

# Home Inspection Report



123 Anywhere Ln, Hometown, OR 97330

**Inspection Date:**

Saturday, July 3, 2021

**Prepared For:**

Sample Inspection

**Prepared By:**

GREATER PURPOSE HOME INSPECTIONS, LLC

2755 Commercial Street SE 101-278

Salem, OR 97302

(541) 231-4598

Info@greaterpurposehomeinspections.com

**Report Number:**

XXX-XXXX

**Inspector:**

Kenneth Wells

**License/Certification #:**

205033

**THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES, MAY RELY UPON ANY REPRESENTATION MADE IN THE REPORT.**

# Report Overview

## Scope of Inspection

All components designated for inspection in the Internachi Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. All documentation in this report is representative of the state and/or condition of the visible and accessible areas of the home/structure at time of inspection only.

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. Inspector may not be able to evaluate all surfaces of the home due to vegetation plantings and other obstructions. It is not the intent of the inspector to damage any of these items during the visual assessment of the home. The home inspector cannot diagnose the presence of lead or asbestos throughout the home. Lead and asbestos testing can only be performed by a certified company equipped to do so. The home inspection is a visual process only to determine the general overall condition and habitability of the structure.

You have contracted with Greater Purpose Home Inspections LLC to perform a generalist inspection in accordance with the standards of practice established by InterNachi, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The environmental Protection Agency, which you can read online at [www.epa.gov/iaq/pubs/insidest.htm](http://www.epa.gov/iaq/pubs/insidest.htm)

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew.

Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigenic that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only bespecifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard.

# Report Overview

## Scope of Inspection

---

Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent before the close of escrow.

It is important to maintain a property, including painting of the exterior walls, or sealing decks and other hard surfaces, and it is particularly important to keep the house walls sealed, which provides the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. The hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent. Failed hermetic seals can be obscured by dirty windows. We will attempt to identify any window with a failed or damaged hermetic seal, however failed or damaged hermetic seals may go undetected. We therefore disclaim an evaluation of the hermetic seals. In accordance with industry standards however, we do test a representative number of unobstructed windows to ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

## Approximate Age

---

Home built in 1989 according to online listing data

## Main Entrance Faces

---

North

## State of Occupancy

---

Vacant

Partially Furnished

## Weather Conditions

---

Sunny  
Approximately 65-75 degrees Fahrenheit

## Recent Rain

---

No

## Ground Cover

---

Dry

## Consumer Info

### Home Inspection Consumer Notice

This Notice is provided to you in accordance with (OAR 812-008-0202(2)(d))

#### Who needs to be certified?

Oregon law requires individuals who bid, offer to perform or perform home inspections of two or more categories below, to be certified by the Oregon Construction Contractors Board (CCB).  
Plumbing Electrical Exterior and site Roofing Central Air Conditioning Interiors Structural Insulation and Ventilation Heating Built-in Kitchen Appliances  
Individuals must pass a comprehensive test to become certified and must complete continuing education courses to renew the certification.

#### Is a CCB license required??

Businesses that perform home inspections must be licensed with the CCB as a Residential General, Residential Specialty Contractor or a Home Inspection Services Contractor. The bond and liability insurance amounts will correspond accordingly. Licensing and certification do not guarantee quality of work. Licensing offers some financial protection for you, the customer.

#### How do I check a Home inspector?

To check a home inspection business, get the business' CCB license number and the home inspector certification number (OCHI). Visit us on-line at [www.oregon.gov/CCB](http://www.oregon.gov/CCB) or call 503-378-4621 to verify the license and certification are active.

#### What should I know about a Home inspection?

1. Home inspections are performed for the individual who contracted for the inspection. They may not be used or relied on by others. (Example: a home buyer may not use or rely on an inspection report that was contracted by the home's seller).
2. Home inspectors are governed by Standards of Practice and Behavior that list what a home inspector can and can't do. OAR 812-008-0200 - OAR 812-008-0214.
3. A written contract is required of all home inspections. Contracts should be read carefully as they may contain arbitration clause or a clause that limits the inspector's liability. How can the CCB help? The CCB provides consumer protection and regulates the home inspection industry. If you have a problem with your licensed home inspection businesses, the CCB may be able to help.

You may file a complaint with the Construction Contractors Board against the licensed business if:

1. There is a direct contract between you and the licensee and,
  2. It's been within one year from the time the inspection was performed.
- Complaints filed against unlicensed businesses or home inspection businesses using uncertified individuals to perform inspections are sent to the CCB's Enforcement Section, but will probably not result in direct benefit to the complainant.

How can you reach the CCB? PO Box 14140, Salem, OR 97309-5052  
201 High St SE, Suite 600 Salem, OR 97301 [www.oregon.gov/ccb](http://www.oregon.gov/ccb) | 503-378-4621

# Report Summary

## Improvement Items

PLEASE READ THE ENTIRE REPORT AS SOME ITEMS MAY HAVE BEEN EXCLUDED FROM THE SUMMARY. AN OCCUPIED HOME GENERALLY RESTRICTS FULL VISUAL ACCESS TO CABINETS, CLOSETS, BEHIND FURNITURE AND IN THE GARAGE. ALL ITEMS REPORTED ARE AT TIME OF INSPECTION AND ARE SUBJECT TO CHANGE POST INSPECTION. THIS REPORT SHOULD NOT BE CONSIDERED A WARRANTY AGAINST DEFECTS OF ANY TYPE AND ADDITIONAL REPAIRS/EXPENSES SHOULD BE ANTICIPATED AS THE HOME CONTINUES TO AGE.

1.  
Rust/corrosion was observed at the steel frames at the exterior spiral staircase.  
It would be recommended to treat the steel frames at the exterior spiral staircase with a rust inhibitor and perform painting maintenance to prevent further deterioration.  
Inspections and maintenance should be ongoing.

1a.  
A moisture damaged deck board was observed adjacent to the hot tub.  
Recommend replacing any/all moisture damaged deck boards as needed.  
It may also be necessary to reset the deck screws to better secure the deck boards in an effort to reduce squeaking and shifting/warping.

1b  
Open gaps were observed at the guardrail around the exterior deck at the miter joints/seams.  
Recommend sealing the open gaps at the guardrail as needed to prevent moisture intrusion which could lead to premature deterioration.

1c  
Debris was observed at the interior of the gutters and downspouts around the perimeter of the home.  
Plugged gutters/downspouts may lead to moisture intrusion into the crawl space/basement and could potentially impact the foundation.  
Recommend clearing any/all debris from the gutters and downspouts to promote proper roof drainage.  
Recommend observing the perimeter drainage for additional signs of blockage and perform cleaning maintenance as needed.

1d  
A small gap was observed at the vinyl siding on the East/NE side of the home.  
Recommend adjusting the vinyl siding as needed to eliminate the open gap where indicated.

1e  
Failed window seals were observed and/or suspected at multiple windows throughout the home which is widely considered to be a cosmetic concern.  
The windows in question were marked with small pieces of blue painters tape for future identification.  
Recommend further evaluation or all windows throughout the home by a licensed contractor and repair as needed.  
Additional windows with compromised seals may be present but could not be identified due to weather and/or lighting.

1f  
A detached window channel balance and a broken frame was observed at the North facing/NW window in the living room.  
Recommend a licensed contractor evaluate and repair or replace the window as needed.

1g  
Damaged, oxidized and missing screens were observed at multiple windows throughout the home at time of inspection.  
Recommend repair/replacement of the damaged, oxidized or missing screens as deemed necessary

1h  
The light bulb and trim ring were missing at the exterior recessed light fixture on the East/SE side of the home.  
Recommend installing a replacement light bulb, verify the light fixture functions and install a replacement trim ring as needed.

1i  
Damaged/torn weatherstripping was observed at the upper west facing exterior door at the top of the spiral staircase.  
Recommend repair or replacement of the damaged/torn weatherstripping as needed.

1j  
Minor damage was observed at the sheet metal end wall flashing on the north side of the home above the front porch.  
Recommend repairing/sealing the damaged section of end wall flashing as needed to prevent any potential moisture intrusion.

1k  
No insulation was installed at the attic access panel/pull down ladder in the Primary Bedroom.  
Recommend installing insulation at the top side of the attic access panel to prevent heat loss if deemed necessary.

1l  
Missing insulation was observed at the interior crawl space access panel in the basement.  
Recommend securing insulation at the interior crawl space access panel.

# Report Summary

## Improvement Items

1m

The wood stove was installed without a hearth pad which could allow for embers to damage the flooring in front of the wood stove. Most jurisdictions and solid fuel burning fireplace manufacturers require a minimum of 18" from the front of the fireplace to combustible materials. Recommend exercising caution while using the wood stove or install a hearth pad.

1n

The optical safety eyes at the westernmost overhead garage door opener appeared to be out of alignment. Recommend aligning the optical safety eyes at the overhead garage door opener to allow for the safety features to function as intended. Recommend testing the close force settings on the overhead garage door opener after aligning the optical safety eyes to ensure the door stops closing when resistance is applied.

1o

Open seams (minimal) were observed between the countertop and the backsplash in the kitchen. Recommend caulking/grout maintenance as needed between the countertop and the backsplash in the kitchen to prevent further deterioration and/or moisture intrusion.

1p

A small strip of wood trim was missing beneath the built-in oven. Recommend installing a section of matching wood trim beneath the oven if deemed necessary.

1q

The kick plate at the dishwasher in the kitchen was not installed, possibly due to fitment issues. Recommend installation of the kick plate at the dishwasher or install trim as a substitute.

1r

The gasket material at the refrigerator and freezer doors was damaged/cracked and may need to be replaced. The refrigerator door mullion was missing and a misplaced/possibly damaged interior storage bin was also observed. Recommend an appliance repair technician evaluate and repair as needed.

1s

Open seams were observed between the wall and the countertop at the vanity in the basement bathroom. Recommend caulking maintenance as needed between the wall and the countertop and/or install a backsplash.

1t

The exhaust fan termination at the exterior of the home East of the Basement Bathroom was missing louvers and may need to be replaced. Recommend replacing the damaged exhaust fan termination at the exterior of the home.

1u

Failed or missing caulking was observed around the toilet base in the 1st Floor Half Bath. Cracked/failed or missing caulking around the front & sides of the toilet can allow for moisture damage under the toilet. Recommend caulking around the front and sides of the toilet base as deemed necessary. A gap in the caulking should always be left at the back of the toilet to allow water to escape if a leak were to occur.

1v

Open seams (minimal) were observed between the floor coverings and the tub/shower in the 2nd Floor Bathroom Northeast. Recommend sealing the open gap(s) between the floor coverings and the tub/shower to prevent moisture intrusion and possible damage to the subfloor.

1w

The interior door at the primary bathroom would not latch when closed. Recommend adjusting the door/door hardware as needed to allow the door to latch as deemed necessary.

1x

Missing closet doors were observed in the 2nd floor bedrooms. Recommend installation of replacement closet doors where indicated as deemed necessary.

1y

The interior door at the 2nd Floor Bedroom East would not latch when closed. Recommend adjusting the door/door hardware as needed to allow the door to latch as deemed necessary.

# Report Summary

## Improvement Items

1z

Minor cosmetic blemishes typical for previously occupied homes were observed at time of the inspection. Worn/stained carpeting was observed with the area of primary concern observed in the stairway. Painting maintenance was needed with the area of primary concern observed on the main floor around the kitchen/family room areas. Cosmetic issues are not part of a home inspection in Oregon and would only be documented as a courtesy. Recommend repair of any/all cosmetic blemishes throughout the home as deemed necessary.

## Items To Monitor

2

Evidence of minor moisture intrusion was observed at the roof sheathing in the attic on the West side over the stairway (approximately). The roof sheathing was dry and no signs of active water leaks were observed which may indicate the staining was due to water leakage prior to the roof replacement. Recommend monitoring the roof/attic for any signs of water leaks and repair as needed.

2a

The basement walls were inspected using a Flir E6 model infrared camera. No visible signs of moisture intrusion were apparent at time of inspection. Basements and crawl spaces are prone to leakage and the current dry condition of the basement and adjacent crawl space is subject to change. Recommend monitoring the basement and the crawl space for signs of moisture and mitigate as needed. Recommend reviewing the sellers disclosure regarding the basement and crawl space as it pertains to any past issues with moisture intrusion.

## Deferred Cost Items

3

The water heater was approximately 11+ years old at time of inspection. The typical lifespan for a water heater is approximately 10-12 years depending on maintenance. The installed water heater appeared to be functioning properly at time of inspection. Hot water was effectively delivered to all necessary points throughout the home. Recommend budgeting for a replacement due to age of equipment.

## Potential Safety Hazards

4

The hardwired smoke alarms (3 total) were over ten years old and should be replaced. Oregon regulations require replacement of smoke alarms at or before 10 years from the manufacture/install date. Recommend replacing the outdated hardwired smoke alarms throughout the home as required. Recommend possible installation of additional smoke alarms in the individual bedrooms as is currently required.

4a

The door between the garage and the interior of the home swings outwards over a step which presents a safety hazard. The landing outside of the egress door should provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop with the door open 90 degrees and a length of at least 36" in the direction of travel. Recommend replacing the door with an inwards swinging door or replace the steps with an adequate landing as required.

## Plumbing Concerns

5

Only one seismic restraint was installed on the electric water heater in the basement. The Uniform Plumbing Code (UPC), section 510.5 says "In seismic zones 3 and 4, water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Strapping shall be at points within the upper one-third (1/3) and lower one-third (1/3) of its vertical dimensions. At the lower point, a minimum of four (4) inches (102mm) shall be maintained above the controls with the strapping." Washington, Oregon and California are all seismic zones 3 or 4 where the requirement is two seismic restraints are to be installed. Recommend installation of an additional seismic restraints at the water heater as required.

5a

The water heater is not strapped to a solid surface as is required. Recommend installation of stand-off brackets behind the water heater to provide a solid surface to prevent potential movement of the water heater.

# Report Summary

## Plumbing Concerns

---

5b

No visible/accessible water shut off valves beneath the sink in the Primary Bathroom.

2003 IRC P2903.9.3

Shutoff valves shall be required on each fixture supply pipe to each plumbing appliance and to each plumbing fixture other than bathtubs and showers.

Valves serving individual plumbing fixtures, plumbing appliances, risers and branches shall be accessible.

Recommend consulting the current occupant regarding the location of any water shut off valves serving the sink and/or install accessible shut off valves as required.

## HVAC Concerns (Heating, Ventilation & Air Conditioning)

---

6.

The air filters in both HVAC systems were dirty at time of inspection and should be replaced.

It appeared that the systems had not been serviced since approximately 09/2020.

Recommend general service/cleaning of the HVAC equipment by a licensed contractor if deemed necessary.

## Electrical Concerns

---

7.

Open electrical junction boxes were observed in the attic north of the attic access.

Recommend installation of cover plates at any/all open electrical junction boxes.

7a

The screws at the electrical panel box cover (Panel Box 1) have pointed ends which are not rated for electrical panels.

Two of the screws at the electrical sub-panel box cover have pointed ends which are not rated for electrical panels.

The pointed screws could potentially pierce an electrical wire inside the panel box

Recommend replacing screws with blunt ended screws rated for electrical panel box covers.

7b

No voltage was present at the electrical outlets on the North, East and South sides of the basement.

All circuit breakers in the electrical panel boxes were on and all known GFCI resets were checked.

There may be a GFCI or switch which was not located that provides power to the outlets in the basement.

Recommend consulting the current homeowner(s) or a licensed electrician for further review.

## Structural Concerns

---

8.

None apparent at time of the inspection.

## Pests/Wood Destroying Pests

---

9.

Wasp/yellow jacket activity was observed at the soffits, exterior light fixtures, behind the vinyl siding/trim and in the box vents on the roof visible from inside the attic.

Recommend treatment/removal of all wasp, yellow jacket and hornet activity around the home as needed.

9a

Evidence of past/possibly current rodent activity (mouse droppings/deceased mice) were observed in the crawl space and attic.

Recommend sealing any/all potential access points around the exterior of the home.

Recommend monitoring for rodent activity or consult a licensed pest applicator for further evaluation.



