of heating and/or cooling. |
| *9.4 Hall:* | ☑ | ☐ | ☐ | There is a heat source to this room. There is conditioned air coming from the duct during operation of heating and/or cooling. |
| *9.5 Living Room* | ☑ | ☐ | ☐ | There is a heat source to this room. There is conditioned air coming from the duct during operation of heating and/or cooling. |

| | OK | MM | RR | |
|---|---|---|---|---|
| *9.6 Primary Bedroom:* | ☑ | ☐ | ☐ | There is a heat source to this room. There is conditioned air coming from the duct during operation of heating and/or cooling. |
| *9.7 Bedroom #2:* | ☑ | ☐ | ☐ | There is a heat source to this room. There is conditioned air coming from the duct during operation of heating and/or cooling. |
| *9.8 Bedroom #3:* | ☑ | ☐ | ☐ | There is a heat source to this room. There is conditioned air coming from the duct during operation of heating and/or cooling. |

## Heat Source:

| | | | | |
|---|---|---|---|---|
| *9.9 Primary Bathroom:* | ☐ | ☐ | ☐ | Shared with bedroom. |
| *9.10 Bathroom #2:* | ☑ | ☐ | ☐ | There is a heat source in this room. |

## Fireplace:

| | | | | |
|---|---|---|---|---|
| *9.11 Living Room* | ☑ | ☐ | ☐ | Prefabricated metal gas fireplace. Glass window installed. Shut off installed. Glass door(s) installed to prevent heat loss. Flame appears appropriate. Gas flex line installed appropriately. Unit is functional. |

## Type:

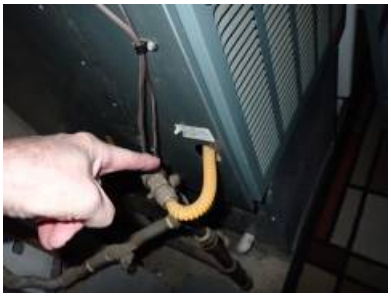
| | |
|---|---|
| *9.12 Heating Equipment:* | Forced Air Unit. The furnace is a very high efficiency type furnace using a fan to push the burnt exhaust gases out of the plastic flue pipe. |

## Location Of Furnace/Air Handler

| | |
|---|---|
| *9.13 Heating Equipment:* | Garage. |

## Fuel Source:

| | | | | |
|---|---|---|---|---|
| *9.14 Heating Equipment:* | ☐ | ☐ | ☑ | Natural Gas. Shut off present. Gas flex line installed into the furnace. The area of the cabinet penetration for the gas line, has the potential to cut the appliance flex gas line. A sleeve over the gas line is needed or hard gas line to the exterior of the furnace is needed and the flex line still needs to be present but on the exterior of the furnace. Due to the conditions observed, have a licensed HVAC technician evaluate and repair as needed. |



| | | | | |
|---|---|---|---|---|
| *9.15 Air Conditioning:* | ☑ | ☐ | ☐ | 240 Volt, Electrical disconnect present. |

## Approx. Age:

| | | | | |
|---|---|---|---|---|
| *9.16 Heating Equipment:* | ☐ | ☑ | ☐ | 2004. Although operational at the time of the inspection, the age and/or condition of this unit is such that you may need to replace it in the near future. |

| | OK | MM | RR | |
|---|---|---|---|---|
| *9.17 Air Conditioning:* | ☑ | ☑ | ☐ | 1996. Although unit may be functional, plan for replacement in near future. |

## General Operation & Cabinet:

| | | | | |
|---|---|---|---|---|
| *9.18 Heating Equipment:* | ☐ | ☑ | ☐ | Operational. Suggest cleaning/servicing blower motor, burners, evaporative coils, condenser, heat coils, and cabinet. Not all of these items are installed on every furnace or heat pump. Have what is installed, serviced. Total unit needs cleaning. Have an HVAC tech service unit and determine if repairs are needed. Also, consider having a service contract put on unit to assure safety and quality operation year after year. Doing so will help prevent unwanted breakdowns at the most inconvenient time. |

## Burners / Heat Exchanger(s):

| | | | | |
|---|---|---|---|---|
| *9.19 Heating Equipment:* | ☐ | ☐ | ☐ | Closed System - Unable to inspect. There is a possibility that there are concerns that are not readily accessible. Since the inspection is not Technically Exhaustive, this area has not been inspected. The heat exchanger portion of a gas, oil fired heater or the heating coils of an electric heating portion of the furnace, is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date. |

## Blower Fan:

| | OK | MM | RR | |
|---|---|---|---|---|
| *9.20 Heating Equipment:* | ☑ | ☐ | ☐ | Operational. |

## Combustion Air:

| | | | | |
|---|---|---|---|---|
| *9.21 Heating Equipment:* | ☑ | ☐ | ☐ | Satisfactory. |

## Flue(s), Vent(s):

| | | | | |
|---|---|---|---|---|
| *9.22 Heating Equipment:* | ☐ | ☐ | ☑ | The flue pipe is metal. B-vent noted in appropriate areas. You need to maintain a clearance of 1" around all "B-Vent" venting. This is at the ceiling. The roof termination has corrosion and needs repair. Flashing is lifting at roof area. This could allow for a leak to occur. Due to the conditions observed, have a licensed HVAC technician evaluate and repair as needed. |


Need 1" clearance


Corrosion


Flashing lifting

## Air Filters:

| | | | | |
|---|---|---|---|---|
| *9.23 Heating Equipment:* | ☐ | ☑ | ☐ | Unable to access the filter due to the installation of duct tape at the access door. Assure filter is changed regularly. |

## Normal Controls:

| | | | | |
|---|---|---|---|---|
| *9.24 Heating Equipment:* | ☑ | ☑ | ☐ | Thermostat is located in the Hall. Electronic thermostat controls for central HVAC system. Secure thermostat to the wall. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary. |

## Carbon Monoxide - Co Alarm(s)

| | OK | MM | RR | |
|---|---|---|---|---|
| *9.25 Heating Equipment:* | ☐ | ☐ | ☑ | The home needs Carbon Monoxide Alarm(S). If more than one level, all levels require at least one within 15' of the bedrooms in the common area between these bedrooms. Check with the manufacture for replacement life. Proper carbon monoxide alarm(s) placement is current requirement for the sale of the home. Carbon Monoxide is a colorless, odorless gas that can kill without warning. Every home that has gas appliances, burning options for heat, or attached garage should have working CO alarms(s). Automobiles that enter the garage produce exhaust that contains Carbon Monoxide. Have a licensed contractor with experience in these conditions evaluate and repair as necessary. This may require an electrician depending on the situation. See The Oregon State Fire Marshals Website and Oregon Building Codes Division. |

## Carbon Monoxide - Co Alarm(s) Date:

| | | | | |
|---|---|---|---|---|
| *9.26 Heating Equipment:* | ☐ | ☐ | ☐ | See carbon monoxide alarm section. |

## Carbon Monoxide Readings - Co

| | | | | |
|---|---|---|---|---|
| *9.27 Heating Equipment:* | ☑ | ☐ | ☐ | No Carbon Monoxide readings were found at time of operation of the HVAC system in the living spaces, around furnace or other gas, wood or pellet operated appliances that could be easily operated at the time of inspection. This is a simple test. A more extensive test is always recommended to be completed by an HVAC or the company supplying the gas to the structure. |

## Heat Recovery Ventilation System

| | | | | |
|---|---|---|---|---|
| *9.28 Heating Equipment:* | ☐ | ☐ | ☐ | Not Applicable. |

## Ductwork/Distribution:

| | | | | |
|---|---|---|---|---|
| *9.29 Heating Equipment:* | ☐ | ☐ | ☑ | Insulated sheet metal. Many ducts in the crawlspace are laying on the floor. They should be supported at least 3 inches off the crawl floor. Also, one small section of flex duct is crushed. Due to the conditions observed, have a licensed HVAC technician evaluate and repair as needed. |


Crushed duct


Duct on ground


Duct on ground


Duct on ground


Duct on ground

## Primary Type:

| | OK | MM | RR | |
|---|---|---|---|---|
| *9.30 Air Conditioning:* | ☐ | ☑ | ☐ | Outside air temperature was below 65 degrees. I am unable to test system at this time due to the accepted standards of practice for home inspectors as testing this equipment under 65 degrees may damage the unit. It is best to have the AC system evaluated by a licensed HVAC technician at this time to determine if there are any issues present. This is a limitation to the inspection. Unit needs to be balanced on slab as it is out of level and can cause issues with the condensing unit. Due to the conditions observed, have a licensed HVAC technician evaluate and repair as needed. |

## Minimum Circuit Ampacity:

| | | | | |
|---|---|---|---|---|
| *9.31 Air Conditioning:* | ☑ | ☐ | ☐ | 20. |

## Min Fusing Size:

| | | | | |
|---|---|---|---|---|
| *9.32 Air Conditioning:* | ☑ | ☐ | ☐ | 20. |

## Max Fusing Size:

| | | | | |
|---|---|---|---|---|
| *9.33 Air Conditioning:* | ☑ | ☐ | ☐ | 25. |

## System Condition:

| | | | | |
|---|---|---|---|---|
| *9.34 Air Conditioning:* | ☐ | ☐ | ☐ | Outside air temperature was below 65 degrees. Unable to test system at this time. Consider having evaluated when the weather has changed. Damage can result from testing at the current temp. |

## Refrigerant Lines:

| | | | | |
|---|---|---|---|---|
| *9.35 Air Conditioning:* | ☑ | ☐ | ☐ | Okay. |

## A2l Refrigerant Detection Device:

| | | | | |
|---|---|---|---|---|
| *9.36 Air Conditioning:* | ☐ | ☐ | ☐ | Not Applicable. |

# ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed electrical contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 21 feet of all bedroom doors, and tested regularly according to manufactures recommendations.

Operation of time clock motors are not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not permitted to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters and arc fault circuit interrupter breakers. Furthermore, we do not dismantle any electrical device or control other than to remove the covers of the main and distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices (with smoke or carbon monoxide alarm(s)), heat detectors, carbon monoxide alarms, telephone, security, cable TV, intercoms, and built in vacuum equipment.

**SMOKE and CARBON MONOXIDE ALARMS:** Smoke and carbon monoxide alarms are only tested via push button test. This is what the manufactures recommend for testing on a typical smoke alarm. This should be completed on a regular basis at least every month but every week is best. We do not use noxious chemicals to stimulate the alarm. Additionally, recent research indicates that a combination smoke alarm(s) with Ionized and Photoelectric detection, is the best alarm to have installed. Photoelectric recognize smoldering fires better than Ionized alarms. Ionized alarms recognize rapid growing fires better. So having both in one use is the best option HOWEVER, not currently required by the AHJ (authority having jurisdiction). The National Fire Protection Association also recommends a combo alarm. I recommend you upgrade to an Ionized and photoelectric combination unit in appropriate locations. Changing this may require an electrician to install the alarm(s) if the home has hard wiring for the alarms currently installed. If the current alarm has carbon monoxide detection, It is likely the unit you install will require that as well. Additionally, if the home was built with hardwired alarm(s) installed, the home must have hardwired alarm(s) replacing the old alarm(s), not simply a battery only unit. Alarms with carbon monoxide combos must also have the same feature with a replacement. Further info can be obtained at the Oregon State Fire Marshals website or Oregon Building Codes.

## Electrical Outlets:

| | OK | MM | RR | |
|---|---|---|---|---|
| *10.1 Exterior Walls - Siding/Cladding:* | ☐ | ☐ | ☐ | GFCI portion of the outlets not tested as these could be connected to the garage outlets that may not be accessible currently. See garage outlet section. |

| | | | | |
|---|---|---|---|---|
| *10.2 Kitchen Interior:* | ☐ | ☐ | ☑ | This area does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended that one be installed at any location within 6 feet of a water source or area susceptible to possible moisture. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms, |

| | | | | |
|---|---|---|---|---|
| | | | | kitchens, unfinished basements, utility rooms with outlets other thank the washer/dryer/ironing board outlets. This should be considered a Buyers Safety Upgrade. Due to the condition/conditions observed, recommend that a licensed electrician with experience in this/these condition(s) evaluate and repair as necessary. |

| | OK | MM | RR | |
|---|---|---|---|---|
| *10.3 Hall:* | ☐ | ☐ | ☐ | None noted. |
| *10.4 Living Room* | ☑ | ☐ | ☐ | A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition. |
| *10.5 Primary Bedroom:* | ☑ | ☐ | ☐ | A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition. |
| *10.6 Bedroom #2:* | ☑ | ☐ | ☐ | A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition. |
| *10.7 Bedroom #3:* | ☑ | ☐ | ☐ | A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition. |
| *10.8 Laundry:* | ☐ | ☐ | ☐ | This item is part of the garage section as the laundry is in the garage. Please see the garage section for more info. |
| *10.9 Garage:* | ☐ | ☑ | ☐ | Unable to access all outlets to determine if there are GFCI outlets due to stored items. Assure that all outlets in garage are GFCI protected unless they are a single receptacle on a designated circuit for a single appliance such as a freezer (or other single appliance) only. The garage GFCI likely operates the exterior outlets as well. Assure the exterior outlet have GFCI protection. |

## Lighting:

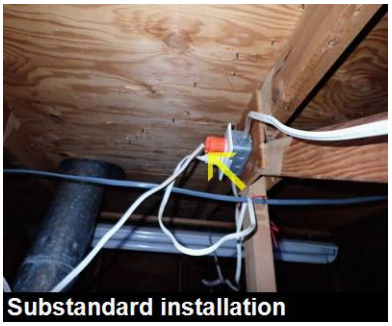
| | | | | |
|---|---|---|---|---|
| *10.10 Exterior Walls - Siding/Cladding:* | ☑ | ☐ | ☐ | Okay. If motion, timer, or light sensitive fixtures are installed, these are outside the scope of the home inspection and cannot be fully evaluated at this time. Be advised that there are new light bulbs that are the light sensing type and only active when |

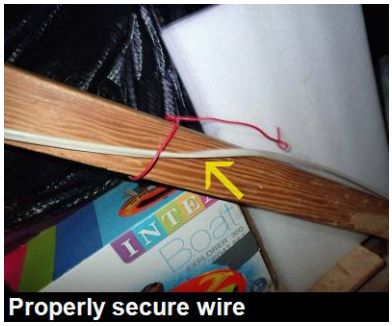
 

| | | | | |
|---|---|---|---|---|
| | | | | the outside is dark. |
| | OK | MM | RR | |
| *10.11 Primary Bathroom:* | ☑ | ☐ | ☐ | Satisfactory. |
| *10.12 Bathroom #2:* | ☑ | ☐ | ☐ | Satisfactory. |

## Electrical

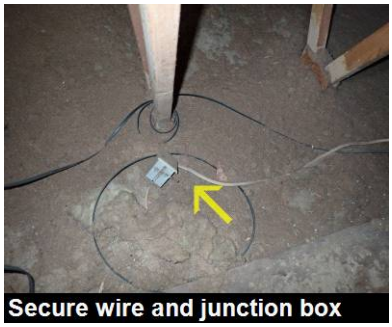
| | | | | |
|---|---|---|---|---|
| *10.13 Attic & Insulation:* | ☐ | ☐ | ☑ | Secure cabling. All wiring needs to be secured every 4.5'. Secure cabling near junction boxes within 12" of fixture or junction box. One junction box needs to be secured in middle of attic. Open splice noted at attic fan. Wiring being used in a substandard manner with a plug into an outlet. Secure cabling near junction boxes within 12" of fixture or junction box. Due to the condition/conditions observed, recommend that a licensed electrical contractor with experience in this/these condition(s) evaluate and repair as necessary. |

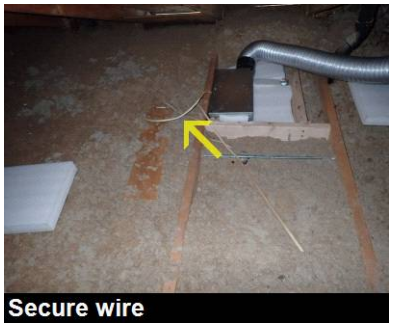

Substandard installation


Properly secure wire


Properly secure wire


Open splice


Secure wire and junction box


Secure wire

## Switches & Fixtures:

| | | | | |
|---|---|---|---|---|
| *10.14 Kitchen Interior:* | ☑ | ☐ | ☐ | Okay. |
| *10.15 Hall:* | ☑ | ☐ | ☐ | Okay. |
| *10.16 Living Room* | ☑ | ☐ | ☐ | Okay. |
| *10.17 Primary Bedroom:* | ☑ | ☐ | ☐ | Okay. |
| *10.18 Bedroom #2:* | ☑ | ☐ | ☐ | Okay. |
| *10.19 Bedroom #3:* | ☑ | ☐ | ☐ | Okay. |
| *10.20 Laundry:* | ☐ | ☐ | ☐ | This item is part of the garage section as the laundry is in the garage. Please see the garage section for more info. |
| *10.21 Garage:* | ☑ | ☐ | ☐ | Okay. |

## Ceiling Fans:

| | | | | |
|---|---|---|---|---|
| *10.22 Kitchen Interior:* | ☑ | ☐ | ☐ | There is a ceiling fan installed in this room. It is functional. |

## Ground Fault Interrupt Outlets:

| | OK | MM | RR | |
|---|---|---|---|---|
| *10.23 Primary Bathroom:* | ☑ | ☐ | ☐ | There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity. |
| *10.24 Bathroom #2:* | ☑ | ☐ | ☐ | There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity. |

## Light Switch:

| | | | | |
|---|---|---|---|---|
| *10.25 Primary Bathroom:* | ☑ | ☐ | ☐ | The light switch is satisfactory. |
| *10.26 Bathroom #2:* | ☑ | ☐ | ☐ | The light switch is satisfactory. |

## Smoke / Fire Alarm(s):

| | | | | |
|---|---|---|---|---|
| *10.27 Hall:* | ☐ | ☐ | ☑ | There is a nonworking and/or out dated smoke alarm in this room. For safety considerations, it needs to be repaired or replaced immediately. The current standard is a smoke alarm must be less than 10 years old. This home was built without a hardwired alarm to this room, therefore the alarm is allowed to be a battery only unit. This is the current requirement from the Oregon State Fire Marshall and the AHJ (Authority Having Jurisdiction) is to have a detector that is no older than 10 years old. Have a licensed contractor with experience in these conditions evaluate and repair as necessary. |

| | | | | |
|---|---|---|---|---|
| *10.28 Primary Bedroom:* | ☐ | ☐ | ☑ | Missing smoke alarm noted in this location. Although, at the time of construction the alarms may not have been required in this area and Real Estate requirements may not require a smoke alarm in this area either. However, the benefits of a smoke alarm being added to this area far outweighs the consequences for not installing an alarm. This may be either an ionized alarm or a photocell alarm on the original installation. Current recommendations from the NFPA (National Fire Protection Association) recommend a combination unit that is an ionized and photoelectric alarm (currently this is not a requirement by the AHJ -Authority Having Jurisdiction). If the alarm is used to detect carbon monoxide, the alarm would require this feature in addition to the smoke alarm (see heating section on CO alarm). It is best to upgrade to the Photoelectric and Ionized alarm combo, but not required to meet the current requirements. Have a licensed contractor with experience in these conditions evaluate and repair as necessary. This See the Oregon State Fire Marshals Website and AHJ (Authority Having Jurisdiction) for more info. |
| *10.29 Bedroom #2:* | ☐ | ☐ | ☑ | Missing smoke alarm noted in this location. Although, at the time of construction the alarms may not have been required in this area and Real Estate requirements may not require a smoke alarm in this area either. However, the benefits of a |

| | | | | |
|---|---|---|---|---|
| | | | | smoke alarm being added to this area far outweighs the consequences for not installing an alarm. This may be either an ionized alarm or a photocell alarm on the original installation. Current recommendations from the NFPA (National Fire Protection Association) recommend a combination unit that is an ionized and photoelectric alarm (currently this is not a requirement by the AHJ -Authority Having Jurisdiction). If the alarm is used to detect carbon monoxide, the alarm would require this feature in addition to the smoke alarm (see heating section on CO alarm). It is best to upgrade to the Photoelectric and Ionized alarm combo, but not required to meet the current requirements. Have a licensed contractor with experience in these conditions evaluate and repair as necessary. This See the Oregon State Fire Marshals Website and AHJ (Authority Having Jurisdiction) for more info. |

| | OK | MM | RR | |
|---|---|---|---|---|
| *10.30 Bedroom #3:* | ☐ | ☐ | ☑ | Missing smoke alarm noted in this location. Although, at the time of construction the alarms may not have been required in this area and Real Estate requirements may not require a smoke alarm in this area either. However, the benefits of a smoke alarm being added to this area far outweighs the consequences for not installing an alarm. This may be either an ionized alarm or a photocell alarm on the original installation. Current recommendations from the NFPA (National Fire Protection Association) recommend a combination unit that is an ionized and photoelectric alarm (currently this is not a requirement by the AHJ -Authority Having Jurisdiction). If the alarm is used to detect carbon monoxide, the alarm would require this feature in addition to the smoke alarm (see heating section on CO alarm). It is best to upgrade to the Photoelectric and Ionized alarm combo, but not required to meet the current requirements. Have a licensed contractor with experience in these conditions evaluate and repair as necessary. This See the Oregon State Fire Marshals Website and AHJ (Authority Having Jurisdiction) for more info. |