# Receipt/Invoice

---

**GREATER PURPOSE HOME INSPECTIONS, LLC** Property Address

2755 Commercial Street SE 101-278

Salem, OR 97302

(541) 231-4598

Date: Sat. Jul. 3, 2021 7:15

Inspected By: Kenneth Wells

123 Anywhere Ln

Hometown, OR 97330

Inspection Number: XXX-XXXX

Payment Method:

Client: Sample Inspection

<b>Inspection</b>	<b>Fee</b>
Home Inspection	\$575.00
Radon Test	\$200.00
Radon Test discount	-\$25.00

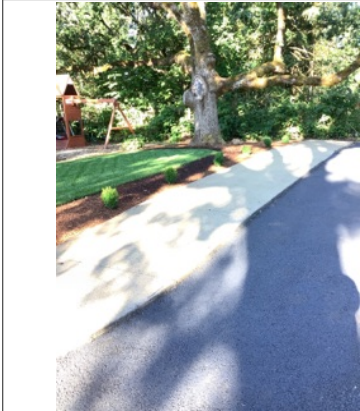
---

<b>Total</b>	<b>\$750.00</b>
--------------	-----------------

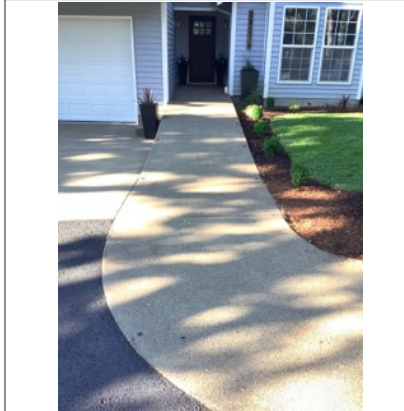
# Grounds

## Service Walks

None  Not Visible  
**Material**  Concrete  Flagstone  Gravel  Brick Other: \_\_\_\_\_  
**Condition**  Satisfactory  Marginal  Poor  Trip hazard  Typical cracks  Pitched towards home  
 Settling cracks  Public sidewalk needs repair  
**Comments** Concrete service walks appeared to be in overall usable condition.  
**Photos**



Concrete service walks appeared to be in overall usable condition.



Concrete service walks appeared to be in overall usable condition.

## Driveway/Parking

None  Not Visible  
**Material**  Concrete  Asphalt  Gravel/Dirt  Brick Other: \_\_\_\_\_  
**Condition**  Satisfactory  Marginal  Poor  Settling Cracks  Typical cracks  Pitched towards home  
 Trip hazard  Fill cracks and seal  
**Comments** The driveway appeared to be in overall usable condition.  
 Typical cracks were observed at the concrete driveway.  
 Recommend sealing cracks to prevent further deterioration.

### Photos



The driveway appeared to be in overall usable condition. Typical cracks were observed at the concrete driveway. Recommend sealing cracks to prevent further deterioration.



The driveway appeared to be in overall usable condition. Typical cracks were observed at the concrete driveway. Recommend sealing cracks to prevent further deterioration.

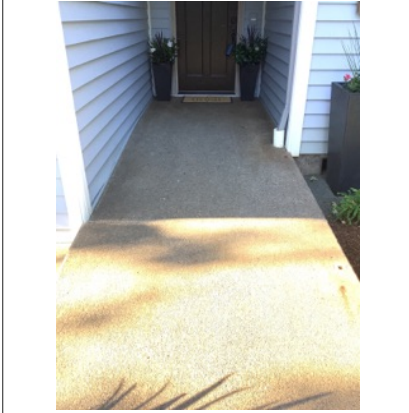
## Porch

None  Not Visible  
**Condition**  Satisfactory  Marginal  Poor  Railing/Balusters recommended

# Grounds

## Porch cont.

**Support Pier**  Concrete  Wood Other: \_\_\_\_\_  
**Floor**  Satisfactory  Marginal  Poor  Safety Hazard  
**Comments** The concrete front porch appeared to be in overall usable condition.  
**Photos**



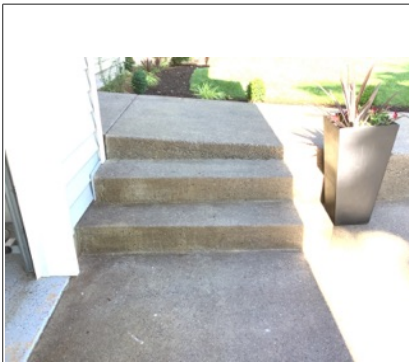
The concrete front porch appeared to be in overall usable condition.

## Stoops/Steps

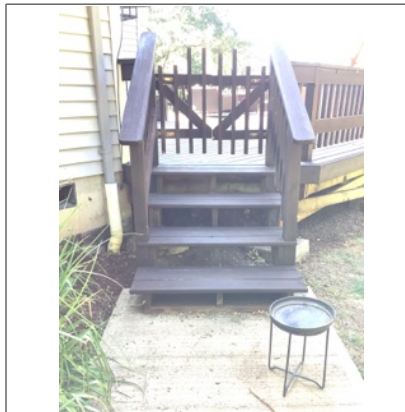
None  
**Material**  Concrete  Wood Other:  Railing/Balusters recommended  
**Condition**  Satisfactory  Marginal  Poor  Safety Hazard  Uneven risers  Rotted/Damaged  
 Cracked  Settled  
**Comments** The exterior steps appeared to be in overall usable condition at time of inspection.

Rust/corrosion was observed at the steel frames at the exterior spiral staircase. It would be recommended to treat the steel frames at the exterior spiral staircase with a rust inhibitor and perform painting maintenance to prevent further deterioration. Inspections and maintenance should be ongoing.

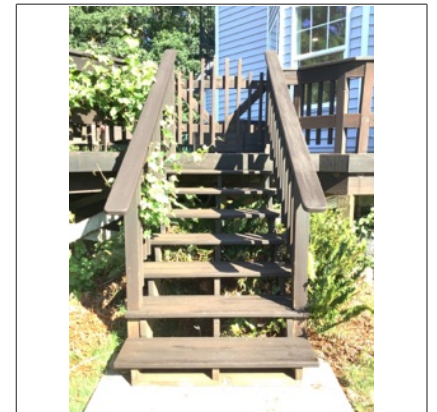
## Photos



The exterior steps appeared to be in overall usable condition at time of inspection.



The exterior steps appeared to be in overall usable condition at time of inspection.



The exterior steps appeared to be in overall usable condition at time of inspection.



The exterior steps appeared to be in overall usable condition at time of inspection.



Summary item 1  
Rust/corrosion was observed at the steel frames at the exterior spiral staircase.  
It would be recommended to treat the steel frames at the exterior spiral staircase with a rust inhibitor and perform painting maintenance to prevent further deterioration.  
Inspections and maintenance should be ongoing.



Summary item 1  
Rust/corrosion was observed at the steel frames at the exterior spiral staircase.  
It would be recommended to treat the steel frames at the exterior spiral staircase with a rust inhibitor and perform painting maintenance to prevent further deterioration.  
Inspections and maintenance should be ongoing.

**Deck/Balcony**

- None    Not Visible  
 Wood    Metal    Composite    Railing/Balusters recommended  
 Satisfactory    Marginal    Poor    Wood in contact with soil  
 Treated    Painted/Stained   Other:    Safety Hazard    Improper attachment to house  
 Railing loose    Not Applicable

**Comments**

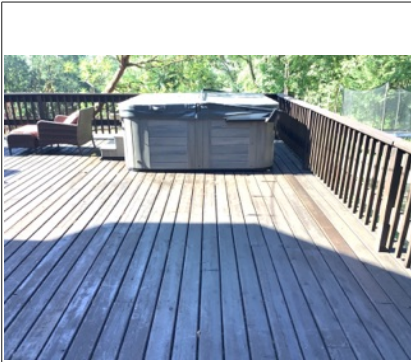
The exterior wood decking appeared to be in overall usable condition. Regular maintenance is recommended to help prolong the life of the deck. Repairs and a future replacement should be anticipated.

A moisture damaged deck board was observed adjacent to the hot tub. Recommend replacing any/all moisture damaged deck boards as needed. It may also be necessary to reset the deck screws to better secure the deck boards in an effort to reduce squeaking and shifting/warping.

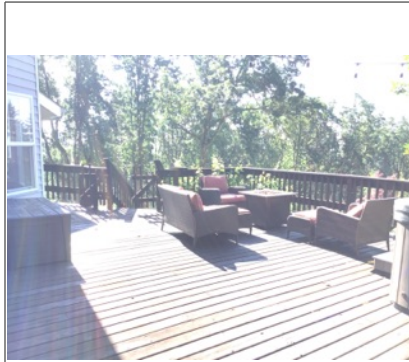
Open gaps were observed at the guardrail around the exterior deck at the miter joints/seams. Recommend sealing the open gaps at the guardrail as needed to prevent moisture intrusion which could lead to premature deterioration.



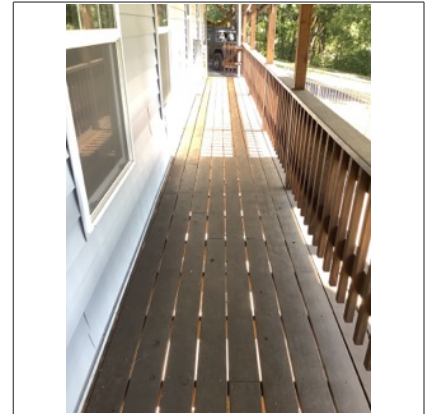
Photos



The exterior wood decking appeared to be in overall usable condition. Regular maintenance is recommended to help prolong the life of the deck. Repairs and a future replacement should be anticipated.



The exterior wood decking appeared to be in overall usable condition. Regular maintenance is recommended to help prolong the life of the deck. Repairs and a future replacement should be anticipated.



The exterior wood decking appeared to be in overall usable condition. Regular maintenance is recommended to help prolong the life of the deck. Repairs and a future replacement should be anticipated.



The exterior wood decking appeared to be in overall usable condition. Regular maintenance is recommended to help prolong the life of the deck. Repairs and a future replacement should be anticipated.



The exterior wood decking appeared to be in overall usable condition. Regular maintenance is recommended to help prolong the life of the deck. Repairs and a future replacement should be anticipated.



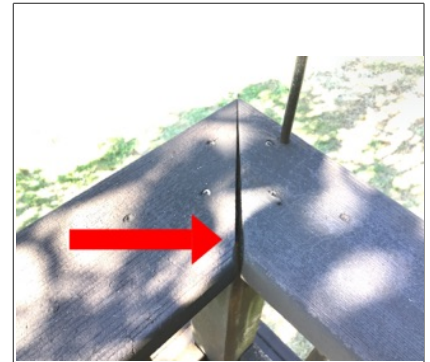
The exterior wood decking appeared to be in overall usable condition. Regular maintenance is recommended to help prolong the life of the deck. Repairs and a future replacement should be anticipated.



The exterior wood decking appeared to be in overall usable condition. Regular maintenance is recommended to help prolong the life of the deck. Repairs and a future replacement should be anticipated.



**Summary item 1a**  
A moisture damaged deck board was observed adjacent to the hot tub. Recommend replacing any/all moisture damaged deck boards as needed. It may also be necessary to reset the deck screws to better secure the deck boards in an effort to reduce squeaking and shifting/warping.



**Summary item 1b**  
Open gaps were observed at the guardrail around the exterior deck at the miter joints/seams. Recommend sealing the open gaps at the guardrail as needed to prevent moisture intrusion which could lead to premature deterioration.

**Landscaping affecting foundation**

N/A

**Negative Grade**  East  West  North  South  Satisfactory  Recommend additional backfill  
 Recommend window wells/covers  Trim back trees/shrubberies  
 Wood in contact with/improper clearance to soil

**Comments** No property grade issues were apparent at time of inspection.

**Hose bibs**

N/A

**Condition**  Satisfactory  Marginal  Poor  No anti-siphon valve  Recommend Anti-siphon valve  
**Operable**  Yes  No  Not Tested  Not On

**Comments** The hose bibbs around the exterior of the home were tested and appear to be functioning properly at time of inspection unless noted.

# Exterior

## Chimney(s)

 None

**Location(s)** Middle of Roof

**Viewed From**  Roof  Ladder at eaves  Ground (Inspection Limited)  With Binoculars

**Rain Cap/Spark Arrestor**  Yes  No  Recommended

**Chase**  Brick  Stone  Metal  Blocks  Framed

**Evidence of**  Holes in metal  Cracked chimney cap  Loose mortar joints  Flaking  Loose brick  Rust  
 No apparent defects

**Flue**  Tile  Metal  Unlined  Not Visible

**Evidence of**  Scaling  Cracks  Creosote  Not evaluated  Have flue(s) cleaned and re-evaluated

 Recommend Cricket/Saddle/Flashing  No apparent defects

**Condition**  Satisfactory  Marginal  Poor  Recommend Repair

**Comments**

The masonry chimney appeared to be in overall functional condition as viewed from the roof. Flue could not be fully examined so no representation could be made. The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility is limited to as little as 20% of the flue.

## Photos



The masonry chimney appeared to be in overall functional condition as viewed from the roof. Flue could not be fully examined so no representation could be made.

The inspection is limited to the visible portions of the fireplace flue.

Drop light, mirrors, and smoke testing are not a part of the inspection.

Visibility is limited to as little as 20% of the flue.



The masonry chimney appeared to be in overall functional condition as viewed from the roof. Flue could not be fully examined so no representation could be made.

The inspection is limited to the visible portions of the fireplace flue.

Drop light, mirrors, and smoke testing are not a part of the inspection.

Visibility is limited to as little as 20% of the flue.

## Gutters/Scuppers/Eavestrough

 None

**Condition**  Satisfactory  Marginal  Poor  Rusting  Downspouts needed  Recommend repair/replace

 Needs to be cleaned

**Material**  Copper  Vinyl/Plastic  Galvanized/Aluminum Other:

**Leaking**  Corners  Joints  Hole in main run  No apparent leaks

**Attachment**  Loose  Missing spikes  Improperly sloped  Satisfactory

**Extension needed**  North  South  East  West  N/A

**Comments** Debris was observed at the interior of the gutters and downspouts around the perimeter of the home.



# Exterior

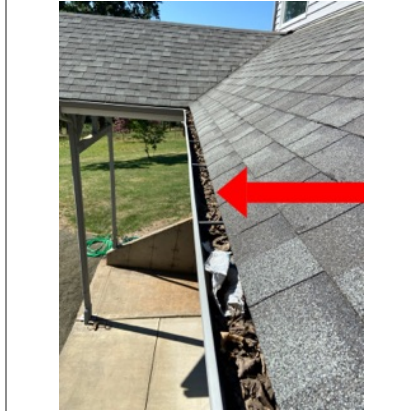
## Gutters/Scuppers/Eavestrough cont.

**Comments cont.** Plugged gutters/downspouts may lead to moisture intrusion into the crawl space/basement and could potentially impact the foundation.  
 Recommend clearing any/all debris from the gutters and downspouts to promote proper roof drainage.  
 Recommend observing the perimeter drainage for additional signs of blockage and perform cleaning maintenance as needed.

### Photos



Summary item 1c  
 Debris was observed at the interior of the gutters and downspouts around the perimeter of the home.  
 Plugged gutters/downspouts may lead to moisture intrusion into the crawl space/basement and could potentially impact the foundation.  
 Recommend clearing any/all debris from the gutters and downspouts to promote proper roof drainage.  
 Recommend observing the perimeter drainage for additional signs of blockage and perform cleaning maintenance as needed.



Summary item 1c  
 Debris was observed at the interior of the gutters and downspouts around the perimeter of the home.  
 Plugged gutters/downspouts may lead to moisture intrusion into the crawl space/basement and could potentially impact the foundation.  
 Recommend clearing any/all debris from the gutters and downspouts to promote proper roof drainage.  
 Recommend observing the perimeter drainage for additional signs of blockage and perform cleaning maintenance as needed.

## Siding/Trim

**Material**  Stone  Slate  Block/Brick  Fiberboard  Fiber-cement  Stucco  EIFS\* Not Inspected  
 Asphalt  Wood  Metal/Vinyl Other:  Typical cracks  Peeling paint  Monitor  Wood rot  
 Loose/Missing/Holes

**Condition**  Satisfactory  Marginal  Poor  Recommend repair/painting

**Comments** The exterior siding and trim appeared to be intact and in overall functional condition unless noted.  
 Recommend ongoing caulking/painting maintenance around the exterior of the home.