## Smoke / Fire Alarm(s) Approximate Date:

| | | | | |
|---|---|---|---|---|
| *10.31 Hall:* | ☐ | ☐ | ☐ | See smoke alarm section. |
| *10.32 Primary Bedroom:* | ☐ | ☐ | ☐ | See smoke alarm section. |
| *10.33 Bedroom #2:* | ☐ | ☐ | ☐ | See smoke alarm section. |
| *10.34 Bedroom #3:* | ☐ | ☐ | ☐ | See smoke alarm section. |

## Smoke Alarm Connected To Other Alarms:

| | | | | |
|---|---|---|---|---|
| *10.35 Hall:* | ☐ | ☐ | ☐ | See smoke alarm section. |
| *10.36 Primary Bedroom:* | ☐ | ☐ | ☐ | See smoke alarm section. |
| *10.37 Bedroom #2:* | ☐ | ☐ | ☐ | See smoke alarm section. |
| *10.38 Bedroom #3:* | ☐ | ☐ | ☐ | See smoke alarm section. |

## Structures Type & Condition:

| | | | | |
|---|---|---|---|---|
| *10.39 Structures Service:* | ☑ | ☐ | ☐ | Underground electrical feed from supplier. Circuit breakers. |

## Clearance For Overhead Service:

| | OK | MM | RR | |
|---|---|---|---|---|
| *10.40 Structures Service:* | ☐ | ☐ | ☐ | Not Applicable. |

## Meter Base Location Condition:

| | | | | |
|---|---|---|---|---|
| *10.41 Structures Service:* | ☑ | ☐ | ☐ | Exterior location for meter base. |

## Service Amperage:

| | |
|---|---|
| *10.42 Structures Service:* | 200 Amp. |

## Service Voltage:

| | |
|---|---|
| *10.43 Structures Service:* | 120/240 Volt. |

## Grounding Equipment:

| | | | | |
|---|---|---|---|---|
| *10.44 Structures Service:* | ☐ | ☑ | ☐ | Currently, there is only one ground rod. The new standard is to have two ground rods. Consider upgrading to meet this new requirement. Due to the condition/conditions observed, recommend that a licensed electrical contractor with experience in this/these condition(s) evaluate and repair as necessary. |

## Water Bond:

| | | | | |
|---|---|---|---|---|
| *10.45 Structures Service:* | ☐ | ☐ | ☐ | No water bond required as the water line from the street has been converted to PEX pipe. There is likely one behind the water heater at the blank cover in the wall for access to the water bond. |

## Electrical Shut Off To The Structure Location:

| | | | | |
|---|---|---|---|---|
| *10.46 Structures Service:* | ☑ | ☐ | ☐ | At main panel. |

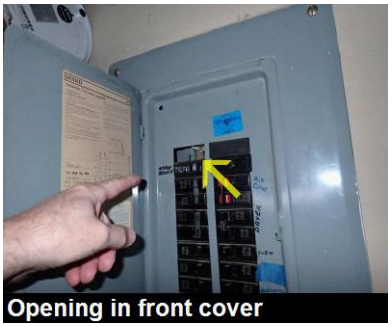
## Structures Main Panel(s) Location:

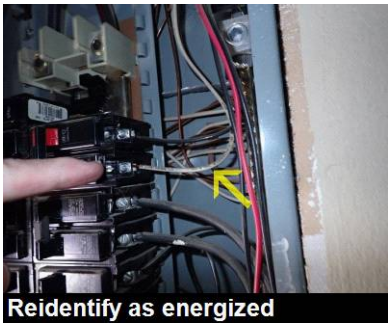
| | | | | |
|---|---|---|---|---|
| *10.47 Structures Main Electrical Service Panel(s):* | ☐ | ☑ | ☐ | Garage. Clearance to access the panel should be at least 36" in front and at least 30" on both sides. Cabinets or other stored items diminish this clearance and accessibility. This area should be kept clear at all times. |

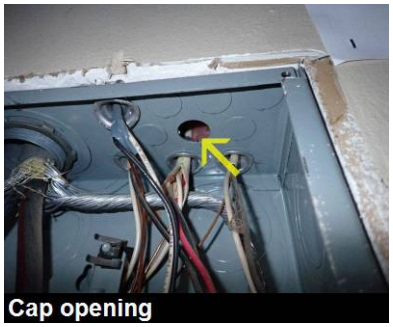
 

## Structures Main Service Panel Observations:

| | OK | MM | RR | |
|---|---|---|---|---|
| *10.48 Structures Main Electrical Service Panel(s):* | ☐ | ☐ | ☑ | Split buss panel found. Six or fewer breakers in one location do not usually require a main breaker. While this panel is no longer used, it is still allowed. Consider upgrading to current standards panel. Energized identification needed on white energized lines into breakers to identify that they are charged instead of a neutral line. Knock-out(s) missing inside the panel. These should be plugged. Missing wire protection at panel where wire penetrates the metal box. Each wire should be attached to the box by a clamp or bushing to prevent damage to the wire. Unused openings in the panel are missing covers. These should be plugged to prevent shock and fire hazard. Due to the condition/conditions observed, recommend that a licensed electrical contractor with experience in this/these condition(s) evaluate and repair as necessary. |


Opening in front cover


Reidentify as energized


Cap opening


Clamp needed

## Structures120 Volt Circuits:

| | | | | |
|---|---|---|---|---|
| *10.49 Structures Main Electrical Service Panel(s):* | ☑ | ☐ | ☐ | Acceptable install noted. |

## Structures 240 Volt Circuits:

| | | | | |
|---|---|---|---|---|
| *10.50 Structures Main Electrical Service Panel(s):* | ☑ | ☐ | ☐ | Acceptable install noted. |

## Arc Fault Circuit Interrupter Breakers:

| | | | | |
|---|---|---|---|---|
| *10.51 Structures Main Electrical Service Panel(s):* | ☐ | ☐ | ☐ | No Arc Fault Circuit Interrupter Breakers installed in the home panel(s). These breakers are intended to increase safety by sensing arcing in the circuit, helping prevent a fire. While the home was not required to have these breakers when built, you should consider upgrading the breakers to AFCI protection. This will require a licensed electrician. Better yet, combination breakers are available for upgrading these breakers to both AFCI and GFCI (ground fault circuit interrupter) protection. This is an upgrade that is not currently required but should be |

| | | | | |
|---|---|---|---|---|
| | | | | considered for additional safety. FYI. |

## Distribution Panel/Disconnect #1:

| | OK | MM | RR | |
|---|---|---|---|---|
| *10.52 Structures Main Electrical Service Panel(s):* | ☑ | ☐ | ☐ | Located at the Air conditioner. Circuit and wire sizing correct so far as visible. Grounding system is present. |

## Structures Entrance Cables:

| | | | | |
|---|---|---|---|---|
| *10.53 Structures Conductors:* | ☑ | ☐ | ☐ | Aluminum feeders are serviceable and allowed. |

## Structures Branch Wiring:

| | | | | |
|---|---|---|---|---|
| *10.54 Structures Conductors:* | ☑ | ☐ | ☐ | Copper wiring is serviceable. |

## General:

| | | | | |
|---|---|---|---|---|
| *10.55 Structures Switches & Fixtures:* | ☑ | ☐ | ☐ | A representative sampling of switches was tested. As a whole, switches throughout the house are in serviceable condition. Every attempt was made to determine what switch operated which light fixture or outlet. Sometimes it is not possible to determine the operation of a switch due to configuration of the home. This is very typical. Also see each room for more info in the event a specific area is addressed. |
| *10.56 Structures Electrical Outlets:* | ☑ | ☐ | ☐ | A representative sampling of outlets was tested. As a whole, outlets throughout the house are in serviceable condition. Correct polarity and grounding present unless listed elsewhere in this report. These areas will identify the location of outlets needing correction. Also see each room for more info in the event a specific area is addressed. |

## General

| | |
|---|---|
| *10.57 Low Voltage* | Not Inspected-Low voltage systems such as under ground sprinkler system, low voltage out door lighting, pond pumps, water softeners, alarms systems, audio systems, carbon monoxide detectors, heat sensors, telephone, intercom, vacuum, and cable systems. |

## Electrical:

| | | | | |
|---|---|---|---|---|
| *10.58 Crawlspace:* | ☐ | ☐ | ☐ | Not Applicable. |

# PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Items listed in this section mostly are observed in non living spaces. Other observations are made in other areas of the report such as the rooms involved. Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any. Whether the building drain is connected to a private disposal system or a public sewer cannot be determined visually. The interior of the sewer line can be observed and evaluated for breaks and root intrusion by means of a video scan service provided by a specialist, this is recommended.

Overflow devices are not tested as most such as tubs, will fail and cause damage to the home. The Oregon SOP's do not require these to be tested and will not during the inspection. You should expect these overflows as unreliable.

A Watts 210 device is not required in Oregon and does not have some of the safety features a TPR valve does. See Bathrooms, Kitchen, Interior Rooms, Garage and Laundry sections of report for information about plumbing and fixtures in those areas.