A small gap was observed at the vinyl siding on the East/NE side of the home.  
 Recommend adjusting the vinyl siding as needed to eliminate the open gap where indicated.



**Photos**



The exterior siding and trim appeared to be intact and in overall functional condition unless noted.  
 Recommend ongoing caulking/painting maintenance around the exterior of the home.



The exterior siding and trim appeared to be intact and in overall functional condition unless noted.  
 Recommend ongoing caulking/painting maintenance around the exterior of the home.



The exterior siding and trim appeared to be intact and in overall functional condition unless noted.  
 Recommend ongoing caulking/painting maintenance around the exterior of the home.



The exterior siding and trim appeared to be intact and in overall functional condition unless noted.  
 Recommend ongoing caulking/painting maintenance around the exterior of the home.



The exterior siding and trim appeared to be intact and in overall functional condition unless noted.  
 Recommend ongoing caulking/painting maintenance around the exterior of the home.



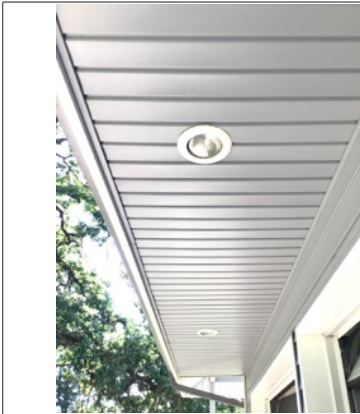
Summary item 1d  
 A small gap was observed at the vinyl siding on the East/NE side of the home.  
 Recommend adjusting the vinyl siding as needed to eliminate the open gap where indicated.

**Soffit**

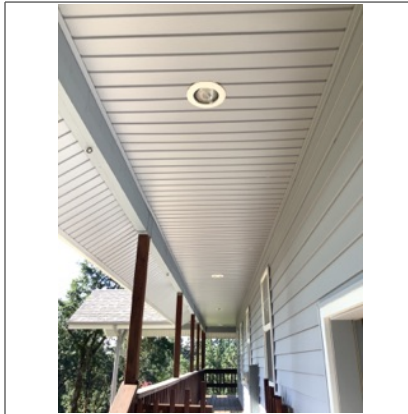
- Material**  
 None  
 Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting  
 Damaged wood Other: .
- Condition**  
 Satisfactory  Marginal  Poor

**Comments**  
 Soffits appeared to be in overall functional condition where safely accessible unless noted.  
 Recommend ongoing caulking/painting maintenance around the exterior of the home.

**Photos**



Soffits appeared to be in overall functional condition where safely accessible unless noted. Recommend ongoing caulking/painting maintenance around the exterior of the home.



Soffits appeared to be in overall functional condition where safely accessible unless noted. Recommend ongoing caulking/painting maintenance around the exterior of the home.

**Fascia/Bargeboards**

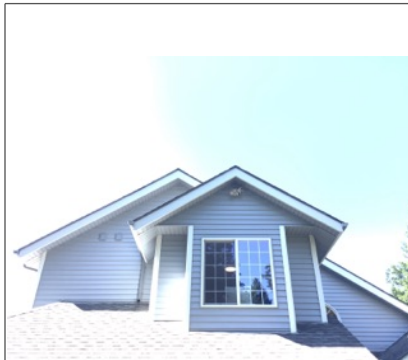
- Material**  None  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting  
 Damaged wood Other:   
**Condition**  Satisfactory  Marginal  Poor

**Comments** Fascia boards (where visible/accessible) appeared to be in overall functional condition unless noted. The fascia & bargeboards were completely concealed by metal flashings and could not be evaluated

**Photos**



Fascia boards (where visible/accessible) appeared to be in overall functional condition unless noted. The fascia & bargeboards were completely concealed by metal flashings and could not be evaluated



Fascia boards (where visible/accessible) appeared to be in overall functional condition unless noted. The fascia & bargeboards were completely concealed by metal flashings and could not be evaluated

**Flashing**

- Material**  None  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting  
 Damaged wood Other:   
**Condition**  Satisfactory  Marginal  Poor

**Comments** Head flashings (vinyl) installed above the exterior wall penetrations appeared to be functional where accessible.

# Exterior

## Windows/Screens

**Condition**  Satisfactory  Marginal  Poor  Wood rot  Recommend repair/painting  
 Recommend repair/replace damaged screens  Failed/fogged insulated glass

**Material**  Wood  Metal  Vinyl  Aluminum/Vinyl clad

**Screens**  Torn  Bent  Not installed  Satisfactory

**Comments** Failed window seals were observed and/or suspected at multiple windows throughout the home which is widely considered to be a cosmetic concern.  
 The windows in question were marked with small pieces of blue painters tape for future identification.  
 Recommend further evaluation or all windows throughout the home by a licensed contractor and repair as needed.  
 Additional windows with compromised seals may be present but could not be identified due to weather and/or lighting.

A detached window channel balance and a broken frame was observed at the North facing/NW window in the living room.  
 Recommend a licensed contractor evaluate and repair or replace the window as needed.

Damaged, oxidized and missing screens were observed at multiple windows throughout the home at time of inspection.  
 Recommend repair/replacement of the damaged, oxidized or missing screens as deemed necessary

## Photos



Summary item 1e  
 Failed window seals were observed and/or suspected at multiple windows throughout the home which is widely considered to be a cosmetic concern.  
 The windows in question were marked with small pieces of blue painters tape for future identification.  
 Recommend further evaluation or all windows throughout the home by a licensed contractor and repair as needed.  
 Additional windows with compromised seals may be present but could not be identified due to weather and/or lighting.



Summary item 1f  
 A detached window channel balance and a broken frame was observed at the North facing/NW window in the living room.  
 Recommend a licensed contractor evaluate and repair or replace the window as needed.



Summary item 1g  
 Damaged, oxidized and missing screens were observed at multiple windows throughout the home at time of inspection.  
 Recommend repair/replacement of the damaged, oxidized or missing screens as deemed necessary



Summary item 1g  
 Damaged, oxidized and missing screens were observed at multiple windows throughout the home at time of inspection. Recommend repair/replacement of the damaged, oxidized or missing screens as deemed necessary

**Slab-On-Grade/Foundation**

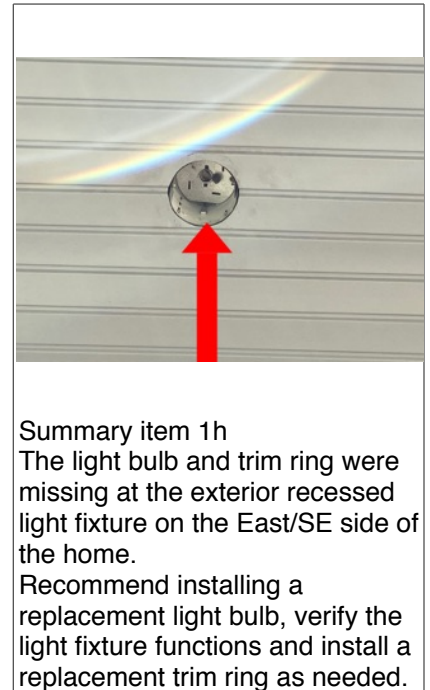
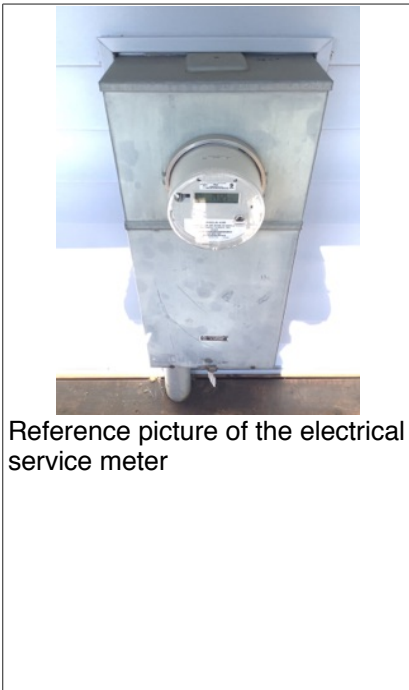
**Foundation Wall**  Concrete block  Poured concrete  Post-Tensioned concrete  Not Visible Other: .  
**Condition**  Satisfactory  Marginal  Monitor  Have Evaluated  Not Evaluated  
**Concrete Slab**  N/A  Not Visible  Satisfactory  Marginal  Monitor  Have Evaluated  
**Comments** The poured concrete foundation appeared to be in overall functional condition where visible. No significant structural defects were apparent at time of inspection

**Exterior Electrical**

**Service Entry**  Underground  Overhead  
**Condition**  Satisfactory  Marginal  Poor  Weather head/mast needs repair  Overhead wires too low  
**Exterior receptacles**  Yes  No Operable:  Yes  No Condition:  Satisfactory  Marginal  Poor  
**GFCI present**  Yes  No Operable:  Yes  No  Safety Hazard  Reverse polarity  Open ground(s)  
 Recommend GFCI Receptacles  
**Comments** The exterior electrical outlets are GFCI protected and appeared to be functional at time of inspection.  
 The light bulb and trim ring were missing at the exterior recessed light fixture on the East/SE side of the home. Recommend installing a replacement light bulb, verify the light fixture functions and install a replacement trim ring as needed.



**Photos**



**Building(s) Exterior Wall Construction**

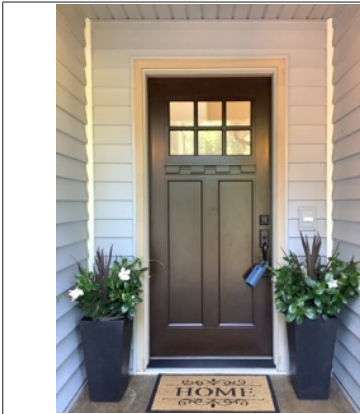
**Type**  Not Visible  Framed  Masonry Other: \_\_\_\_\_  
**Condition**  Not Visible  Satisfactory  Marginal  Poor  
**Comments** Exterior framing, sheathing and moisture barrier (if applicable) could not be evaluated due to installed siding  
 No representation can be made for any issues concealed by wall coverings.

**Exterior Doors**

**Main Entrance**  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  
 Satisfactory  Marginal  Poor  
**Patio**  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  
 Satisfactory  Marginal  Poor  
**Rear door**  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  
 Satisfactory  Marginal  Poor  
**Other door**  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  
 Satisfactory  Marginal  Poor

**Comments** The exterior doors appeared to be in overall functional condition unless noted.  
  
 Damaged/tear weatherstripping was observed at the upper west facing exterior door at the top of the spiral staircase.  
 Recommend repair or replacement of the damaged/tear weatherstripping as needed.

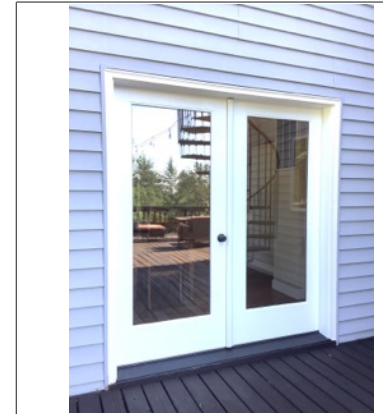
Photos



The exterior doors appeared to be in overall functional condition unless noted.



The exterior doors appeared to be in overall functional condition unless noted.



The exterior doors appeared to be in overall functional condition unless noted.



Summary item 1i  
Damaged/torn weatherstripping was observed at the upper west facing exterior door at the top of the spiral staircase.  
Recommend repair or replacement of the damaged/torn weatherstripping as needed.

# Roof

## General

**Visibility**  None  All  Partial Limited By: .  
Inspector walked the roof at time of inspection.

**Inspected From**  Roof  Ladder at eaves  Ground  With Binoculars  
Inspector walked the roof at time of inspection.

## Style of Roof

**Type**  Gable  Hip  Mansard  Shed  Flat Other: .

**Pitch**  Low  Medium  Steep  Flat

**Roof #1** Type:Asphalt  
Layers:1 Layer  
Age:Unknown  
5-10+

**Comments** Please refer to the seller's disclosure in reference to the roof system's age, condition, prior problems, etc. Only the property owner would have accurate knowledge of this information.  
The roof's age cannot be determined by the inspector.  
This inspection is not a warranty against future roof leaks.  
Even a roof that appears to be in good, functional condition may leak under certain circumstances.  
Inspector does not take responsibility for a roof leak that happens in the future.  
This inspection is not a warranty or guarantee of the condition of the roof system.

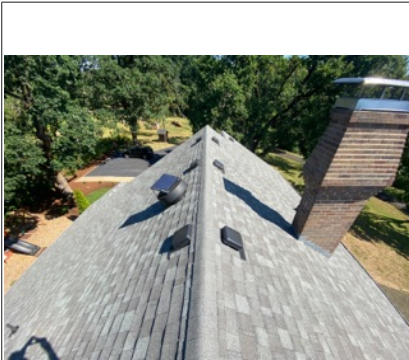
## Ventilation System

None  N/A

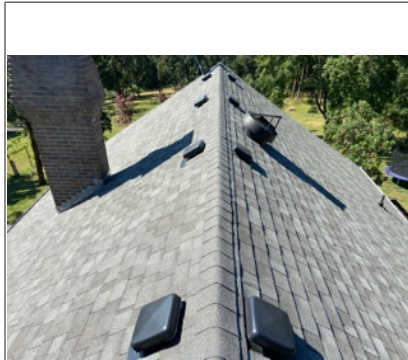
**Type**  Soffit  Ridge  Gable  Roof  Turbine  Powered Other: .

**Comments** Roof/attic ventilation appeared to be adequate for the size/style of home as viewed from the roof.

**Photos**



Roof/attic ventilation appeared to be adequate for the size/style of home as viewed from the roof.



Roof/attic ventilation appeared to be adequate for the size/style of home as viewed from the roof.

## Flashing

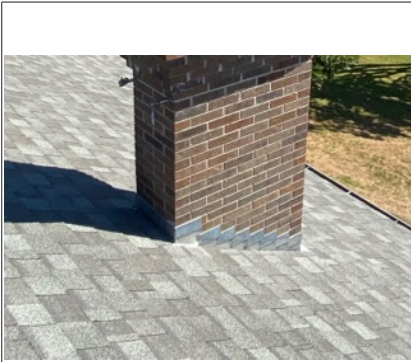
**Material**  Not Visible  Galv/Alum  Asphalt  Copper  Foam  Rubber  Lead Other: .

**Condition**  Not Visible  Satisfactory  Marginal  Poor  Rusted  Missing  
 Separated from chimney/roof  Recommend Sealing Other: .

**Comments** Chimney flashings appeared to be in overall functional condition.  
No active water leaks were apparent at time of inspection.

Minor damage was observed at the sheet metal end wall flashing on the north side of the home above the front porch.  
Recommend repairing/sealing the damaged section of end wall flashing as needed to prevent any potential moisture intrusion.

**Photos**



Chimney flashings appeared to be in overall functional condition. No active water leaks were apparent at time of inspection.



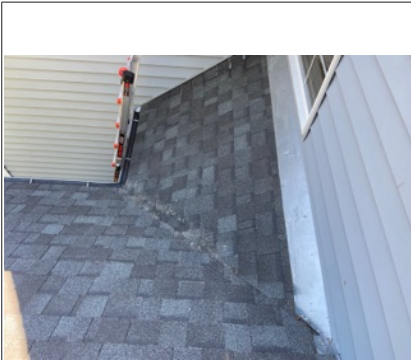
Summary item 1j  
Minor damage was observed at the sheet metal end wall flashing on the north side of the home above the front porch. Recommend repairing/sealing the damaged section of end wall flashing as needed to prevent any potential moisture intrusion.

**Valleys**

**Material**  
**Condition**  
**Comments**

- N/A  
 Not Visible  Galv/Alum  Asphalt  Lead  Copper Other: \_\_\_\_\_  
 Not Visible  Satisfactory  Marginal  Poor  Holes  Rusted  Recommend Sealing  
 The asphalt valley at the roof appeared to be in overall functional condition. No active water leakage was apparent at the roof valley(s) at time of inspection.