## Tub/Shower Drain:

| | OK | MM | RR | |
|---|---|---|---|---|
| *11.1 Primary Bathroom:* | ☑ | ☐ | ☐ | The tub and/or shower, has indications it drains at an acceptable rate. |
| *11.2 Bathroom #2:* | ☑ | ☐ | ☐ | The tub and/or shower, has indications it drains at an acceptable rate. |

## Hose Bibs/Hookups:

| | | | | |
|---|---|---|---|---|
| *11.3 Laundry:* | ☑ | ☐ | ☐ | Hose bibs in place but not tested. Assure proper operation prior to use. |

## Waste Lines/Drains:

| | | | | |
|---|---|---|---|---|
| *11.4 Laundry:* | ☑ | ☐ | ☐ | Drain(s) in place but not tested. Assure proper operation prior to use. |

## Shut Off Location:

| | | | | |
|---|---|---|---|---|
| *11.5 Structures Main Line:* | ☑ | ☐ | ☐ | Water meter is located, at the curb/street. |

## Material:

| | OK | MM | RR | |
|---|---|---|---|---|
| *11.6 Structures Main Line:* | ☑ | ☐ | ☐ | Copper. |
| *11.7 Supply Lines:* | ☑ | ☐ | ☐ | Combination of materials, Copper. Plastic- PEX. |
| *11.8 Waste Lines (drain, Waste, Vent Pipes):* | ☑ | ☐ | ☐ | Plastic. |

## Supply Line Insulation:

| | | | | |
|---|---|---|---|---|
| *11.9 Structures Main Line:* | ☐ | ☐ | ☑ | There is no insulation on the pipe supplying water to the home. Insulation should be installed to protect pipes from freezing. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary. |

## Static Pressure Measured At Hose Bib Static:

| | | | | |
|---|---|---|---|---|
| *11.10 Structures Main Line:* | ☑ | ☐ | ☐ | 55 psi. |

## Condition:

| | | | | |
|---|---|---|---|---|
| *11.11 Supply Lines:* | ☑ | ☐ | ☐ | No leakage is noted, but monitor in the future. I cannot fully see all lines due to construction style or insulation installed. Regular observation is recommended to prevent substantial leaks causing damage. |
| *11.12 Waste Lines (drain, Waste, Vent Pipes):* | ☐ | ☐ | ☑ | Lines not fully visible due to construction style. This is typical for the era in which the home was constructed. Observe the attic (if present) and the crawlspace as well as any unfinished areas, for changes in the condition of the plumbing, whether it be the supply or the drainage (DWV) piping. Plumbing vents appear serviceable. There is a leak in the crawlspace under the primary bathroom sink drain. Water on pipe and on vapor barrier indicates there is a leak. Also, there is a substandard repair to a waste pipe between both bathrooms, in the crawlspace. Due to the condition/conditions observed, recommend that a licensed plumber with experience in this/these condition(s) evaluate and repair as necessary. |


Substandard repair


Puddle


Leak and puddle

## Fresh Water Pipes Insulation:

| | OK | MM | RR | |
|---|---|---|---|---|
| *11.13 Supply Lines:* | ☐ | ☐ | ☑ | There is no insulation or missing insulation, on the pipes supplying water to the home. Insulation should be installed to protect pipes from freezing. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary. |



## Fresh Water Pipe Supports:

| | | | | |
|---|---|---|---|---|
| *11.14 Supply Lines:* | ☐ | ☑ | ☐ | Proper support needed at NW corner of crawl where the new fresh water lines are installed. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary. |


## Fresh Water Pressure At Fixtures:

| | | | | |
|---|---|---|---|---|
| *11.15 Supply Lines:* | ☑ | ☐ | ☐ | Satisfactory. |

## Traps:

| | | | | |
|---|---|---|---|---|
| *11.16 Waste Lines (drain, Waste, Vent Pipes):* | ☑ | ☐ | ☐ | Satisfactory. |

## Waste Pipe Supports:

| | | | | |
|---|---|---|---|---|
| *11.17 Waste Lines (drain, Waste, Vent Pipes):* | ☑ | ☐ | ☐ | Satisfactory. |

## Slope Of Waste Pipes:

| | | | | |
|---|---|---|---|---|
| *11.18 Waste Lines (drain, Waste, Vent Pipes):* | ☑ | ☐ | ☐ | Satisfactory. |

## Sewage Ejection Pump(s):

| | | | | |
|---|---|---|---|---|
| *11.19 Waste Lines (drain, Waste, Vent Pipes):* | ☐ | ☐ | ☐ | Not applicable. |

## Cleanout

| | | | | |
|---|---|---|---|---|
| *11.20 Waste Lines (drain, Waste, Vent Pipes):* | ☑ | ☐ | ☐ | North side of home. |

## General:

| | OK | MM | RR | |
|---|---|---|---|---|
| *11.21 Hose Bibs / Hookups:* | ☑ | ☐ | ☐ | Sample operated, appeared serviceable. |

## Power Source:

| | | | | |
|---|---|---|---|---|
| *11.22 Water Heater:* | ☑ | ☐ | ☐ | Gas with shut off and flex gas line. |

## Water Heaters Approximate Age:

| | | | | |
|---|---|---|---|---|
| *11.23 Water Heater:* | ☐ | ☑ | ☐ | Possibly 1994. The unit is old. Water heaters typical life span is 8 to 12 years per the industry standard. This unit is either within that life span or older. I have seen water heater last much longer than this time span with proper maintenance. Be aware that the unit could need replacement at any time. Use until it goes out then contact a licensed plumber with experience in this/these condition(s) evaluate and repair as necessary. |

## Capacity:

| | | | | |
|---|---|---|---|---|
| *11.24 Water Heater:* | ☑ | ☐ | ☐ | 40 Gallons or larger. |

## Location:

| | | | | |
|---|---|---|---|---|
| *11.25 Water Heater:* | ☑ | ☐ | ☐ | Garage. |

## Vent Flue:

| | | | | |
|---|---|---|---|---|
| *11.26 Water Heater:* | ☑ | ☐ | ☐ | Flue vent intact. |

## Water Heater Straps:

| | | | | |
|---|---|---|---|---|
| *11.27 Water Heater:* | ☐ | ☐ | ☑ | Water heater is not correctly or inadequately secured and needs to be strapped in accordance with local standards. Locally, the water heater is strapped down with a strap on the top 1/3 and one at the bottom 1/3 of the water heater. This is to prevent the water heater from tipping over in a natural disaster such as an earth quake. There is either no strap or only one strap installed. Proper strapping is needed. Also, this water tank can be used as a fresh water supply for drinking water in the event there is a natural disaster and you have shut the inlet valve to prevent water loss and contamination. Also if water heater is strapped away from the wall, blocking will need to be added to prevent movement. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary. |

## Temperature Pressure Relief Valve Or Safety Relief Valve:

| | OK | MM | RR | |
|---|---|---|---|---|
| *11.28 Water Heater:* | ☐ | ☐ | ☑ | Temp pressure relief valve or safety relief valve, noted but not tested. Typically, the valve will leak when opened for the first time after years of use, if it is not checked regularly by current occupant. Therefore, home inspectors do not operate this valve. After purchase, I suggests you open the valve monthly to check its ability to open and function. If it will not seal, the valve needs to be replaced. The purpose of the valve is to release pressure from the hot water tank if the heating element/burner, malfunctions (prevents the tank from exploding). Pressure relief valve drain line is missing or ends prematurely. This drain line should be extended to a safe location and terminate within 2' of the walking surface at the water heater but greater than 6" off the ground surface. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary. |

## Shut Off Valve:

| | | | | |
|---|---|---|---|---|
| *11.29 Water Heater:* | ☑ | ☐ | ☐ | A water shutoff valve is installed but not turned. This is because older valves may leak after operation. Since the valve is old consider upgrading the valve. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary. |

## Combustion Type:

| | | | | |
|---|---|---|---|---|
| *11.30 Water Heater:* | ☑ | ☐ | ☐ | Natural Gas. |

## Catch Basin/Pan:

| | | | | |
|---|---|---|---|---|
| *11.31 Water Heater:* | ☐ | ☐ | ☐ | Not Applicable. When the water heater is installed in the garage, there is no requirement for a pan and drain. |

## Impact Post:

| | | | | |
|---|---|---|---|---|
| *11.32 Water Heater:* | ☐ | ☐ | ☑ | Impact bollard needed to prevent damage to appliance in the event an auto gets too close. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary. |

## Plumbing At Water Heater:

| | OK | MM | RR | |
|---|---|---|---|---|
| *11.33 Water Heater:* | ☐ | ☑ | ☐ | There is corrosion noted near or at one or more of the nipples, the TPR, and/or associated plumbing valve used to connect into the water tank or associated plumbing. Repair is needed to prevent leaks from occurring. Due to the condition/conditions observed, recommend that a licensed plumber with experience in this/these condition(s) evaluate and repair as necessary. |


## Hot Water Temp

| | | | | |
|---|---|---|---|---|
| *11.34 Water Heater:* | ☑ | ☐ | ☐ | Temp 120 or less. Okay. |

## Sump Pump:

| | | | | |
|---|---|---|---|---|
| *11.35 Crawlspace:* | ☐ | ☐ | ☐ | Not applicable. |

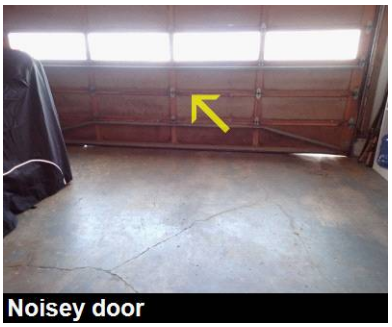
 

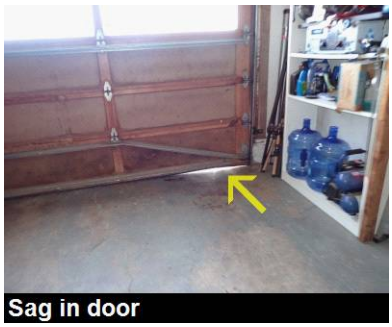
# GARAGE - CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

## Garage Door(s):

| | OK | MM | RR | |
|---|---|---|---|---|
| *12.1 Garage Door(s):* | ☑ | ☑ | ☐ | Operational. Door has some sag noted. This will only continue and eventually will need repair or replacement. This is also leaving gaps at the bottom of the door that could allow vermin into the garage. In garage door only: Unable to determine if glass is tempered in the garage door. Tempered glass should be installed in a movable door. This door may predate the requirement but the glass still should be upgraded. Operational. However, the door(s) make(s) excessive nose during use. Servicing the door(s) and opener(s) is needed. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary. |


Noisey door


Sag in door


Glass not tempered

## Garage Type:

| | |
|---|---|
| *12.2 Garage:* | Attached. |

## Ceiling:

| | | | | |
|---|---|---|---|---|
| *12.3 Garage:* | ☑ | ☑ | ☐ | Indications are this area is serviceable. Indications are this area is serviceable. Smoke alarms are not recommended in this area. This unit is greater than 10 years only anyway. FYI. |

## Window(s)

| | | | | |
|---|---|---|---|---|
| *12.4 Garage:* | ☐ | ☐ | ☐ | Not Applicable. |