**Photos**



The asphalt valley at the roof appeared to be in overall functional condition. No active water leakage was apparent at the roof valley(s) at time of inspection.

**Condition of Roof Coverings**

**Roof #1**

- Satisfactory  Marginal  Poor  Curling  Cracking  Ponding  Burn Spots  
 Broken/Loose Tiles/Shingles  Nail popping  Granules missing  Alligating  Blistering  
 Missing Tabs/Shingles/Tiles  Moss buildup  Exposed felt  Cupping  
 Incomplete/Improper Nailing  Recommend roofer evaluate  Evidence of Leakage

**Comments**

The asphalt roof coverings appeared to be in overall functional condition at time of inspection.



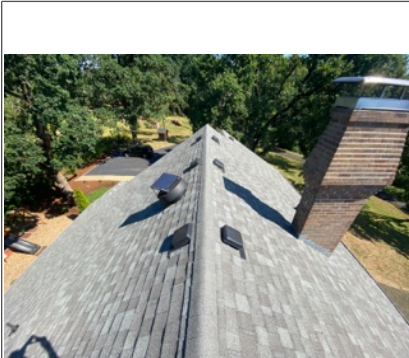
# Roof

**Condition of Roof Coverings cont.**

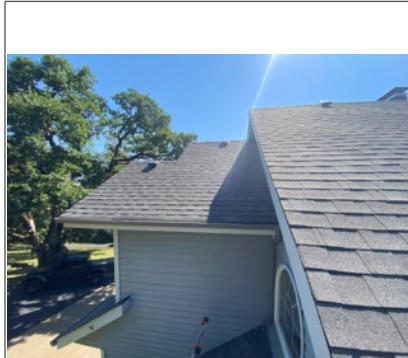
**Comments cont.** No evidence of water leakage was observed at time of inspection.

Evidence of minor moisture intrusion was observed at the roof sheathing in the attic on the West side over the stairway (approximately).  
 The roof sheathing was dry and no signs of active water leaks were observed which may indicate the staining was due to water leakage prior to the roof replacement.  
 Recommend monitoring the roof/attic for any signs of water leaks and repair as needed.

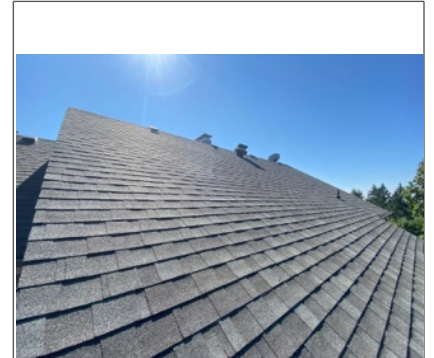
**Photos**



The asphalt roof coverings appeared to be in overall functional condition at time of inspection.  
 No evidence of water leakage was observed at time of inspection.



The asphalt roof coverings appeared to be in overall functional condition at time of inspection.  
 No evidence of water leakage was observed at time of inspection.



The asphalt roof coverings appeared to be in overall functional condition at time of inspection.  
 No evidence of water leakage was observed at time of inspection.



The asphalt roof coverings appeared to be in overall functional condition at time of inspection.  
 No evidence of water leakage was observed at time of inspection.



The asphalt roof coverings appeared to be in overall functional condition at time of inspection.  
 No evidence of water leakage was observed at time of inspection.



The asphalt roof coverings appeared to be in overall functional condition at time of inspection.  
 No evidence of water leakage was observed at time of inspection.



Summary item 2  
 Evidence of minor moisture intrusion was observed at the roof sheathing in the attic on the West side over the stairway (approximately).  
 The roof sheathing was dry and no signs of active water leaks were observed which may indicate the staining was due to water leakage prior to the roof replacement.  
 Recommend monitoring the roof/attic for any signs of water leaks and repair as needed.

**Skylights**

N/A  Not Visible  
 Cracked/Broken  Satisfactory  Marginal  Poor

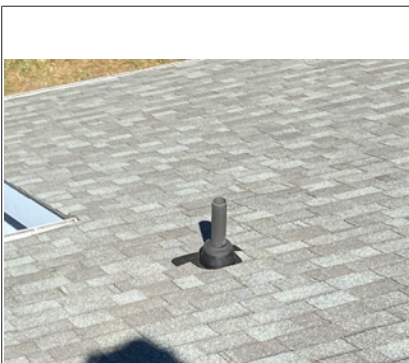
**Comments** No skylights were installed at the roof at time of the inspection.

**Plumbing Vents**

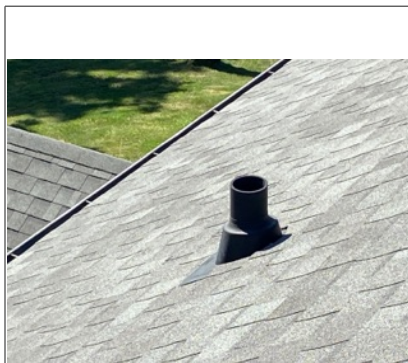
Not Visible  Not Present  
 Satisfactory  Marginal  Poor

**Comments** The plumbing vent flashings appeared to be intact and in overall functional condition at time of the inspection.

**Photos**



The plumbing vent flashings appeared to be intact and in overall functional condition at time of the inspection.



The plumbing vent flashings appeared to be intact and in overall functional condition at time of the inspection.

# Attic/Structure/Framing/Insulation

## Attic/Structure/Framing/Insulation

N/A

**Access**  Stairs  Pulldown  Scuttlehole/Hatch  No Access Other: \_\_\_\_\_  
Access limited by:

**Inspected from**  Access panel  In the attic  Other

**Location**  Hallway  Primary Bedroom  Garage  Other

**Flooring**  Complete  Partial  None

**Insulation**  Fiberglass  Batts  Loose  Cellulose  Foam  Other  Vermiculite  Rock wool  
Depth: R-49+-  Damaged  Displaced  Missing  Compressed  
 Recommend additional insulation

**Installed in**  Rafters/Trusses  Walls  Between ceiling joists  Underside of roof deck  Not Visible

**Vapor barriers**  Kraft/foil faced  Plastic sheeting  Not Visible  Improperly installed

**Ventilation**  Ventilation appears adequate  Recommend additional ventilation  Recommend baffles at eaves

**Fans exhausted to** Attic:  Yes  No  Recommend repair Outside:  Yes  No  Not Visible

**HVAC Duct**  N/A  Satisfactory  Damaged  Split  Disconnected  Leaking  Repair/Replace  
 Recommend Insulation

**Chimney chase**  N/A  Satisfactory  Needs repair  Not Visible

**Structural problems observed**  Yes  No  Recommend repair  Recommend structural engineer

**Roof structure**  Rafters  Trusses  Wood  Metal  Collar ties  Purlins  Knee wall  Not Visible Other: \_\_\_\_\_

**Ceiling joists**  Wood  Metal  Not Visible

**Sheathing**  Plywood  OSB  Planking  Rotted  Stained  Delaminated

**Evidence of condensation**  Yes  No

**Evidence of moisture**  Yes  No

**Evidence of leaking**  Yes  No

**Firewall between units**  N/A  Yes  No  Needs repair/sealing

**Electrical**  No apparent defects  Open junction box(es)  Handyman wiring  
 Knob and tube covered with insulation  Safety Hazard

### Comments

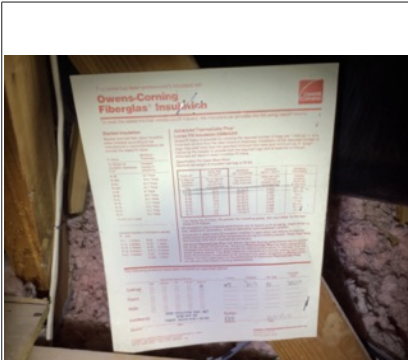
Roof/attic framing, roof sheathing and insulation appeared to be in overall functional condition where accessible.  
Areas of the attic may not be accessible due to roof pitch and insulation.  
Inspector made every effort to fully evaluate the attic but areas of the attic may not be fully accessible.  
No representation can be made to any areas of the attic deemed inaccessible or unsafe.

Open electrical junction boxes were observed in the attic north of the attic access.  
Recommend installation of cover plates at any/all open electrical junction boxes.

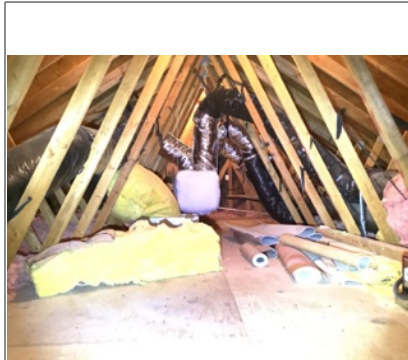
No insulation was installed at the attic access panel/pull down ladder in the Primary Bedroom.  
Recommend installing insulation at the top side of the attic access panel to prevent heat loss if deemed necessary.



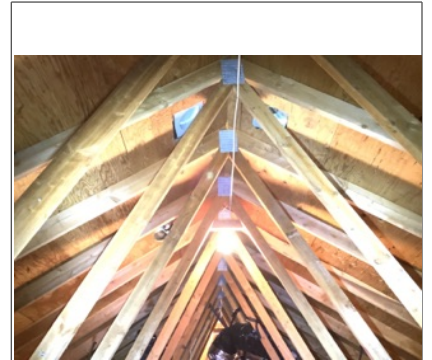
Photos



Reference picture of the insulation rating posted in the attic



Roof/attic framing, roof sheathing and insulation appeared to be in overall functional condition where accessible.



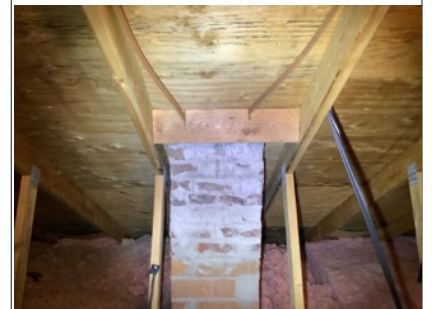
Roof/attic framing, roof sheathing and insulation appeared to be in overall functional condition where accessible.



Roof/attic framing, roof sheathing and insulation appeared to be in overall functional condition where accessible.



Roof/attic framing, roof sheathing and insulation appeared to be in overall functional condition where accessible.



Roof/attic framing, roof sheathing and insulation appeared to be in overall functional condition where accessible.



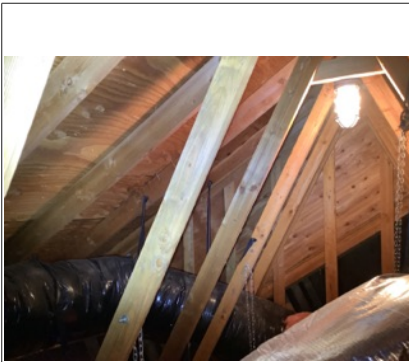
Roof/attic framing, roof sheathing and insulation appeared to be in overall functional condition where accessible.



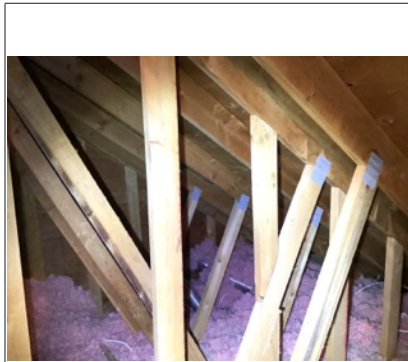
Roof/attic framing, roof sheathing and insulation appeared to be in overall functional condition where accessible.



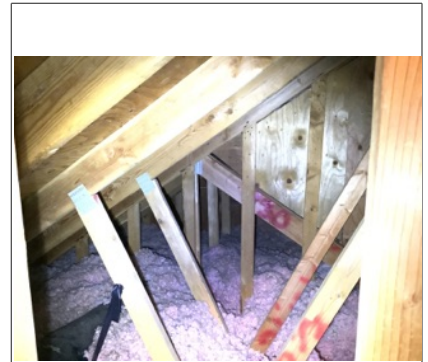
Roof/attic framing, roof sheathing and insulation appeared to be in overall functional condition where accessible.



Roof/attic framing, roof sheathing and insulation appeared to be in overall functional condition where accessible.



Roof/attic framing, roof sheathing and insulation appeared to be in overall functional condition where accessible.



Roof/attic framing, roof sheathing and insulation appeared to be in overall functional condition where accessible.



Summary item 7  
Open electrical junction boxes were observed in the attic north of the attic access.  
Recommend installation of cover plates at any/all open electrical junction boxes.



Summary item 1k  
No insulation was installed at the attic access panel/pull down ladder in the Primary Bedroom.  
Recommend installing insulation at the top side of the attic access panel to prevent heat loss if deemed necessary.

# Crawl Space

## Crawl space

N/A

**Type**  Full crawlspace  Combination basement/crawl space/slab

**Conditioned (heated/cooled)**  Yes  No

**Comments** As an inspector, I make every attempt to observe everything in a crawlspace. However, there are restrictions to the inspection, including, but not limited to insulation, electrical wires, pipes, stored items, ductwork, and the limited area of the confined space itself. There may be components within the crawlspace that I was not able to visualize. As such, this area should be periodically monitored for signs of water intrusion, rodent/pest infestation, and energy loss.

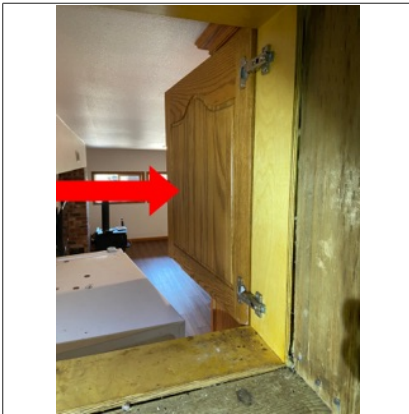
## Access

**Location**  Exterior  Interior hatch/door  Via basement  No access

**Inspected from**  Access panel  In the crawl space

**Comments** Missing insulation was observed at the interior crawl space access panel in the basement. Recommend securing insulation at the interior crawl space access panel.

## Photos



Summary item 11  
Missing insulation was observed at the interior crawl space access panel in the basement. Recommend securing insulation at the interior crawl space access panel.

## Foundation walls

**Condition**  Satisfactory  Marginal  Have Evaluated  Monitor  Cracks  Movement

**Material**  Concrete block  Poured concrete  Stone  ICF  Wood  Brick

**Comments** The poured concrete foundation appeared to be in overall functional condition where visible. No significant structural defects were apparent at time of inspection

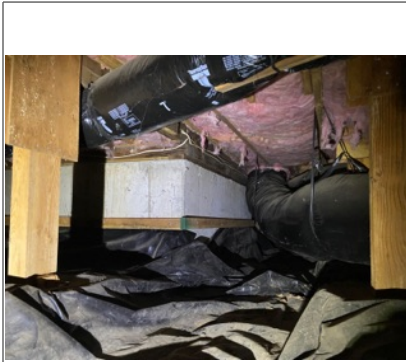


**Photos**



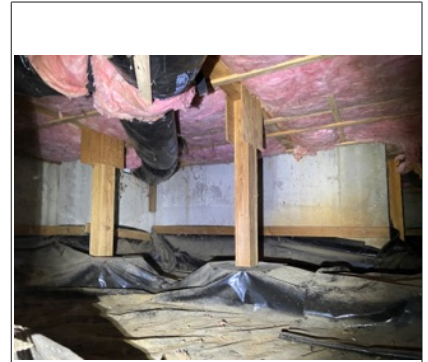
The poured concrete foundation appeared to be in overall functional condition where visible.

No significant structural defects were apparent at time of inspection



The poured concrete foundation appeared to be in overall functional condition where visible.

No significant structural defects were apparent at time of inspection



The poured concrete foundation appeared to be in overall functional condition where visible.

No significant structural defects were apparent at time of inspection

**Seismic bolts**

- N/A  None visible  
 Appear satisfactory  Recommended evaluation

**Condition  
Comments**

Building codes in Oregon required homes to be seismically bolted starting in 1974. Seismic bolting of the mud sill at the foundation is not visible due to type of construction. Post and beam construction practice consists of subfloor installed directly onto the mudsill preventing verification of seismic bolting. Seismic bolting should be present but could not be verified.

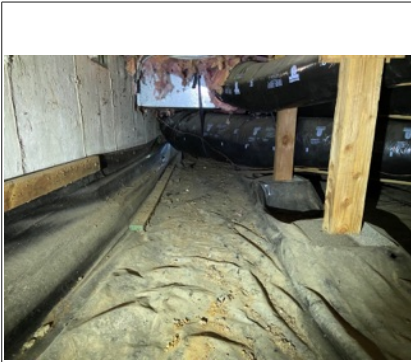
**Drainage**

- Sump pump**  Yes  No Operable:  Yes  No  Pump not tested  
**Standing water**  Yes  No  Not Visible  
**Evidence of moisture damage**  Yes  No

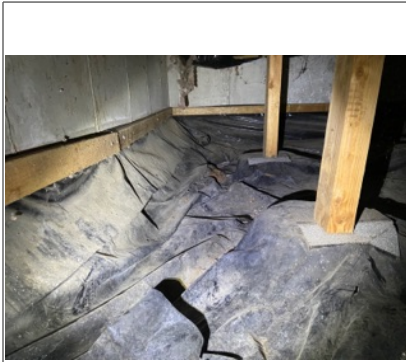
**Comments**

The crawlspace was completely dry at time of inspection with no signs of past excessive moisture. Crawlspace in Oregon may experience moisture intrusion periodically and should be monitored. Inspector cannot predict if, when or how much water may enter the crawlspace at any given point.

**Photos**



The crawl space was completely dry at time of inspection with no signs of past excessive moisture. Crawl spaces in Oregon may experience moisture intrusion periodically and should be monitored. Inspector cannot predict if, when or how much water may enter the crawl space at any given point.



The crawl space was completely dry at time of inspection with no signs of past excessive moisture. Crawl spaces in Oregon may experience moisture intrusion periodically and should be monitored. Inspector cannot predict if, when or how much water may enter the crawl space at any given point.



The crawl space was completely dry at time of inspection with no signs of past excessive moisture. Crawl spaces in Oregon may experience moisture intrusion periodically and should be monitored. Inspector cannot predict if, when or how much water may enter the crawl space at any given point.

**Ventilation**

- N/A
  - Wall vents  Foundation vents  None apparent
- Crawl space ventilation appeared to be adequate for the size/style of home.

**Location  
Comments  
Photos**



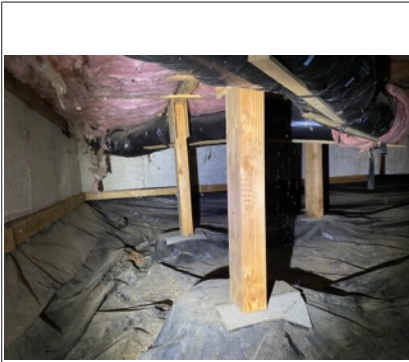
Crawl space ventilation appeared to be adequate for the size/style of home.

**Girders/Beams/Columns**

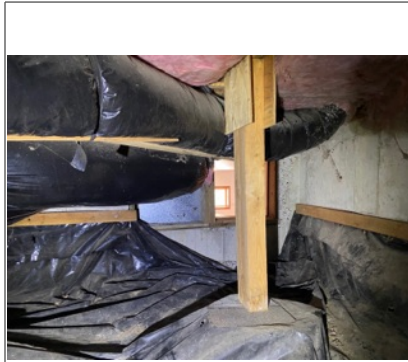
- Material**  Steel  Wood  Masonry
  - Condition**  Satisfactory  Marginal  Poor  Not Visible  Sagging/Altered
- Comments** The structural framing viewed from the crawl space appeared to be in overall functional condition where accessible/visible unless noted otherwise. No significant structural deficiencies were apparent at time of inspection.



**Photos**



The structural framing viewed from the crawl space appeared to be in overall functional condition where accessible/visible unless noted otherwise. No significant structural deficiencies were apparent at time of inspection.



The structural framing viewed from the crawl space appeared to be in overall functional condition where accessible/visible unless noted otherwise. No significant structural deficiencies were apparent at time of inspection.



The structural framing viewed from the crawl space appeared to be in overall functional condition where accessible/visible unless noted otherwise. No significant structural deficiencies were apparent at time of inspection.



The structural framing viewed from the crawl space appeared to be in overall functional condition where accessible/visible unless noted otherwise. No significant structural deficiencies were apparent at time of inspection.



The structural framing viewed from the crawl space appeared to be in overall functional condition where accessible/visible unless noted otherwise. No significant structural deficiencies were apparent at time of inspection.

**Subfloor**

**Condition**  Not Visible  
 Indication of moisture stains/rotting  
**Comments** Insulation limits the ability to evaluate the subfloor in the crawl space. Insulation was not disturbed during the process of inspecting the home per CCB requirements. The subfloor, mudsill and beams concealed by insulation should not be considered fully evaluated.

**Insulation**

**Type**  None  Fiberglass  Cellulose  Rockwool  Foam  Not Visible  
 Fiberglass  
**Location**  Walls  Between floor joists/beams Other: .  
**Comments** Insulation at the subfloor appeared to be intact and in overall adequate condition where accessible. Insulation limits the ability to fully evaluate the subfloor under the home. Insulation was left undisturbed during the process of inspecting the home.

**Photos**



Insulation at the subfloor appeared to be intact and in overall adequate condition where accessible.  
Insulation limits the ability to fully evaluate the subfloor under the home.  
Insulation was left undisturbed during the process of inspecting the home.

**Vapor barrier**

**Present**  Yes  No  Not Visible  Improperly installed

**Material**  Kraft/foil faced  Plastic  Not Visible Other: .

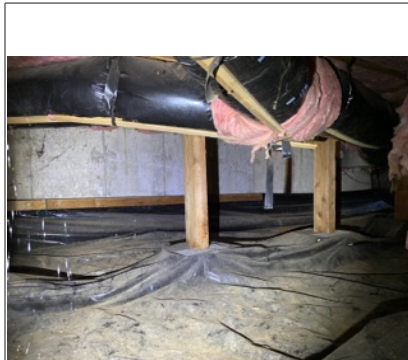
**Condition**  Satisfactory  Marginal  Poor

**Comments** The vapor barrier in the crawl space appeared to be reasonably intact at time of inspection.

**Photos**



The vapor barrier in the crawl space appeared to be reasonably intact at time of inspection.



The vapor barrier in the crawl space appeared to be reasonably intact at time of inspection.

# Basement

## Stairs

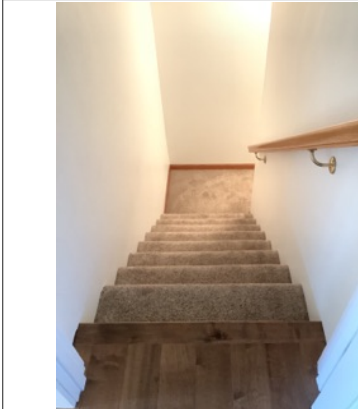
**Condition**  Satisfactory  Marginal  Poor  Typical wear and tear  Need repair  Risers Uneven  
 Safety Hazard

**Handrail**  Yes  No Condition:  Satisfactory  Loose  Handrail/Railing/Balusters recommended

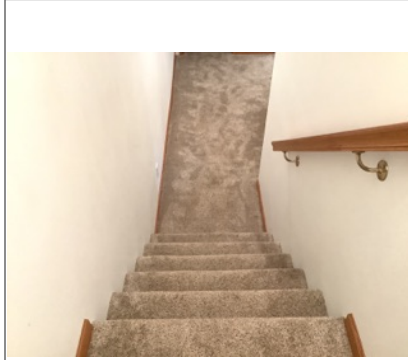
**Headway over stairs**  Satisfactory  Low clearance  Safety hazard

**Comments** Interior stairs & handrails appear to be in overall satisfactory/usable condition.

### Photos



Interior stairs & handrails appear to be in overall satisfactory/usable condition.



Interior stairs & handrails appear to be in overall satisfactory/usable condition.

## Foundation

**Condition**  Satisfactory  Marginal  Have evaluated  Monitor  Not Elevated

**Material**  ICF  Brick  Concrete block  Stone Masonry  Poured concrete  wood

**Horizontal cracks**  None  North  South  East  West

**Step cracks**  None  North  South  East  West

**Vertical cracks**  None  North  South  East  West

**Covered walls**  None  North  South  East  West

**Movement apparent**  None  North  South  East  West

**Indication of moisture**  Yes  No  Fresh  Old stains

**Comments** The basement is fully finished.  
 The foundation, mudsill, columns/beams, joists and subfloor were not visible due to the ceiling, wall and floor covering  
 No representation can be made for any issues concealed by ceiling, wall or floor coverings.

The basement walls were inspected using a Flir E6 model infrared camera.  
 No visible signs of moisture intrusion were apparent at time of inspection.  
 Basements are prone to leakage and the current dry condition of the basement is subject to change.  
 Recommend monitoring the basement for signs of moisture and mitigate as needed.  
 Recommend reviewing the sellers disclosure regarding the basement and any past moisture issues.

## Photos



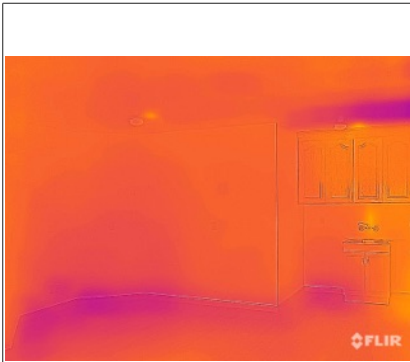
The basement walls were inspected using a Flir E6 model infrared camera. No visible signs of moisture intrusion were apparent at time of inspection. Basements are prone to leakage and the current dry condition of the basement is subject to change. Recommend monitoring the basement for signs of moisture and mitigate as needed. Recommend reviewing the sellers disclosure regarding the basement and any past moisture issues.



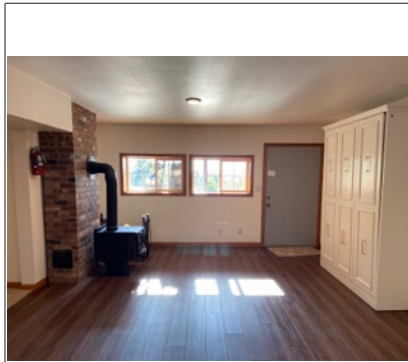
The basement walls were inspected using a Flir E6 model infrared camera. No visible signs of moisture intrusion were apparent at time of inspection. Basements are prone to leakage and the current dry condition of the basement is subject to change. Recommend monitoring the basement for signs of moisture and mitigate as needed. Recommend reviewing the sellers disclosure regarding the basement and any past moisture issues.



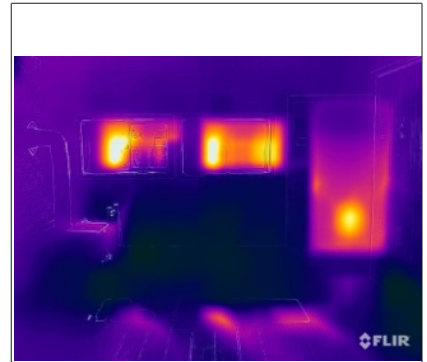
The basement walls were inspected using a Flir E6 model infrared camera. No visible signs of moisture intrusion were apparent at time of inspection. Basements are prone to leakage and the current dry condition of the basement is subject to change. Recommend monitoring the basement for signs of moisture and mitigate as needed. Recommend reviewing the sellers disclosure regarding the basement and any past moisture issues.



The basement walls were inspected using a Flir E6 model infrared camera. No visible signs of moisture intrusion were apparent at time of inspection. Basements are prone to leakage and the current dry condition of the basement is subject to change. Recommend monitoring the basement for signs of moisture and mitigate as needed. Recommend reviewing the sellers disclosure regarding the basement and any past moisture issues.



The basement walls were inspected using a Flir E6 model infrared camera. No visible signs of moisture intrusion were apparent at time of inspection. Basements are prone to leakage and the current dry condition of the basement is subject to change. Recommend monitoring the basement for signs of moisture and mitigate as needed. Recommend reviewing the sellers disclosure regarding the basement and any past moisture issues.



The basement walls were inspected using a Flir E6 model infrared camera. No visible signs of moisture intrusion were apparent at time of inspection. Basements are prone to leakage and the current dry condition of the basement is subject to change. Recommend monitoring the basement for signs of moisture and mitigate as needed. Recommend reviewing the sellers disclosure regarding the basement and any past moisture issues.

**Floor**

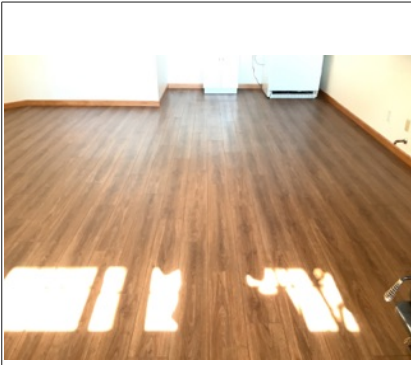
**Material**  
**Condition**  
**Comments**

- Concrete  Dirt/Gravel  Not Visible Other: .  
 Satisfactory  Marginal  Poor  Typical cracks  Not Visible

The basement is fully finished.  
The foundation, mudsill, columns/beams, joists and subfloor were not visible due to the ceiling, wall and floor covering  
No representation can be made for any issues concealed by ceiling, wall or floor coverings.



**Photos**



The basement is fully finished. The foundation, mudsill, columns/beams, joists and subfloor were not visible due to the ceiling, wall and floor covering

No representation can be made for any issues concealed by ceiling, wall or floor coverings.

**Seismic bolts**

- N/A  None visible  
 Appear satisfactory  Recommend evaluation

**Condition**  
**Comments**

The basement is fully finished. The foundation, mudsill, columns/beams, joists and subfloor were not visible due to the ceiling, wall and floor covering  
 No representation can be made for any issues concealed by ceiling, wall or floor coverings.

**Drainage**

- Sump pump**  Yes  No  Working  Not working  Needs cleaning  Pump not tested  
**Floor drains**  Yes  Not Visible  Drains not tested

**Comments**

The basement is fully finished. The foundation, mudsill, columns/beams, joists and subfloor were not visible due to the ceiling, wall and floor covering  
 No representation can be made for any issues concealed by ceiling, wall or floor coverings.

The basement walls were inspected using a Flir E6 model infrared camera  
 No visible signs of moisture intrusion were apparent at time of inspection.  
 Basements are prone to leakage and the current dry condition of the basement is subject to change.  
 Recommend monitoring the basement for signs of moisture and mitigate as needed.  
 Recommend reviewing the sellers disclosure regarding the basement and any past moisture issues.

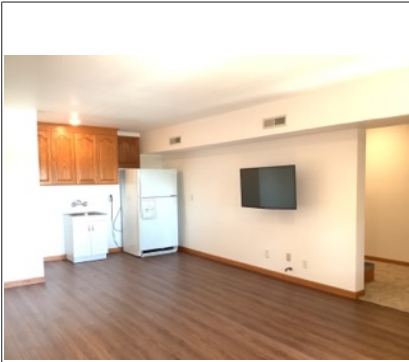
**Structural Framing/Subfloor**

- Not Visible  
 Satisfactory  Marginal  Poor  Stained/Rusted  
 Steel  Wood  Concrete  LVL  Not Visible

**Condition**  
**Material**  
**Comments**

The basement is fully finished. The foundation, mudsill, columns/beams, joists and subfloor were not visible due to the ceiling, wall and floor covering  
 No representation can be made for any issues concealed by ceiling, wall or floor coverings.

**Photos**



The basement is fully finished. The foundation, mudsill, columns/beams, joists and subfloor were not visible due to the ceiling, wall and floor covering

No representation can be made for any issues concealed by ceiling, wall or floor coverings.

# Plumbing

## Water service

**Main shut-off location** Basement

**Water entry piping**  Not Visible  Copper/Galv.  PVC Plastic  CPVC Plastic  Polybutylene Plastic  
 PEX Plastic  Lead  Polyethylene

**Lead other than solder joints**  Yes  No  Unknown  Service entry

**Visible water distribution piping**  Copper  Galvanized  PVC Plastic  CPVC Plastic  Polybutylene Plastic  
 PEX Plastic Other: .