## Walls:

| | OK | MM | RR | |
|---|---|---|---|---|
| *12.5 Garage:* | ☐ | ☑ | ☐ | General condition appears serviceable. However, there is staining over the garage door and at the furnace flue, indicating water intrusion. The areas are dry currently. Further evaluation is recommended. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary. |


## Fire Wall Separation:

| | | | | |
|---|---|---|---|---|
| *12.6 Garage:* | ☐ | ☐ | ☑ | Although it is not possible to determine if the sheet rock is fire resistive with out destructive discovery (due to the Oregon Standards of Practice for Home Inspectors) the current surface of the wall (and/or ceiling) structure has indications that it is a sheet rock/drywall surface. The only way to tell if it is actually fire rated it to cause damage. I am not allowed to do any damage to the home. The AHJ (Authority Having Jurisdiction) approves a fire wall of 1/2" drywall for single stories and 5/8" for living spaces above the garage. The access to the attic is not fire separation rated. The door should seal and have at least 1/2" (when installed on single level home and 5/8" when there is a living space above this area) drywall installed that is fire separation rated, to stop the spread of fire into the attic space. Have a licensed contractor with experience in these conditions evaluate and repair as necessary. |

## Floor:

| | | | | |
|---|---|---|---|---|
| *12.7 Garage:* | ☑ | ☐ | ☐ | Typical cracks noted. Concrete floor. Floor is not fully visible, due to stored items. |

## Door Operator(s):

| | | | | |
|---|---|---|---|---|
| *12.8 Garage Door(s):* | ☐ | ☑ | ☐ | Automatic reverse feature is, in need of adjustment. While the electronic eye may be in place and function, the auto reverse should reverse the door with minimal effort when the door comes into contact with resistance. Adjust as necessary to ensure safe performance. Failure to do so could be hazardous to small children pets and stored items. This can usually be completed with a screw driver on the side of the opener. Have |

| | | | | |
|---|---|---|---|---|
| | | | | a licensed contractor with experience in these conditions evaluate and repair as necessary. |

## Garage Door Opener Remote(s):

| | OK | MM | RR | |
|---|---|---|---|---|
| *12.9 Garage Door(s):* | ☐ | ☐ | ☐ | Contact seller for remote(s) location. |

## Photoelectric Auto Reverse Eyes:

| | | | | |
|---|---|---|---|---|
| *12.10 Garage Door(s):* | ☐ | ☑ | ☐ | Eyes are operational. They reverse the door when the beam is interrupted. Photo eyes are installed too high off the garage floor. The auto reverse eyes should be mounted 4-6" off the finished floor surface. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary. |

## Man Door To Interior:

| | | | | |
|---|---|---|---|---|
| *12.11 Garage Door(s):* | ☑ | ☐ | ☐ | Door is proper door for garage entry. |

## Man Door To Exterior:

| | | | | |
|---|---|---|---|---|
| *12.12 Garage Door(s):* | ☑ | ☐ | ☐ | Hardware operational. |

# BASEMENT - CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

## Location Of Crawlspace Access:

| | |
|---|---|
| *13.1 Crawlspace:* | Bedroom Closet. |

## Accessibility:

| | OK | MM | RR | |
|---|---|---|---|---|
| *13.2 Crawlspace:* | ☑ | ☐ | ☐ | Crawl space is fully accessible. The crawlspace was inspected by entering and crawling through. |

## Walls:

| | | | | |
|---|---|---|---|---|
| *13.3 Crawlspace:* | ☑ | ☐ | ☐ | Walls are poured concrete. Exposed portions of the interior foundation perimeter walls appear to be satisfactory. Shrinkage cracking was noted on at least one wall. Shrinkage cracking is the result of moisture in the concrete walls evaporating and shrinking. This generally is not a cause for concern as all concrete shrinks. Should any of these cracks begin to grow, then further attention and evaluation would be recommended. Sealing cracks is recommended. |

## Foundation Bolts:

| | | | | |
|---|---|---|---|---|
| *13.4 Crawlspace:* | ☐ | ☐ | ☐ | Unable to determine fully due to construction technique when built. The bolts are possibly mounted in the interior of the walls. Destructive discovery is the only way to confirm the presence of the foundation bolts in this case. Destructive discovery is not allowed by Oregon Standards, therefore it is not part of this inspection. Based on the date of construction there should be bolts present. |

## Moisture:

| | | | | |
|---|---|---|---|---|
| *13.5 Crawlspace:* | ☑ | ☑ | ☐ | There are historic stains noted on footings/piers and/or vapor barrier that indicate a significant amount of water was in the crawlspace at one time. I am not able to determine the cause or if it is a past or current issue. Observe for changes. Currently the crawlspace is dry. |



## Beams / Underfloor:

| | | | | |
|---|---|---|---|---|
| *13.6 Crawlspace:* | ☑ | ☐ | ☐ | The main beam(s) installed appears to be in satisfactory condition. |

## Ventilation:

| | OK | MM | RR | |
|---|---|---|---|---|
| *13.7 Crawlspace:* | ☐ | ☑ | ☐ | The cross-ventilation openings in the crawlspace appears to be adequate. Vents to the crawlspace are sealed. This prevents the normal air movement needed. Open the vents to allow normal function. Vent wells should be installed at exterior vents to the crawl where grade is just below or over the vent opening. This prevents water and debris from being introduced into the crawl from this opening. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary. |

## Radon Mitigation System:

| | | | | |
|---|---|---|---|---|
| *13.8 Crawlspace:* | ☐ | ☐ | ☐ | No mitigation radon system installed. House being tested. See radon test report for info on radon. |

## Insulation:

| | | | | |
|---|---|---|---|---|
| *13.9 Crawlspace:* | ☐ | ☑ | ☐ | No insulation installed under the floor. You may want to add insulation for energy savings and comfort. Foil in place between the beams. Restricts underside of the floor viewing for potential wood destroying insects or rot damage. It is beyond the scope of the home inspection to remove and re-install the foil to evaluate the sub floor material. Foil under the floor between the joists. It can hide conditions that which would normally be visible if it were not in place. Every attempt was made to examine sample areas and areas that have reason for concern. However, the inspection is a limited visual inspection. Therefore, there are no guarantees. |

## Crawlspace Ground:

| | | | | |
|---|---|---|---|---|
| *13.10 Crawlspace:* | ☑ | ☐ | ☐ | Soil and/or Gravel. |

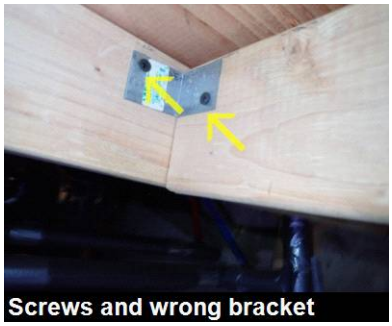
## Posts / Piers:

| | | | | |
|---|---|---|---|---|
| *13.11 Crawlspace:* | ☐ | ☐ | ☑ | There is at least one post (or knee/pony wall) supporting an overhead beam in the crawlspace. Typically, there are multiple posts supported by concrete piers/footings or pads. They appear to be adequately installed. The post(s) installed are |

| | | |
|---|---|---|
| | | solid wood. Exposed concrete piers are at least 8" in diameter and are visible in the crawlspace. The piers/footing/pads, as installed, have indications they are adequate. No engineering analysis was completed. Under the kitchen, there are 2x4's installed on the footing. They should have protection of an asphalt roof shingle or they should be pressure treated to prevent wicking of water into the posts. Additionally, incorrect hangers are installed with screws. Proper hangers are needed and galvanized nails should be used to install the hangers. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary. |


Need pressure treated wood or shingle


Screws and wrong bracket


Screws

## Gas Line In Crawl

| | OK | MM | RR | |
|---|---|---|---|---|
| *13.12 Crawlspace:* | ☑ | ☐ | ☐ | Okay. |

## Cellulose Debris:

| | | | | |
|---|---|---|---|---|
| *13.13 Crawlspace:* | ☐ | ☑ | ☐ | There is cellulose debris in the crawl space. All cellulose debris should be removed to detour the infestation of WDOs in the crawl space. The entire crawl should be free of cellulose debris. The under-floor grade should be cleaned of all vegetation and organic material. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary. |

## Vermin Activity:

| | | | | |
|---|---|---|---|---|
| *13.14 Crawlspace:* | ☑ | ☐ | ☐ | No current vermin activity found. |

## Possible Vermin Entry Area(s):

| | | | | |
|---|---|---|---|---|
| *13.15 Crawlspace:* | ☐ | ☐ | ☑ | The possible entry point(s) of the crawlspace for vermin is/are: The area where the sewer line exits the crawlspace, should be sealed to prevent vermin entry. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary. |

## Other Observations:

| | OK | MM | RR | |
|---|---|---|---|---|
| *13.16 Basement:* | ☐ | ☐ | ☐ | |

## In Unfinished Areas:

| | | | | |
|---|---|---|---|---|
| *13.17 Vapor Barriers In Crawlspace:* | ☑ | ☑ | ☐ | There is a vapor barrier installed. There is a vapor barrier installed at the floor area of the crawlspace. The floor is covered with an approved vapor/moisture retardant material. There are small section(s) of ground that are exposed. The entire crawlspace should be covered with at least a 6 mil black vinyl covering. Any seams should overlap 12" and the vapor barrier should go up the foundation wall 12". Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary. |



# KITCHEN

## Fixtures & Drain

| | OK | MM | RR | |
|---|---|---|---|---|
| *14.1 Kitchen Sink:* | ☑ | ☑ | ☐ | Minor wear noted. Faucet is serviceable. Drain has a section of corrugated pipe. This will trap debris and should be returned to a smooth wall pipe. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary. |


## Caulking At Sink(s):

| | | | | |
|---|---|---|---|---|
| *14.2 Kitchen Sink:* | ☑ | ☐ | ☐ | Okay. |

## Caulking At Wall:

| | | | | |
|---|---|---|---|---|
| *14.3 Kitchen Sink:* | ☑ | ☐ | ☐ | Okay. |

## Type & Condition:

| | | | | |
|---|---|---|---|---|
| *14.4 Range/ Cooktop / Oven:* | ☐ | ☐ | ☑ | Electric. Free-standing. Stove has not been secured to prevent the accidental tipping over of the oven. A tip-over hazard exists for small children. Stove should be properly secured to prevent tipping over. Have a licensed contractor with experience in these conditions evaluate and repair as necessary. |

| | | | | |
|---|---|---|---|---|
| *14.5 Ventilation:* | ☑ | ☐ | ☐ | Fan/Hood operational. |
| *14.6 Refrigerator:* | ☐ | ☐ | ☐ | This is not part of the inspection because the refrigerator is considered personal property. |