**Condition**  Satisfactory  Marginal  Poor

**Flow**  Satisfactory  Marginal  Poor  Water pressure over 80 psi  Recommend plumber evaluate  
 Recommend pressure regulator

**Pipes Supply/Drain**  Corroded  Leaking  Valves broken/missing  Dissimilar metal Cross connection:  Yes  
 No  Safety Hazard  Recommend repair  Recommend a dielectric union  Satisfactory

**Drain/Waste/Vent pipe**  Copper  Cast iron  Galvanized  PVC  ABS  Brass

**Condition**  Satisfactory  Marginal  Poor

**Support/Insulation**  N/A

Type: Metal strapping

Plastic strapping

**Traps proper P-Type**  Yes  No  P-traps recommended

**Drainage**  Satisfactory  Marginal  Poor

**Interior fuel storage system**  N/A  Yes  No Leaking:  Yes  No

**Fuel line**  N/A  Copper  Brass  Black iron  Stainless steel  CSST  Not Visible  Galvanized  
 Recommend CSST be properly bonded

**Condition**  N/A  Satisfactory  Marginal  Poor  Recommend plumber evaluate

**Comments** No active water leaks were apparent/visible in primary plumbing lines at time of inspection.

## Photos



Reference picture of the primary water shut off valve in the basement

## Main fuel shut-off location

N/A

**Location** No gas service to the home at time of inspection

**Comments** No gas service was installed or in use at time of inspection.

## Well pump

Not evaluated

**Type**  Submersible  In basement  Well house  Well pit  Shared well

**Pressure gauge operable**  Yes  No Well pressure:  Not Visible

**Comments** The well was not evaluated as part of this home inspection.  
 Recommend performing due diligence by testing water quality and water flow rates.



# Plumbing

## Water heater

N/A

**General** Brand Name:Reliance  
Serial #: 1049J010202  
Capacity:80 gallon capacity  
Approx. age:Manufactured 2010 according to the serial number date code

**Type**  Gas  Electric  Oil  LP Other: .

**Combustion air venting present**  Yes  No  N/A

**Seismic restraints needed**  Yes  No  N/A

**Relief valve**  Yes  No Extension proper:  Yes  No  Missing  Recommend repair  Improper material

**Vent pipe**  N/A  Satisfactory  Pitch proper  Improper  Rusted  Recommend repair

**Condition**  Satisfactory  Marginal  Poor

**Comments** The water heater appeared to be functioning properly at time of inspection.  
Hot water was effectively delivered to all necessary points throughout the home.

The water heater was approximately 11+ years old at time of inspection.  
The typical lifespan for a water heater is approximately 10-12 years depending on maintenance.  
The installed water heater appeared to be functioning properly at time of inspection.  
Hot water was effectively delivered to all necessary points throughout the home.  
Recommend budgeting for a replacement due to age of equipment.

Only one seismic restraint was installed on the electric water heater in the basement.  
The Uniform Plumbing Code (UPC), section 510.5 says "In seismic zones 3 and 4, water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion.  
Strapping shall be at points within the upper one-third (1/3) and lower one-third (1/3) of its vertical dimensions. At the lower point, a minimum of four (4) inches (102mm) shall be maintained above the controls with the strapping."  
Washington, Oregon and California are all seismic zones 3 or 4 where the requirement is two seismic restraints are to be installed  
Recommend installation of an additional seismic restraints at the water heater as required

The water heater is not strapped to a solid surface as is required.  
Recommend installation of stand-off brackets behind the water heater to provide a solid surface to prevent potential movement of the water heater.

Photos



Reference picture of the 80 gallon electric water heater



Reference picture of the water heater rating label



The water heater appeared to be functioning properly at time of inspection. Hot water was effectively delivered to all necessary points throughout the home.



### Summary item 3

The water heater was approximately 11+ years old at time of inspection. The typical lifespan for a water heater is approximately 10-12 years depending on maintenance.

The installed water heater appeared to be functioning properly at time of inspection. Hot water was effectively delivered to all necessary points throughout the home. Recommend budgeting for a replacement due to age of equipment.



### Summary item 5

Only one seismic restraint was installed on the electric water heater in the basement. The Uniform Plumbing Code (UPC), section 510.5 says "In seismic zones 3 and 4, water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion.

Strapping shall be at points within the upper one-third (1/3) and lower one-third (1/3) of its vertical dimensions. At the lower point, a minimum of four (4) inches (102mm) shall be maintained above the controls with the strapping."

Washington, Oregon and California are all seismic zones 3 or 4 where the requirement is two seismic restraints are to be installed

Recommend installation of an additional seismic restraints at the water heater as required



### Summary item 5a

The water heater is not strapped to a solid surface as is required. Recommend installation of stand-off brackets behind the water heater to provide a solid surface to prevent potential movement of the water heater.

# HVAC System (1st Floor)

## HVAC System (1st Floor)

**Packaged Heat Pump** Brand name:Trane  
 Approx. age:Manufactured 09/2018  
 Unknown Model #: 4WCC4032A1000AB Serial #: 183915819L  Satisfactory  Marginal  
 Poor  Recommended HVAC technician examine

**Energy source**  Gas  LP  Oil  Electric  Solid fuel

**Warm air system**  Belt drive  Direct drive  Gravity  Central system  Floor/wall furnace

**Controls** Disconnect:  Yes  No  Normal operating and safety controls observed

**Distribution**  Metal duct  Insulated flex duct  Cold air returns  Duct board  Asbestos-like wrap  
 Safety Hazard

**Filter**  Standard  Electrostatic  Satisfactory  Needs cleaning/replacement  Missing  
 Electronic (not tested)

**When turned on by thermostat**  Fired  Did not fire Proper operation:  Yes  No  Not tested

**Heat pump**  N/A  Supplemental electric  Supplemental gas

**Sub-slab ducts**  N/A  Satisfactory  Marginal  Poor Water/Sand Observed:  Yes  No

**System not operated due to**  N/A  Exterior temperature Other:

**Comments** The Trane packaged heat pump for the lower floors was tested and appeared to be functioning properly at time of inspection.  
 Normal operating temperatures were observed at time of inspection.

The air filters in both HVAC systems were dirty at time of inspection and should be replaced.  
 It appeared that the systems had not been serviced since approximately 09/2020.  
 Recommend general service/cleaning of the HVAC equipment by a licensed contractor if deemed necessary.

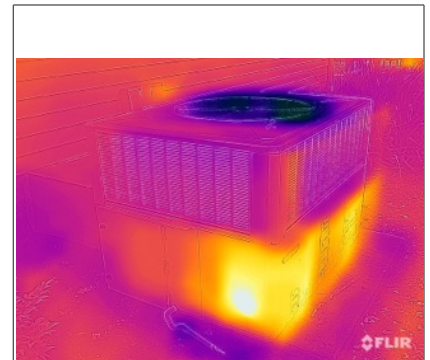
## Photos



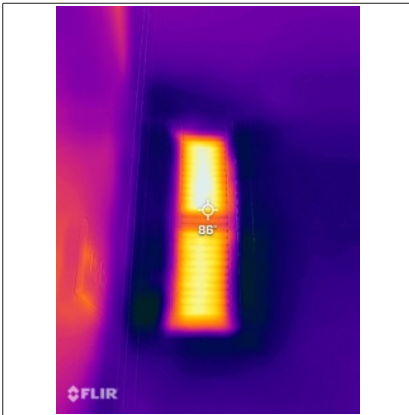
Reference picture of the Trane packaged heat pump



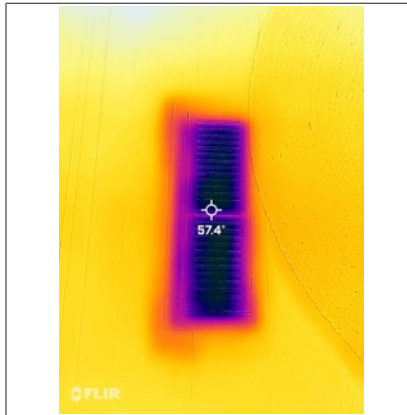
Reference picture of the heat pump rating label



The Trane packaged heat pump for the lower floors was tested and appeared to be functioning properly at time of inspection. Normal operating temperatures were observed at time of inspection.



The Trane packaged heat pump for the lower floors was tested and appeared to be functioning properly at time of inspection. Normal operating temperatures were observed at time of inspection.



The Trane packaged heat pump for the lower floors was tested and appeared to be functioning properly at time of inspection. Normal operating temperatures were observed at time of inspection.



Summary item 6  
The air filters in both HVAC systems were dirty at time of inspection and should be replaced. It appeared that the systems had not been serviced since approximately 09/2020. Recommend general service/cleaning of the HVAC equipment by a licensed contractor if deemed necessary.



Summary item 6  
The air filters in both HVAC systems were dirty at time of inspection and should be replaced. It appeared that the systems had not been serviced since approximately 09/2020. Recommend general service/cleaning of the HVAC equipment by a licensed contractor if deemed necessary.



# HVAC System (2nd Floor)

## HVAC System (2nd Floor)

### Heat Pump Outdoor Unit

Brand name:Trane

Approx. age:Manufactured 01/2019

 Unknown Model #: 4TWL6030A1000AA Serial #: 19034J6DCF  Satisfactory

 Marginal  Poor  Recommended HVAC technician examine

### Furnace

 None

Brand name:Trane

Approx. age:Manufactured 01/2019

 Unknown

Model #:TEM6A0B30H21SBA

 Serial #: 190534D53V  Satisfactory  Marginal  Poor  Recommended HVAC technician examine

### Energy source

 Gas  LP  Oil  Electric  Solid fuel

### Warm air system

 Belt drive  Direct drive  Gravity  Central system  Floor/wall furnace

### Controls

 Disconnect:  Yes  No  Normal operating and safety controls observed

### Distribution

 Metal duct  Insulated flex duct  Cold air returns  Duct board  Asbestos-like wrap

 Safety Hazard

### Filter

 Standard  Electrostatic  Satisfactory  Needs cleaning/replacement  Missing

 Electronic (not tested)

### When turned on by thermostat

 Fired  Did not fire Proper operation:  Yes  No  Not tested

### Heat pump

 N/A  Supplemental electric  Supplemental gas

### Sub-slab ducts

 N/A  Satisfactory  Marginal  Poor Water/Sand Observed:  Yes  No

### System not operated due to

 N/A  Exterior temperature Other:

### Comments

The Trane split system heat pump for the top floor was tested and appeared to be functioning properly at time of inspection.

Normal operating temperatures were observed at time of inspection.

The air filters in both HVAC systems were dirty at time of inspection and should be replaced.

It appeared that the systems had not been serviced since approximately 09/2020.

Recommend general service/cleaning of the HVAC equipment by a licensed contractor if deemed necessary.

## Photos



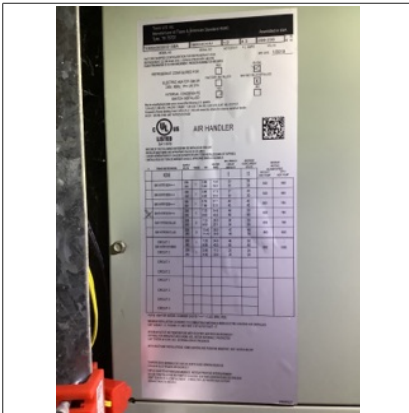
Reference picture of the Trane heat pump



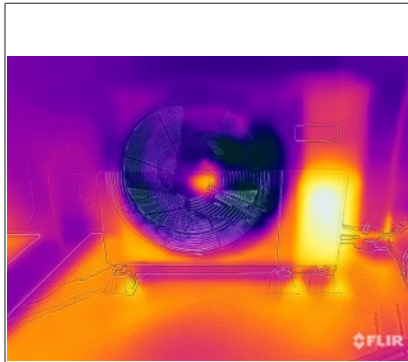
Reference picture of the heat pump rating label.



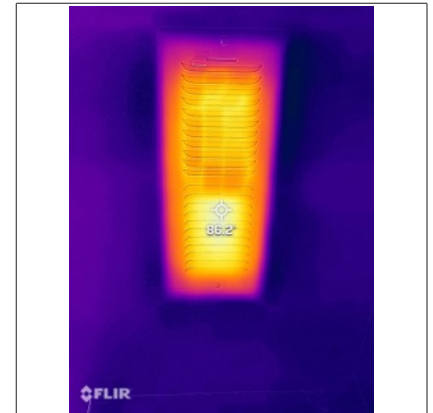
Reference picture of the furnace/blower coil in the attic.



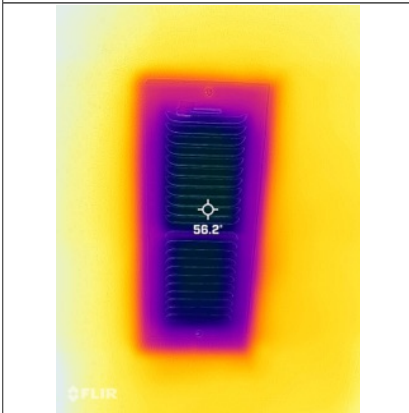
Reference picture of the furnace rating label



The Trane split system heat pump for the top floor was tested and appeared to be functioning properly at time of inspection. Normal operating temperatures were observed at time of inspection.



The Trane split system heat pump for the top floor was tested and appeared to be functioning properly at time of inspection. Normal operating temperatures were observed at time of inspection.



The Trane split system heat pump for the top floor was tested and appeared to be functioning properly at time of inspection. Normal operating temperatures were observed at time of inspection.



Summary item 6  
The air filters in both HVAC systems were dirty at time of inspection and should be replaced. It appeared that the systems had not been serviced since approximately 09/2020. Recommend general service/cleaning of the HVAC equipment by a licensed contractor if deemed necessary.

# Air Conditioning

## Air Conditioning

**AC/Heat Pump**  N/A

Location:

Brand:

Model #:

Serial #:

Approximate Age:

**Condition**  Satisfactory  Marginal  Poor  Cabinet/housing rusted

**Energy source**  Electric  Gas Other: .

**Unit type**  Air cooled  Water cooled  Geothermal  Heat pump

**Outside Disconnect**  Yes  No Maximum fuse/breaker rating (amps): Fuses/Breakers installed (amps):  
 Improperly sized fuses/breakers

**Level**  Yes  No  Recommend re-level unit

**Condenser Fins**  Damaged  Need cleaning  Damaged base/pad  Damaged Refrigerant Line  Satisfactory

**Insulation**  Yes  No  Replace

**Improper Clearance (air flow)**  Yes  No

**Comments** The heat pump was tested and appeared to be functioning properly at time of inspection.  
 Normal operating temperatures were observed at time of inspection.

# Central Vacuum

## Central Vacuum

Central Vacuum  N/A

Location:Basement

Brand:Silent Master

Condition  Satisfactory  Marginal  Poor

## Comments

The central vacuum system was tested and appeared to be functional.  
A small amount of ports throughout the home were checked and appeared to be fully functional.

## Photos



The central vacuum system was tested and appeared to be functional.  
A small amount of ports throughout the home were checked and appeared to be fully functional.



The central vacuum system was tested and appeared to be functional.  
A small amount of ports throughout the home were checked and appeared to be fully functional.

# Zonal Electric Heat

## Zonal Electric Heat

**Zonal Electric Heat**  N/A

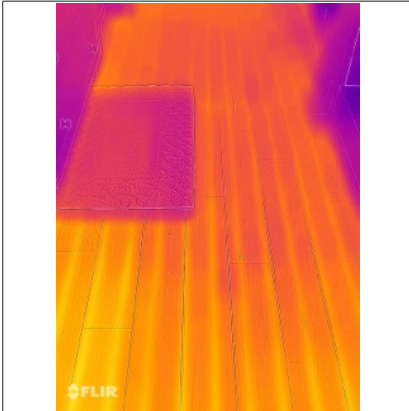
**Type**  Electric baseboard  Electric wall heater  Radiant floor heat  Solid fuel burning stove

**Proper operation**  Yes  No

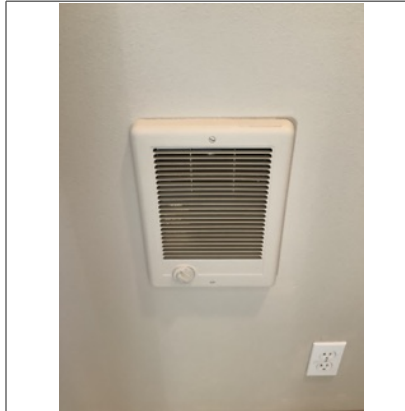
**System condition**  Satisfactory  Marginal  Poor  Recommend HVAC Technician Examine

**Comments** The radiant floor heat in the Primary Bathroom was tested and appeared to be functional. The electric wall heaters were tested and appeared to be functioning properly.