## Gas Shut Off:

| | | | | |
|---|---|---|---|---|
| *14.7 Range/ Cooktop / Oven:* | ☐ | ☐ | ☐ | Not Applicable. |

## Vented To Outside:

| | | | | |
|---|---|---|---|---|
| *14.8 Ventilation:* | ☐ | ☑ | ☐ | The unit does not vent to the outside. This is allowable if there is a open able window or door near by. You should consider routing the hood to the exterior to remove food smells from the home. |

## Condition:

| | OK | MM | RR | |
|---|---|---|---|---|
| *14.9 Dishwasher:* | ☑ | ☑ | ☐ | Unit is functional. There is no air gap under the sink in the drain line from the dish washer to the garbage disposal or waste drain. Installing one can reduce bad odors. On many newer dishwashers, they install an air gap at the dish washer. This cannot be viewed by the home inspector. You may be able to determine if the manufacture installed it on this unit if you have the instructions or you can install one under the sink. |

| | | | | |
|---|---|---|---|---|
| *14.10 Garbage Disposal:* | ☑ | ☐ | ☐ | Operational. Wiring appears serviceable. |

# PLUMBING

## Wall Sink:

| | OK | MM | RR | |
|---|---|---|---|---|
| *15.1 Garage:* | ☐ | ☐ | ☐ | Not Applicable. |

April 30, 2026

John Doe

RE: 123 Main St
Salem, OR 97301

John Doe:

At your request, a visual inspection of the above referenced property was conducted on April 24, 2026 . An earnest effort was made on your behalf to discover all visible defects. However, in the event of an oversight, maximum liability must be limited to the fee paid for the inspection. Any additional fees for radon testing or re-inspections are handled on a separate individual basis. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

**IMPORTANT:** The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report and call immediately with any questions. Mistakes can be made, as I am a normal person and not perfect. Reviewing the entire inspection information is your responsibility. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement(Contract), The Wood Destroying Organism Report (also known as the Pest and Rot Report) and any supplementary agreements such as the Radon Addendum, and/or Re-inspection contract, must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney.

It is strongly recommended that you have the appropriate licensed contractors evaluate each concern further and the **entire system** for additional concerns that may be outside our area of expertise or the scope of our inspection **BEFORE** the close of escrow. You should have three bids with clear description of services and costs from contractors evaluating and repairing any conditions present. I always request you use a licensed contractor with great references and excellent work history. There are varying opinions on what is correct way to repair an item or system, and you may find that contractors disagree. In these cases, you may need more than three quote/descriptions submitted to you. Please call our office for any clarifications or further questions.

## SUMMARY

## ITEMS NEEDING IMMEDIATE ACTION

**HEATING - AIR CONDITIONING**
**Carbon Monoxide - Co Alarm(s)**
**9.25 Heating Equipment:**
The home needs Carbon Monoxide Alarm(S). If more than one level, all levels require at least one within 15' of the bedrooms in the common area between these bedrooms. Check with the manufacture for replacement life. Proper carbon monoxide alarm(s) placement is current requirement for the sale of the home. Carbon Monoxide is a colorless, odorless gas that can kill without warning. Every home that has gas appliances, burning options for heat, or attached garage should have working CO alarms(s). Automobiles that enter the garage produce exhaust that contains Carbon Monoxide. Have a licensed contractor with experience in these conditions evaluate and repair as necessary. This may require an electrician depending on the situation. See The Oregon State Fire Marshals Website and Oregon Building Codes Division.

**ELECTRICAL SYSTEM**
**Electrical Outlets:**
**10.2 Kitchen Interior:**
This area does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended that one be installed at any location within 6 feet of a water source or area susceptible to possible moisture. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms, kitchens, unfinished basements, utility rooms with outlets other thank the washer/dryer/ironing board outlets. This should be considered a Buyers Safety Upgrade. Due to the condition/conditions observed, recommend that a licensed electrician with experience in this/these condition(s) evaluate and repair as necessary.

**Smoke / Fire Alarm(s):**
**10.27 Hall:**
There is a nonworking and/or out dated smoke alarm in this room. For safety considerations, it needs to be repaired or replaced immediately. The current standard is a smoke alarm must be less than 10 years old. This home was built without a hardwired alarm to this room, therefore the alarm is allowed to be a battery only unit. This is the current requirement from the Oregon State Fire Marshall and the AHJ (Authority Having Jurisdiction) is to have a detector that is no older than 10 years old. Have a licensed contractor with experience in these conditions evaluate and repair as necessary.

**10.28 Primary Bedroom:**
Missing smoke alarm noted in this location. Although, at the time of construction the alarms may not have been required in this area and Real Estate requirements may not require a smoke alarm in this area either. However, the benefits of a smoke alarm being added to this area far outweighs the consequences for not installing an alarm. This may be either an ionized alarm or a photocell alarm on the original installation. Current recommendations from the NFPA (National Fire Protection Association) recommend a combination unit that is an ionized and photoelectric alarm (currently this is not a requirement by the AHJ -Authority Having Jurisdiction). If the alarm is used to detect carbon monoxide, the alarm would require this feature in addition to the smoke alarm (see heating section on CO alarm). It is best to upgrade to the Photoelectric and Ionized alarm combo, but not required to meet the current requirements. Have a licensed contractor with experience in these conditions evaluate and repair as necessary. This See the Oregon State Fire Marshals Website and AHJ (Authority Having Jurisdiction) for more info.

**10.29 Bedroom #2:**
Missing smoke alarm noted in this location. Although, at the time of construction the alarms may not have been required in this area and Real Estate requirements may not require a smoke alarm in this area either. However, the benefits of a smoke alarm being added to this area far outweighs the consequences for not installing an alarm. This may be either an ionized alarm or a photocell alarm on the original installation. Current recommendations from the NFPA (National Fire Protection Association) recommend a combination unit that is an ionized and photoelectric alarm (currently this is not a requirement by the AHJ -Authority Having Jurisdiction). If the alarm is used to detect carbon monoxide, the alarm would require this feature in addition to the smoke alarm (see heating section on CO alarm). It is best to upgrade to the Photoelectric and Ionized alarm combo, but not required to meet the current requirements. Have a licensed contractor with experience in these conditions evaluate and repair as necessary. This See the Oregon State Fire Marshals Website and AHJ (Authority Having Jurisdiction) for more info.

**10.30 Bedroom #3:**
Missing smoke alarm noted in this location. Although, at the time of construction the alarms may not have been required in this area and Real Estate requirements may not require a smoke alarm in this area either. However, the benefits of a smoke alarm being added to this area far outweighs the consequences for not installing an alarm. This may be either an ionized alarm or a photocell alarm on the original installation. Current recommendations from the NFPA (National Fire Protection Association) recommend a combination unit that is an ionized and photoelectric alarm (currently this is not a requirement by the AHJ -Authority Having Jurisdiction). If the alarm is used to detect carbon monoxide, the alarm would require this feature in addition to the smoke alarm (see heating section on CO alarm). It is best to upgrade to the Photoelectric and Ionized alarm combo, but not required to meet the current requirements. Have a licensed contractor with experience in these conditions evaluate and repair as necessary. This See the Oregon State Fire Marshals Website and AHJ (Authority Having Jurisdiction) for more info.

**Structures Main Service Panel Observations:**
**10.48 Structures Main Electrical Service Panel(s):**
Split buss panel found. Six or fewer breakers in one location do not usually require a main breaker. While this panel is no longer used, it is still allowed. Consider upgrading to current standards panel. Energized identification needed on white energized lines into breakers to identify that they are charged instead of a neutral line. Knock-out(s) missing inside the panel. These should be plugged. Missing wire protection at panel where wire penetrates the metal box. Each wire should be attached to the box by a clamp or bushing to prevent damage to the wire. Unused openings in the panel are missing covers. These should be plugged to prevent shock and fire hazard. Due to the condition/conditions observed, recommend that a licensed electrical contractor with experience in this/these condition(s) evaluate and repair as necessary.

**GARAGE - CARPORT**
**Fire Wall Separation:**
**12.6 Garage:**
Although it is not possible to determine if the sheet rock is fire resistive with out destructive discovery (due to the Oregon Standards of Practice for Home Inspectors) the current surface of the wall (and/or ceiling) structure has indications that it is a sheet rock/drywall surface. The only way to tell if it is actually fire rated it to cause damage. I am not allowed to do any damage to the home. The AHJ (Authority Having Jurisdiction) approves a fire wall of 1/2" drywall for single stories and 5/8" for living spaces above the garage. The access to the attic is not fire separation rated. The door should seal and have at least 1/2" (when installed on single level home and 5/8" when there is a living space above this area) drywall installed that is fire separation rated, to stop the spread of fire into the attic space. Have a licensed contractor with experience in these conditions evaluate and repair as necessary.

## ITEMS NEEDING ATTENTION

**GROUNDS**
**Driveway:**
**2.1 Paving Conditions:**
Concrete. Damage noted to approach, sidewalk and driveway. Erosion and deterioration of the concrete materials is present. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary.

**Walks:**
**2.2 Paving Conditions:**
Concrete.. Damage noted to sidewalk similar to the driveway. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary.

**EXTERIOR - FOUNDATION**
**Siding Materials & Condition:**
**3.1 Exterior Walls - Siding/Cladding:**
Exterior walls are constructed with: T-111 Plywood. Indications are most of the siding is serviceable. The south and some of the west siding has cracking or what is called checking. The surface wood is splitting. While you can buy some time with painting the surface regularly, the areas with cracks will eventually need replacement. Areas of caulk and paint are needed currently. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary.

**Flashing & Trim:**
**3.2 Exterior Walls - Siding/Cladding:**
Exterior wall trim: Wood materials. Wood trim noted at the newer windows and other trim areas without visible flashing. Typically, flashing is installed over these areas to aid in draining any potential water that may get behind the siding. However, on this home the flashing is not installed at trim or windows. Additionally, window manufactures allow for the use of self healing tape around the window at the moisture barrier. Some do not require flashing. Due to the variety of the window types available from each manufacture, determining if these windows meet the requirement to not have flashing installed, is beyond the scope of the inspection. It is recommended that you contact the contractor, home owner or other party responsible for installation and have them provide you documentation that the windows or doors meet the installation method. If this is not a possibility, have a licensed contractor with experience in this area evaluate and repair as needed. Last, the trim at the bottom of the siding and some window trim, have warped, indicating a need for repair. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary.