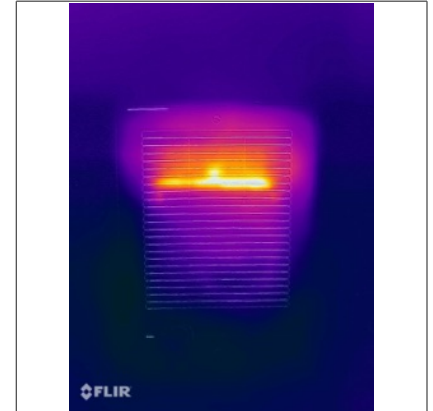
## Photos



The radiant floor heat in the Primary Bathroom was tested and appeared to be functional.



The electric wall heaters were tested and appeared to be functioning properly.



The electric wall heaters were tested and appeared to be functioning properly.



# Electrical Panel 1

## Electrical Panel 1

**Location** Garage  
**Condition**  Satisfactory  Poor  
**Adequate Clearance to Panel**  Yes  No  
**Amperage/Voltage**  Unknown  60a  100a  150a  200a  400a  120v/240v  
**Breakers/Fuses**  Breakers  Fuses  
**Appears grounded**  Yes  No  Not Visible  
**GFCI breaker**  Yes  No Operable:  Yes  No  
**AFCI breaker**  Yes  No Operable:  Yes  No  Not Tested  
**Main wire**  Copper  Aluminum  Not Visible  Double tapping of the main wire Condition:  Satisfactory  
 Marginal  Poor  
**Branch wire condition**  Satisfactory  Poor  Recommend electrician evaluate/repair  Romex  BX cable  
 Conduit  Knob/Tube  Double tapping  Wires undersized/oversized breaker/fuse  
 Panel not accessible  Not evaluated

Reason:

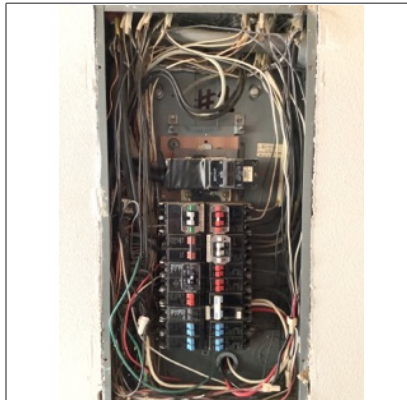
**Branch wire**  Copper  Aluminum  Solid Branch Aluminum Wiring  Not Visible  Safety Hazard  
**Comments** The electrical panel box appeared to be compatible to the electrical service.  
 Branch breaker distribution appeared normal.  
 Accessible/visible electrical outlets were grounded and had proper polarity except as noted.  
 No signs of overheating were evident at the time of the inspection.

The screws at the electrical panel box cover (Panel Box 1) have pointed ends which are not rated for electrical panels.  
 The pointed screws could potentially pierce an electrical wire inside the panel box  
 Recommend replacing screws with blunt ended screws rated for electrical panel box covers.

## Photos



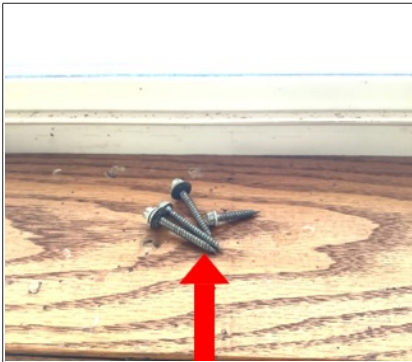
Reference picture of the electrical panel box.



Interior image of the electrical panel box/wiring.



Infrared image of the electrical panel box/wiring. No signs of overheating were evident with an infrared camera, thermal probe and visual inspection.



Summary item 7a

The screws at the electrical panel box cover (Panel Box 1) have pointed ends which are not rated for electrical panels.

The pointed screws could potentially pierce an electrical wire inside the panel box  
Recommend replacing screws with blunt ended screws rated for electrical panel box covers.

# Electrical Panel 2

## Electrical Panel 2

**Location** Garage  
**Condition**  Satisfactory  Poor  
**Adequate Clearance to Panel**  Yes  No  
**Amperage/Voltage**  Unknown  60a  100a  150a  200a  400a  120v/240v  
**Breakers/Fuses**  Breakers  Fuses  
**Appears grounded**  Yes  No  Not Visible  
**GFCI breaker**  Yes  No Operable:  Yes  No  
**AFCI breaker**  Yes  No Operable:  Yes  No  Not Tested  
**Main wire**  Copper  Aluminum  Not Visible  Double tapping of the main wire Condition:  Satisfactory  
 Marginal  Poor  
**Branch wire condition**  Satisfactory  Poor  Recommend electrician evaluate/repair  Romex  BX cable  
 Conduit  Knob/Tube  Double tapping  Wires undersized/oversized breaker/fuse  
 Panel not accessible  Not evaluated  
Reason:  
**Branch wire**  Copper  Aluminum  Solid Branch Aluminum Wiring  Not Visible  Safety Hazard  
**Comments** The electrical panel box appeared to be compatible to the electrical service.  
Branch breaker distribution appeared normal.  
Accessible/visible electrical outlets were grounded and had proper polarity except as noted.  
No signs of overheating were evident at the time of the inspection.

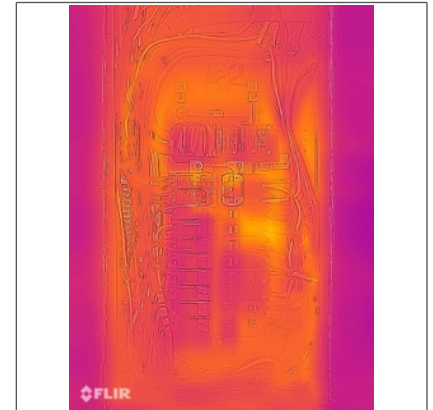
## Photos



Reference picture of the electrical panel box.



Interior image of the electrical panel box/wiring.



Infrared image of the electrical panel box/wiring.  
No signs of overheating were evident with an infrared camera, thermal probe and visual inspection.

# Electrical Sub Panel

**Sub panel(s)**

**Branch wire**  None apparent  Copper  Aluminum  Safety hazard Neutral/ground separated:  Yes  No Neutral isolated:  Yes  No

**Condition**  Satisfactory  Marginal  Poor

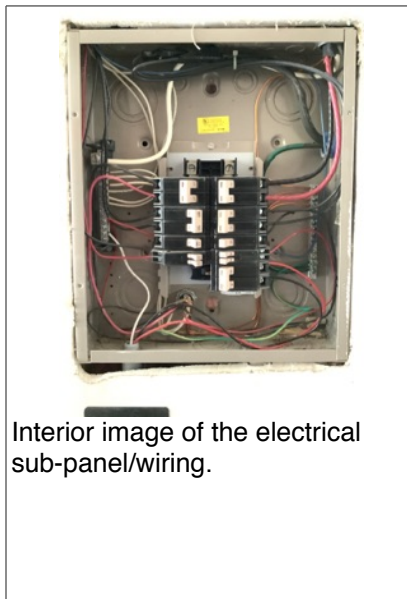
**Comments** The sub-panel box size appeared to be compatible to service size.  
Branch breaker distribution appeared normal.  
No signs of overheating were evident at the time of the inspection.

Two of the screws at the electrical sub-panel box cover have pointed ends which are not rated for electrical panels.  
Recommend replacing screws with blunt ended screws rated for electrical panel box covers.

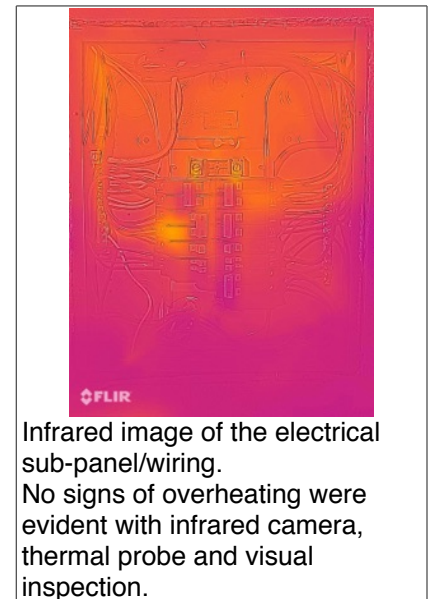
**Photos**



Reference picture of the electrical sub-panel



Interior image of the electrical sub-panel/wiring.



Infrared image of the electrical sub-panel/wiring.  
No signs of overheating were evident with infrared camera, thermal probe and visual inspection.



Summary item 7a  
Two of the screws at the electrical sub-panel box cover have pointed ends which are not rated for electrical panels.  
Recommend replacing screws with blunt ended screws rated for electrical panel box covers.

# Wood Stove

## Wood Stove

- Wood Stove**  None
- Location(s)** Basement
- Type**  Gas  Wood  Solid fuel burning stove  Electric  Ventless
- Material**  Masonry  Metal (pre-fabricated)  Metal insert  Cast Iron
- Miscellaneous**  Blower built-in Operable:  Yes  No Damper operable:  Yes  No  
 Open joints or cracks in firebrick/panels should be sealed  Fireplace doors need repair
- Damper modified for gas operation**  N/A  Yes  No  Damper missing
- Hearth extension adequate**  Yes  No
- Mantel**  N/A  Secure  Loose  Recommend repair/replace
- Physical condition**  Satisfactory  Marginal  Poor  Recommend having flue cleaned and re-examined  
 Not evaluated

**Comments** The freestanding wood stove appeared to be in overall usable condition based on a visual inspection only. Flue could not be fully examined so no representation could be made.

The wood stove was installed without a hearth pad which could allow for embers to damage the flooring in front of the wood stove.  
 Most jurisdictions and solid fuel burning fireplace manufacturers require a minimum of 18" from the front of the fireplace to combustible materials.  
 Recommend exercising caution while using the wood stove or install a hearth pad.

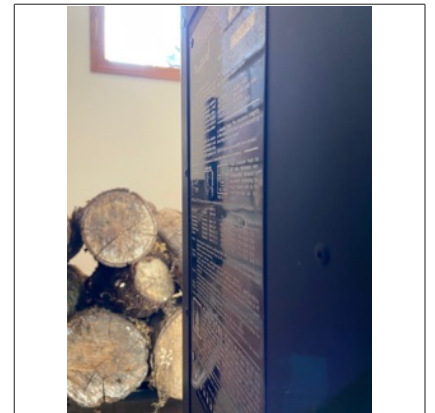
## Photos



Reference picture of the freestanding wood stove in the basement



The freestanding wood stove appeared to be in overall usable condition based on a visual inspection only. Flue could not be fully examined so no representation could be made.



Reference picture of the wood stove rating label showing the EPA certification





Reference picture of the wood stove rating label showing the EPA certification



Summary item 1m  
The wood stove was installed without a hearth pad which could allow for embers to damage the flooring in front of the wood stove.

Most jurisdictions and solid fuel burning fireplace manufacturers require a minimum of 18" from the front of the fireplace to combustible materials. Recommend exercising caution while using the wood stove or install a hearth pad.

# Smoke/Carbon Monoxide Alarms

## Smoke/Carbon Monoxide Alarms

**Smoke Detector**  Present  Not Present Operable:  Yes  No  Not tested  Recommend additional  
 Safety Hazard

**CO Detector**  Present  Not Present Operable:  Yes  No  Not tested  Recommend additional  
 Safety Hazard

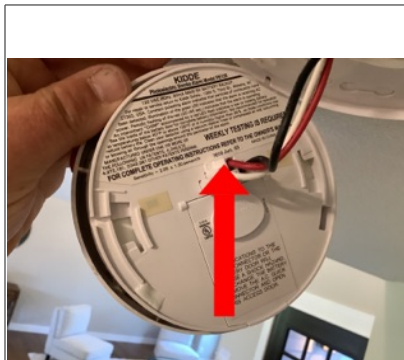
**Comments** The CO alarms were tested and appear to be functioning properly at time of inspection. Recommend periodic testing of the carbon monoxide alarms to verify working condition.

The hardwired smoke alarms (3 total) were over ten years old and should be replaced. Oregon regulations require replacement of smoke alarms at or before 10 years from the manufacture/install date. Recommend replacing the outdated hardwired smoke alarms throughout the home as required. Recommend possible installation of additional smoke alarms in the individual bedrooms as is currently required.

### Photos



The CO alarms were tested and appear to be functioning properly at time of inspection. Recommend periodic testing of the carbon monoxide alarms to verify working condition.

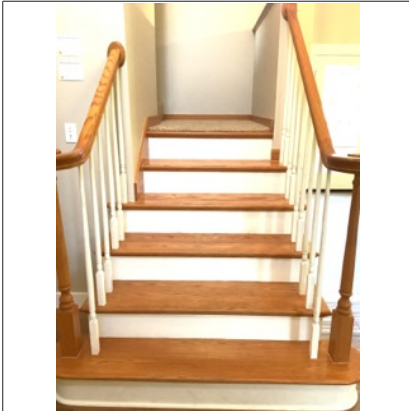


Summary item 4  
 The hardwired smoke alarms (3 total) were over ten years old and should be replaced. Oregon regulations require replacement of smoke alarms at or before 10 years from the manufacture/install date. Recommend replacing the outdated hardwired smoke alarms throughout the home as required. Recommend possible installation of additional smoke alarms in the individual bedrooms as is currently required.

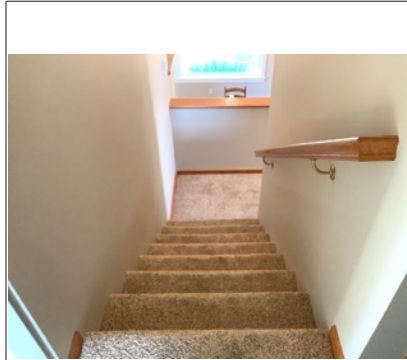
# Stairs/Steps/Balconies

## Stairs/Steps/Balconies

None  
**Condition**  Satisfactory  Marginal  Poor  Loose/Missing  
**Handrail**  Satisfactory  Marginal  Poor  Safety hazard  Hand Rail/Railing/Balusters recommended  
**Risers/Treads**  Satisfactory  Marginal  Poor  Risers/Treads uneven  Trip hazard  
**Comments** Interior stairs, handrails & balusters appeared to be in overall usable condition.  
**Photos**



Interior stairs, handrails & balusters appeared to be in overall usable condition.



Interior stairs, handrails & balusters appeared to be in overall usable condition.

# Garage/Carport

## Type

None  
 Attached  Detached  1-Car  2-Car  3-Car  4-Car  Carport  
**Type**  
**Comments** 2-car

## Automatic Opener

None  N/A  
 Operable  Inoperable  
**Operation**  
**Comments** The automatic garage door openers were tested and appeared to be functional at time of inspection.  
**Photos**



The automatic garage door openers were tested and appeared to be functional at time of inspection.

## Safety Reverse

None  N/A  
 Operable  Not Operable  Need(s) adjusting  Safety hazard  
 Photo eyes and pressure reverse tested  
**Operation**  
**Comments** The overhead garage door opener safety features were tested and appeared to be functional unless noted.  
  
 The optical safety eyes at the westernmost overhead garage door opener appeared to be out of alignment. Recommend aligning the optical safety eyes at the overhead garage door opener to allow for the safety features to function as intended. Recommend testing the close force settings on the overhead garage door opener after aligning the optical safety eyes to ensure the door stops closing when resistance is applied.

**Photos**



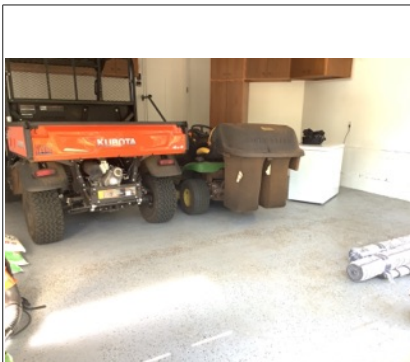
The overhead garage door opener safety features were tested and appeared to be functional unless noted.