**Chimney Exterior:**
**3.10 Chimney:**
Siding is on the chase for the exterior of this fireplace flue. This is allowable. The interior of the chase is not visible. While this is typical construction style, it does restrict viewing of conditions possibly present. On the exterior of the chimney, there is visible rot at some areas of siding and trim. Theses will need repair. All siding should be cut back 2 inches from the roofing materials. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary.

**ROOF SYSTEM**
**Gutters:**
**4.2 Gutters:**
Minor debris in gutter and/or downspouts. Not keeping these clear can cause issues with roof sheeting, soffits, fascia and drainage issues inside downspouts and underground drainage. Gutters, down spouts and drain lines need to be cleaned to prevent damage to the structure. This is periodic maintenance. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary.

**Moss Present:**
**4.9 Roof:**
Minor to moderate moss treatment needed on the roof. This is typical maintenance. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary.

**Drip Edge Flashing Eave(s) - Gutter Edges:**
**4.14 Roof:**
Drip edge metal installed incorrectly at the eave (gutter). While the drip edge metal may or may not be required by the manufacture, when the roof was installed, it should be under the underlayment, not over the underlayment at the gutters edge (eave). This should direct water into the gutter in the event that water or condensation gets behind the shingles. The current installation can influence water towards the sheeting of the roof decking at the gutter edge. Therefore, the flashing at the gutters (eaves), should be installed under the underlayment to direct any potential water into the gutters. All the manufactures instructions I have read instruct for this to be installed this way. Thus repair is recommended. Be advised that some roofing contractors have other perspectives on this issue that may not be in line with the manufactures recommendations and current building standards. Have a licensed roofing contractor with experience in these conditions evaluate and repair as necessary.

**Eaves - Soffits - Fascias:**
**4.19 Roof:**
Paint needed on eaves, soffit and/or fascia boards to protect from further damage. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary.

**Soffit Ventilation:**
**4.28 Attic & Insulation:**
Soffit venting in place. Gap in soffit vent screen near AC unit. This can allow birds and small animals into the attic. Seal the hole. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary.

**Insulation:**
**4.29 Attic & Insulation:**
Cellulose- Blown. Fiberglass batts. Some insulation is installed unevenly. Recommend additional insulation in the attic area to help with energy efficiency. It is recommended that you achieve an R value of R-38. But you should consider adding enough for and R-49 value as that is much more superior. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary.

**BATHROOMS**
**Caulking At Floor Tub/Shower:**
**6.27 Primary Bathroom:**
The caulking in the water contact areas appears to need attention. Damage may result if not corrected. Need caulking at the floor near the shower/tub. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary.

**Caulking At Tub/Shower Fixtures/Faucet:**
**6.32 Bathroom #2:**
The point where the faucet meets the wall of the tub/shower, needs caulking to prevent water from entering the wall area. Have a licensed contractor with experience in these conditions evaluate and repair as necessary.

**INTERIOR ROOMS**
**Doors:**
**7.5 Hall:**
The latch does not operate as intended. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary.

**7.9 Bedroom #2:**
Hardware operational. Flooring to door. Over time opening the door will damage the flooring. Shortening or adjustment of the door is needed. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary.

**Floors:**
**7.40 General:**
General condition indicate the floor coverings are serviceable. Cosmetic conditions are not part of the inspection. Heavy wear noted in various locations. Replacement needed in the near future. At the vary least, clean the carpets and be prepared to replace them. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary.

**HEATING - AIR CONDITIONING**
**Fuel Source:**
**9.14 Heating Equipment:**
Natural Gas. Shut off present. Gas flex line installed into the furnace. The area of the cabinet penetration for the gas line, has the potential to cut the appliance flex gas line. A sleeve over the gas line is needed or hard gas line to the exterior of the furnace is needed and the flex line still needs to be present but on the exterior of the furnace. Due to the conditions observed, have a licensed HVAC technician evaluate and repair as needed.

**General Operation & Cabinet:**
**9.18 Heating Equipment:**
Operational. Suggest cleaning/servicing blower motor, burners, evaporative coils, condenser, heat coils, and cabinet. Not all of these items are installed on every furnace or heat pump. Have what is installed, serviced. Total unit needs cleaning. Have an HVAC tech service unit and determine if repairs are needed. Also, consider having a service contract put on unit to assure safety and quality operation year after year. Doing so will help prevent unwanted breakdowns at the most inconvenient time.

**Flue(s), Vent(s):**
**9.22 Heating Equipment:**
The flue pipe is metal. B-vent noted in appropriate areas. You need to maintain a clearance of 1" around all "B-Vent" venting. This is at the ceiling. The roof termination has corrosion and needs repair. Flashing is lifting at roof area. This could allow for a leak to occur. Due to the conditions observed, have a licensed HVAC technician evaluate and repair as needed.

**Ductwork/Distribution:**
**9.29 Heating Equipment:**
Insulated sheet metal. Many ducts in the crawlspace are laying on the floor. They should be supported at least 3 inches off the crawl floor. Also, one small section of flex duct is crushed. Due to the conditions observed, have a licensed HVAC technician evaluate and repair as needed.

**Primary Type:**
**9.30 Air Conditioning:**
Outside air temperature was below 65 degrees. I am unable to test system at this time due to the accepted standards of practice for home inspectors as testing this equipment under 65 degrees may damage the unit. It is best to have the AC system evaluated by a licensed HVAC technician at this time to determine if there are any issues present. This is a limitation to the inspection. Unit needs to be balanced on slab as it is out of level and can cause issues with the condensing unit. Due to the conditions observed, have a licensed HVAC technician evaluate and repair as needed.

**ELECTRICAL SYSTEM**
**Electrical Outlets:**
**10.9 Garage:**
Unable to access all outlets to determine if there are GFCI outlets due to stored items. Assure that all outlets in garage are GFCI protected unless they are a single receptacle on a designated circuit for a single appliance such as a freezer (or other single appliance) only. The garage GFCI likely operates the exterior outlets as well. Assure the exterior outlet have GFCI protection.

**Electrical**
**10.13 Attic & Insulation:**
Secure cabling. All wiring needs to be secured every 4.5'. Secure cabling near junction boxes within 12" of fixture or junction box. One junction box needs to be secured in middle of attic. Open splice noted at attic fan. Wiring being used in a substandard manner with a plug into an outlet. Secure cabling near junction boxes within 12" of fixture or junction box. Due to the condition/conditions observed, recommend that a licensed electrical contractor with experience in this/these condition(s) evaluate and repair as necessary.

**Grounding Equipment:**
**10.44 Structures Service:**
Currently, there is only one ground rod. The new standard is to have two ground rods. Consider upgrading to meet this new requirement. Due to the condition/conditions observed, recommend that a licensed electrical contractor with experience in this/these condition(s) evaluate and repair as necessary.

**PLUMBING SYSTEM**
**Supply Line Insulation:**
**11.9 Structures Main Line:**
There is no insulation on the pipe supplying water to the home. Insulation should be installed to protect pipes from freezing. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary.

**Condition:**
**11.12 Waste Lines (drain, Waste, Vent Pipes):**
Lines not fully visible due to construction style. This is typical for the era in which the home was constructed. Observe the attic (if present) and the crawlspace as well as any unfinished areas, for changes in the condition of the plumbing, whether it be the supply or the drainage (DWV) piping. Plumbing vents appear serviceable. There is a leak in the crawlspace under the primary bathroom sink drain. Water on pipe and on vapor barrier indicates there is a leak. Also, there is a substandard repair to a waste pipe between both bathrooms, in the crawlspace. Due to the condition/conditions observed, recommend that a licensed plumber with experience in this/these condition(s) evaluate and repair as necessary.

**Fresh Water Pipes Insulation:**
**11.13 Supply Lines:**
There is no insulation or missing insulation, on the pipes supplying water to the home. Insulation should be installed to protect pipes from freezing. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary.

**Fresh Water Pipe Supports:**
**11.14 Supply Lines:**
Proper support needed at NW corner of crawl where the new fresh water lines are installed. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary.

**Water Heater Straps:**
**11.27 Water Heater:**
Water heater is not correctly or inadequately secured and needs to be strapped in accordance with local standards. Locally, the water heater is strapped down with a strap on the top 1/3 and one at the bottom 1/3 of the water heater. This is to prevent the water heater from tipping over in a natural disaster such as an earth quake. There is either no strap or only one strap installed. Proper strapping is needed. Also, this water tank can be used as a fresh water supply for drinking water in the event there is a natural disaster and you have shut the inlet valve to prevent water loss and contamination. Also if water heater is strapped away from the wall, blocking will need to be added to prevent movement. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary.

**Temperature Pressure Relief Valve Or Safety Relief Valve:**
**11.28 Water Heater:**
Temp pressure relief valve or safety relief valve, noted but not tested. Typically, the valve will leak when opened for the first time after years of use, if it is not checked regularly by current occupant. Therefore, home inspectors do not operate this valve. After purchase, I suggests you open the valve monthly to check its ability to open and function. If it will not seal, the valve needs to be replaced. The purpose of the valve is to release pressure from the hot water tank if the heating element/burner, malfunctions (prevents the tank from exploding). Pressure relief valve drain line is missing or ends prematurely. This drain line should be extended to a safe location and terminate within 2' of the walking surface at the water heater but greater than 6" off the ground surface. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary.

**Impact Post:**
**11.32 Water Heater:**
Impact bollard needed to prevent damage to appliance in the event an auto gets too close. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary.

**Plumbing At Water Heater:**
**11.33 Water Heater:**
There is corrosion noted near or at one or more of the nipples, the TPR, and/or associated plumbing valve used to connect into the water tank or associated plumbing. Repair is needed to prevent leaks from occurring. Due to the condition/conditions observed, recommend that a licensed plumber with experience in this/these condition(s) evaluate and repair as necessary.

**GARAGE - CARPORT**
**Garage Door(s):**
**12.1 Garage Door(s):**
Operational. Door has some sag noted. This will only continue and eventually will need repair or replacement. This is also leaving gaps at the bottom of the door that could allow vermin into the garage. In garage door only: Unable to determine if glass is tempered in the garage door. Tempered glass should be installed in a movable door. This door may predate the requirement but the glass still should be upgraded. Operational. However, the door(s) make(s) excessive nose during use. Servicing the door(s) and opener(s) is needed. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary.

**Walls:**
**12.5 Garage:**
General condition appears serviceable. However, there is staining over the garage door and at the furnace flue, indicating water intrusion. The areas are dry currently. Further evaluation is recommended. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary.

**Door Operator(s):**
**12.8 Garage Door(s):**
Automatic reverse feature is, in need of adjustment. While the electronic eye may be in place and function, the auto reverse should reverse the door with minimal effort when the door comes into contact with resistance. Adjust as necessary to ensure safe performance. Failure to do so could be hazardous to small children pets and stored items. This can usually be completed with a screw driver on the side of the opener. Have a licensed contractor with experience in these conditions evaluate and repair as necessary.

**Photoelectric Auto Reverse Eyes:**
**12.10 Garage Door(s):**
Eyes are operational. They reverse the door when the beam is interrupted. Photo eyes are installed too high off the garage floor. The auto reverse eyes should be mounted 4-6" off the finished floor surface. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary.

**BASEMENT - CRAWLSPACE**
**Ventilation:**
**13.7 Crawlspace:**
The cross-ventilation openings in the crawlspace appears to be adequate. Vents to the crawlspace are sealed. This prevents the normal air movement needed. Open the vents to allow normal function. Vent wells should be installed at exterior vents to the crawl where grade is just below or over the vent opening. This prevents water and debris from being introduced into the crawl from this opening. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary.

**Posts / Piers:**
**13.11 Crawlspace:**
There is at least one post (or knee/pony wall) supporting an overhead beam in the crawlspace. Typically, there are multiple posts supported by concrete piers/footings or pads. They appear to be adequately installed. The post(s) installed are solid wood. Exposed concrete piers are at least 8" in diameter and are visible in the crawlspace. The piers/footing/pads, as installed, have indications they are adequate. No engineering analysis was completed. Under the kitchen, there are 2x4's installed on the footing. They should have protection of an asphalt roof shingle or they should be pressure treated to prevent wicking of water into the posts. Additionally, incorrect hangers are installed with screws. Proper hangers are needed and galvanized nails should be used to install the hangers. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary.

**Cellulose Debris:**
**13.13 Crawlspace:**
There is cellulose debris in the crawl space. All cellulose debris should be removed to detour the infestation of WDOs in the crawl space. The entire crawl should be free of cellulose debris. The under-floor grade should be cleaned of all vegetation and organic material. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary.

**Possible Vermin Entry Area(s):**
**13.15 Crawlspace:**
The possible entry point(s) of the crawlspace for vermin is/are: The area where the sewer line exits the crawlspace, should be sealed to prevent vermin entry. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary.

**In Unfinished Areas:**
**13.17 Vapor Barriers In Crawlspace:**
There is a vapor barrier installed. There is a vapor barrier installed at the floor area of the crawlspace. The floor is covered with an approved vapor/moisture retardant material. There are small section(s) of ground that are exposed. The entire crawlspace should be covered with at least a 6 mil black vinyl covering. Any seams should overlap 12" and the vapor barrier should go up the foundation wall 12". Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary.

**KITCHEN**
**Type & Condition:**
**14.4 Range/ Cooktop / Oven:**
Electric. Free-standing. Stove has not been secured to prevent the accidental tipping over of the oven. A tip-over hazard exists for small children. Stove should be properly secured to prevent tipping over. Have a licensed contractor with experience in these conditions evaluate and repair as necessary.

## ADDITIONAL RECOMMENDATIONS or OTHER OBSERVATIONS

**GENERAL INFORMATION**
**Utility Services:**
***1.17 Sewage Disposal:***
Not inspected as this is not part of the Oregon Home Inspection. If sewage is public, it is always a good idea to have a sewer scope completed to assure you are not buying any buried issues with your sewer line to the municipal connection. Also you should consider scoping your drain lines from the gutter downspouts to assure they are in an acceptable condition. This area is beyond the scope of the Oregon Home Inspection. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary. If the sewage is a septic, I recommend you have the septic system evaluated by a licensed septic contractor. This evaluation is beyond the scope of the Oregon Home Inspection.

**GENERAL INFORMATION**
**Client & Site Information:**
**1.5 Occupied?**
Yes. Stored Items noted in some or all living and/or storage areas. This makes observation difficult in these areas. There is potential for issues to be obstructed by these items and not visible to the inspector at the time of inspection. Because of this and the Oregon States Standards of Practice, the inspector is not allowed to move items to view possible conditions in these areas. It is not the inspectors responsibility to move items such as furniture, boxes decorations, insulation, etc. It would be best to have these areas evaluated when the items are removed.

**GROUNDS**
**Slab:**
**2.4 Patio:**
Patio type: Concrete. Carpet is covering the concrete surface preventing observation. Some settlement is noted. FYI.

**ROOF SYSTEM**
**Gutter And Downspout Drainage:**
**4.21 Gutters:**
Underground drainage noted to the street. The drains are not able to be observed as they are buried. It is always recommended that these ground drains are scoped to determine the condition of the buried drain. This can be completed by the same contractor, when you have a sewer scope completed. Scoping this drainage, is beyond the scope of the Oregon Home Inspection.

**INTERIOR ROOMS**
**Ceilings:**
**7.32 General Type & Condition:**
General condition appears serviceable, Typical cracks noted. The insides of the wall cavities were not observed. We are limited to visual signs on the outer wall surfaces to determine conditions present and cannot see through the walls to detect concealed damage, organic growth, wood destroying insect damage, wood destroying organism activity, insulation, or any other concealed conditions inside the walls. The evaluation inside of the walls is not possible without the use of destructive discovery. Cracks, patches and other disfigurement is typical with older construction and camouflage conditions beyond the surface area. Destructive discovery is against the Oregon Standards of Practice for Home Inspectors. Popcorn ceiling noted. This matter has been known to have asbestos materials. The only way to determine if there is asbestos in the material is to have it tested. This should be completed by a licensed contractor certified to do such testing.

**LAUNDRY AREA**
**Dryer Vent From Dryer To Wall Or Floor:**
**8.9 Laundry:**
Foil and/or vinyl ducting present at dryer to permanent ducting. This is not preferred as it is more susceptible to catching lint and then possibly becoming a fire hazard. Either smooth wall or semi ridged metal ducting should be used. Assure duct is clean prior to use. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary.

**HEATING - AIR CONDITIONING**
**Approx. Age:**
**9.16 Heating Equipment:**
2004. Although operational at the time of the inspection, the age and/or condition of this unit is such that you may need to replace it in the near future.

**9.17 Air Conditioning:**
1996. Although unit may be functional, plan for replacement in near future.

**Air Filters:**
**9.23 Heating Equipment:**
Unable to access the filter due to the installation of duct tape at the access door. Assure filter is changed regularly.

**Normal Controls:**
**9.24 Heating Equipment:**
Thermostat is located in the Hall. Electronic thermostat controls for central HVAC system. Secure thermostat to the wall. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary.

**ELECTRICAL SYSTEM**
**Electrical Outlets:**
**10.1 Exterior Walls - Siding/Cladding:**
GFCI portion of the outlets not tested as these could be connected to the garage outlets that may not be accessible currently. See garage outlet section.

**Structures Main Panel(s) Location:**
**10.47 Structures Main Electrical Service Panel(s):**
Garage. Clearance to access the panel should be at least 36" in front and at least 30" on both sides. Cabinets or other stored items diminish this clearance and accessibility. This area should be kept clear at all times.

**Arc Fault Circuit Interrupter Breakers:**
**10.51 Structures Main Electrical Service Panel(s):**
No Arc Fault Circuit Interrupter Breakers installed in the home panel(s). These breakers are intended to increase safety by sensing arcing in the circuit, helping prevent a fire. While the home was not required to have these breakers when built, you should consider upgrading the breakers to AFCI protection. This will require a licensed electrician. Better yet, combination breakers are available for upgrading these breakers to both AFCI and GFCI (ground fault circuit interrupter) protection. This is an upgrade that is not currently required but should be considered for additional safety. FYI.

**PLUMBING SYSTEM**
**Water Heaters Approximate Age:**
**11.23 Water Heater:**
Possibly 1994. The unit is old. Water heaters typical life span is 8 to 12 years per the industry standard. This unit is either within that life span or older. I have seen water heater last much longer than this time span with proper maintenance. Be aware that the unit could need replacement at any time. Use until it goes out then contact a licensed plumber with experience in this/these condition(s) evaluate and repair as necessary.

**GARAGE - CARPORT**
**Ceiling:**
**12.3 Garage:**
Indications are this area is serviceable. Indications are this area is serviceable. Smoke alarms are not recommended in this area. This unit is greater than 10 years only anyway. FYI.

**Garage Door Opener Remote(s):**
**12.9 Garage Door(s):**
Contact seller for remote(s) location.

**BASEMENT - CRAWLSPACE**
**Moisture:**
**13.5 Crawlspace:**
There are historic stains noted on footings/piers and/or vapor barrier that indicate a significant amount of water was in the crawlspace at one time. I am not able to determine the cause or if it is a past or current issue. Observe for changes. Currently the crawlspace is dry.

**Insulation:**
**13.9 Crawlspace:**
No insulation installed under the floor. You may want to add insulation for energy savings and comfort. Foil in place between the beams. Restricts underside of the floor viewing for potential wood destroying insects or rot damage. It is beyond the scope of the home inspection to remove and re-install the foil to evaluate the sub floor material. Foil under the floor between the joists. It can hide conditions that which would normally be visible if it were not in place. Every attempt was made to examine sample areas and areas that have reason for concern. However, the inspection is a limited visual inspection. Therefore, there are no guarantees.

**KITCHEN**
**Fixtures & Drain**
**14.1 Kitchen Sink:**
Minor wear noted. Faucet is serviceable. Drain has a section of corrugated pipe. This will trap debris and should be returned to a smooth wall pipe. Have a licensed contractor with experience in these conditions evaluate and repair or replace as necessary.

**Vented To Outside:**
**14.8 Ventilation:**
The unit does not vent to the outside. This is allowable if there is a open able window or door near by. You should consider routing the hood to the exterior to remove food smells from the home.

**Condition:**
**14.9 Dishwasher:**
Unit is functional. There is no air gap under the sink in the drain line from the dish washer to the garbage disposal or waste drain. Installing one can reduce bad odors. On many newer dishwashers, they install an air gap at the dish washer. This cannot be viewed by the home inspector. You may be able to determine if the manufacture installed it on this unit if you have the instructions or you can install one under the sink.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us. CCB 181879 OHCI 1339.
Sincerely,

Greg Sanberg 503-991-7479 In Depth Home Inspection LLC