Summary item 1n  
 The optical safety eyes at the westernmost overhead garage door opener appeared to be out of alignment.  
 Recommend aligning the optical safety eyes at the overhead garage door opener to allow for the safety features to function as intended.  
 Recommend testing the close force settings on the overhead garage door opener after aligning the optical safety eyes to ensure the door stops closing when resistance is applied.

**Floor**

**Material**  Concrete  Gravel  Asphalt  Dirt Other: \_\_\_\_\_  
**Condition**  Satisfactory  Typical cracks  Large settling cracks  Recommend evaluation/repair  
 Safety hazard  
**Source of Ignition within 18" of the floor**  N/A  Yes  No  
**Comments** The concrete slab in the garage appeared to be in overall usable condition where visible.  
**Photos**



The concrete slab in the garage appeared to be in overall usable condition where visible.

**Sill Plates**

**Type**  None  Not Visible  
 Floor level  Elevated  
**Condition**  Rotted/Damaged  Recommend repair

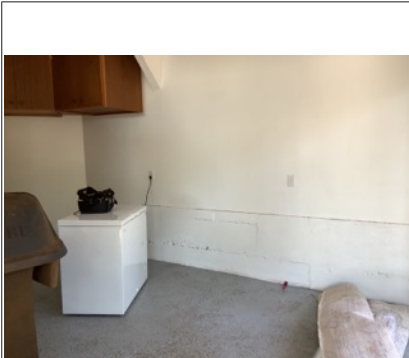


# Garage/Carport

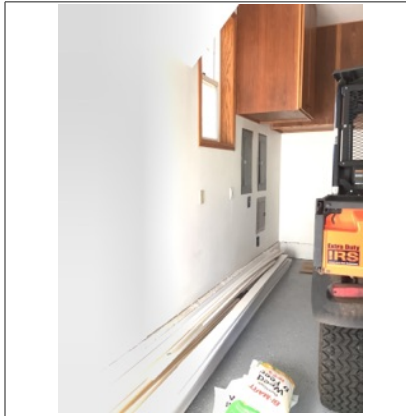
## Sill Plates cont.

**Comments** The sill plates in the garage were not visible due to the installed wall coverings and could not be evaluated.

**Photos**



The sill plates in the garage were not visible due to the installed wall coverings and could not be evaluated.



The sill plates in the garage were not visible due to the installed wall coverings and could not be evaluated.

## Overhead Door(s)

N/A

**Material**  Wood  Fiberglass  Masonite  Metal  Recommend repair

**Condition**  Satisfactory  Marginal  Poor  Hardware loose  Safety Cable Recommended

Weatherstripping missing/damaged  Loose/missing

**Recommend Priming/Painting Inside & Edges**  Yes  No

**Comments** The overhead garage door(s) appeared to be in overall functional condition unless noted

**Photos**



The overhead garage door(s) appeared to be in overall functional condition unless noted

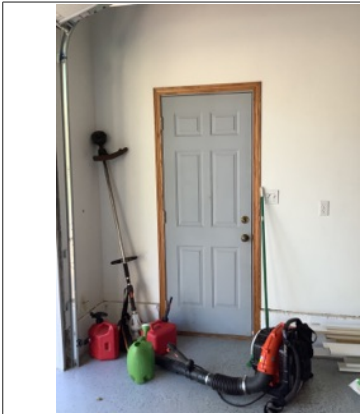
## Exterior Pedestrian Door

None

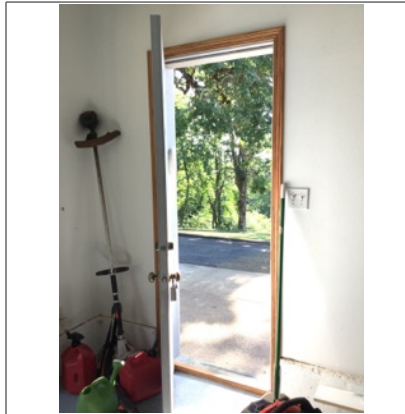
**Condition**  Satisfactory  Marginal  Poor  Damaged/Rusted

**Comments** The exterior garage pedestrian door appeared to be in overall usable condition.

**Photos**



The exterior garage pedestrian door appeared to be in overall usable condition.



The exterior garage pedestrian door appeared to be in overall usable condition.

**Electrical Receptacles**

Yes  No  Not Visible Operable:  Yes  No

**Reverse polarity**  Yes  No

**Open ground**  Yes  No  Safety Hazard

**GFCI Present**  Yes  No Operable:  Yes  No  Handyman/extension cord wiring

Recommend GFCI Receptacles

**Comments** The electrical outlets in the garage are GFCI protected and appeared to be functioning properly at time of inspection

**Photos**



The electrical outlets in the garage are GFCI protected and appeared to be functioning properly at time of inspection

**Fire Separation Walls & Ceiling**

N/A  Present  Missing  Recommend repair

**Condition**  Satisfactory  Recommend repair  Holes walls/ceiling  Safety hazard(s)

**Moisture Stains Present**  Yes  No

**Typical Cracks**  Yes  No

**Fire door**  Not verifiable  Not a fire door  Needs repair  Satisfactory

**Self closure**  N/A  Satisfactory  Inoperative  Missing

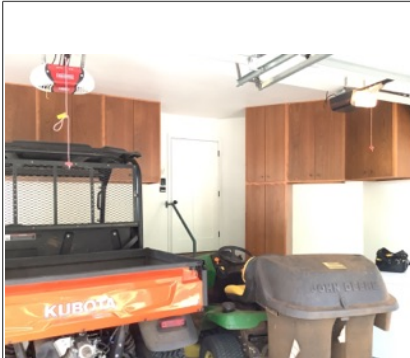
**Comments** The fire separation between the garage and main living space appeared to be intact and in overall adequate condition unless noted.

# Garage/Carport

## Fire Separation Walls & Ceiling cont.

**Comments cont.** The door between the garage and the interior of the home swings outwards over a step which presents a safety hazard. The landing outside of the egress door should provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop with the door open 90 degrees and a length of at least 36" in the direction of travel. Recommend replacing the door with an inwards swinging door or replace the steps with an adequate landing as required.

## Photos



The fire separation between the garage and main living space appeared to be intact and in overall adequate condition unless noted.



### Summary item 4a

The door between the garage and the interior of the home swings outwards over a step which presents a safety hazard. The landing outside of the egress door should provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop with the door open 90 degrees and a length of at least 36" in the direction of travel. Recommend replacing the door with an inwards swinging door or replace the steps with an adequate landing as required.

# Laundry Room

## Laundry Room

- Laundry sink**  Yes  No  
**Faucet leaks**  Yes  No  
**Pipes leak**  Yes  No  Not Visible  
**Cross connections**  Yes  No  Potential Safety Hazard  
**Heat source present**  Yes  No  
**Room vented**  Yes  No  
**Dryer vented**  N/A  Wall  Ceiling  Floor  Not vented  Plastic dryer vent not recommended  
 Not vented to exterior  Recommend repair  Safety hazard  
**Electrical** Open ground/reverse polarity:  Yes  No  Safety hazard  
**GFCI present**  Yes  No Operable:  Yes  No  Recommend GFCI Receptacles  
**Appliances**  Washer  Dryer  Water heater  Furnace/Boiler  
**Washer hook-up lines/valves**  Satisfactory  Leaking  Corroded  Not Visible  
**Gas shut-off valve**  N/A  Yes  No  Cap Needed  Safety hazard  Not Visible  
**Comments** The clothes washer/dryer were not evaluated as part of this home inspection.

The electrical switches/outlets were tested and appeared to be functional at time of inspection.

No exhaust fan was installed in the laundry room at time of inspection.

No active water leaks were observed In the laundry room at time of inspection.

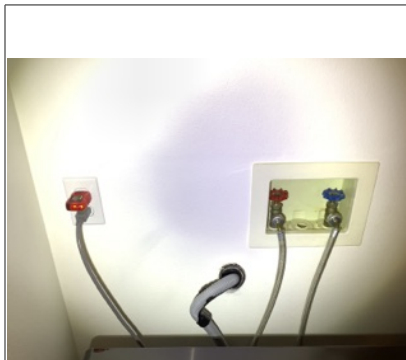
Moisture levels at the subfloor in the laundry room appeared to be within a normal range at time of inspection unless noted.

Moisture levels were observed utilizing a pinless moisture meter.

## Photos



Reference picture of the laundry area



No active water leaks were observed In the laundry room at time of inspection.



Moisture levels at the subfloor in the laundry room appeared to be within a normal range at time of inspection unless noted. Moisture levels were observed utilizing a pinless moisture meter.

# Kitchen

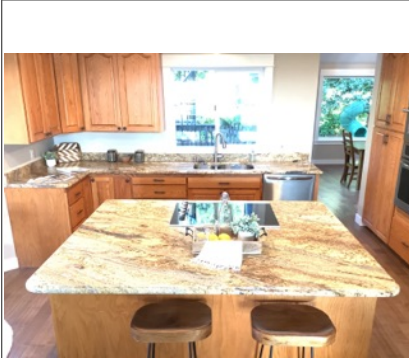
## Countertops

**Condition**  Satisfactory  Marginal  Recommend repair/caulking

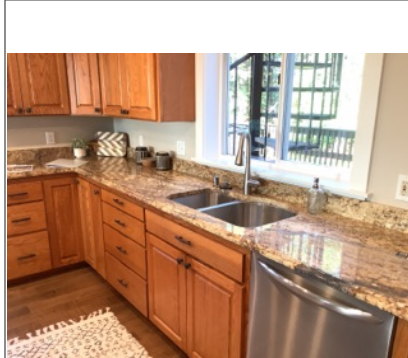
**Comments** Kitchen countertops appeared to be in overall usable condition.  
Kitchen countertops have normal wear for the age.

Open seams (minimal) were observed between the countertop and the backsplash in the kitchen.  
Recommend caulking/grout maintenance as needed between the countertop and the backsplash in the kitchen to prevent further deterioration and/or moisture intrusion.

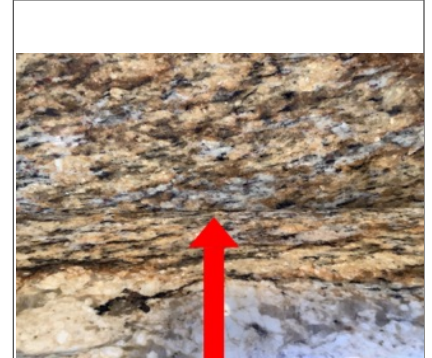
## Photos



Kitchen countertops appeared to be in overall usable condition.  
Kitchen countertops have normal wear for the age.



Kitchen countertops appeared to be in overall usable condition.  
Kitchen countertops have normal wear for the age.



Summary item 10  
Open seams (minimal) were observed between the countertop and the backsplash in the kitchen.

Recommend caulking/grout maintenance as needed between the countertop and the backsplash in the kitchen to prevent further deterioration and/or moisture intrusion.

## Cabinets

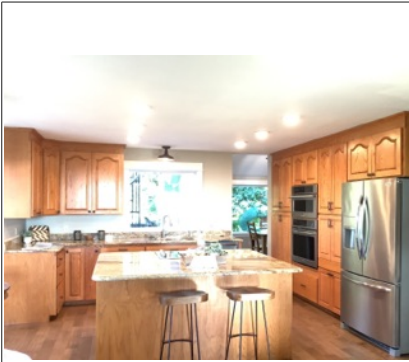
**Condition**  Satisfactory  Marginal  Recommend repair/adjustment

**Comments** Kitchen cabinets appeared to be in overall usable condition.  
Kitchen cabinets have normal wear for the age.

A small strip of wood trim was missing beneath the built-in oven.  
Recommend installing a section of matching wood trim beneath the oven if deemed necessary.



**Photos**



Kitchen cabinets appeared to be in overall usable condition. Kitchen cabinets have normal wear for the age.



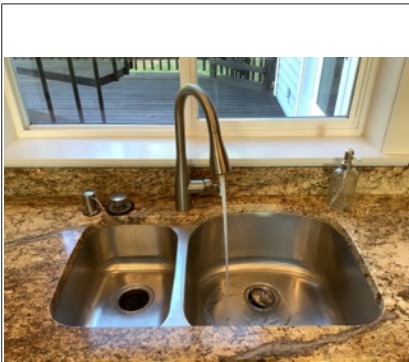
Summary item 1p  
A small strip of wood trim was missing beneath the built-in oven.  
  
Recommend installing a section of matching wood trim beneath the oven if deemed necessary.

**Plumbing**

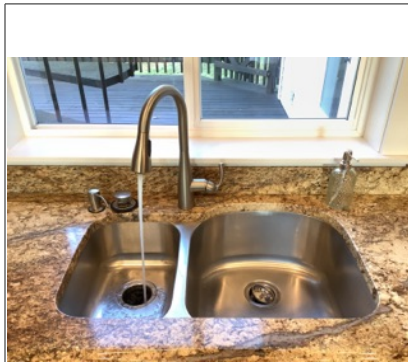
- Faucet Leaks  Yes  No
- Pipes leak/corroded  Yes  No
- Sink/Faucet  Satisfactory  Corroded  Chipped  Cracked  Recommend repair
- Functional drainage  Satisfactory  Marginal  Poor
- Functional flow  Satisfactory  Marginal  Poor

**Comments** Water flow was normal with several fixtures operated at the same time. There were no visible active piping leaks at the time of the inspection. Drain lines had no visible leaks or signs of backup at the time of inspection.

**Photos**



Water flow was normal with several fixtures operated at the same time. There were no visible active piping leaks at the time of the inspection. Drain lines had no visible leaks or signs of backup at the time of inspection.



Water flow was normal with several fixtures operated at the same time. There were no visible active piping leaks at the time of the inspection. Drain lines had no visible leaks or signs of backup at the time of inspection.

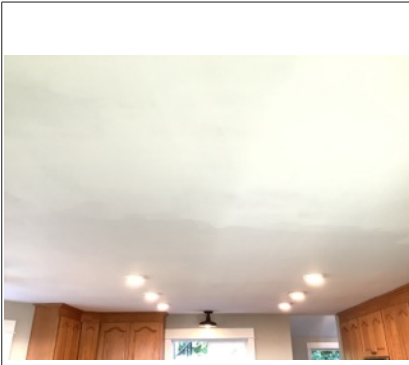


Water flow was normal with several fixtures operated at the same time. There were no visible active piping leaks at the time of the inspection. Drain lines had no visible leaks or signs of backup at the time of inspection.

**Walls & Ceiling**

- Condition  Satisfactory  Marginal  Poor  Typical cracks  Moisture stains

**Comments** Kitchen wall, ceiling & floor coverings appeared to be in overall adequate condition unless noted. No representation can be made for any issues concealed by ceiling, wall or floor coverings.

**Photos**

Kitchen wall, ceiling & floor coverings appeared to be in overall adequate condition unless noted.

No representation can be made for any issues concealed by ceiling, wall or floor coverings.

**Heating/Cooling Source**

Yes  No

**Comments** Heat source present in/adjacent to the kitchen.

**Floor**

**Condition**  Satisfactory  Marginal  Poor  Sloping  Squeaks

**Comments** Kitchen wall, ceiling & floor coverings appeared to be in overall adequate condition unless noted. No representation can be made for any issues concealed by ceiling, wall or floor coverings.

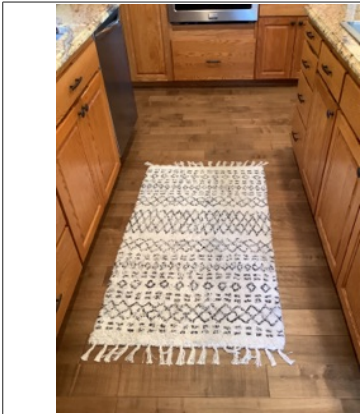
Moisture levels at the subfloor in front of the refrigerator/freezer and the dishwasher appeared to be within a normal range at time of inspection unless noted.

Moisture levels were observed utilizing a pinless moisture meter.

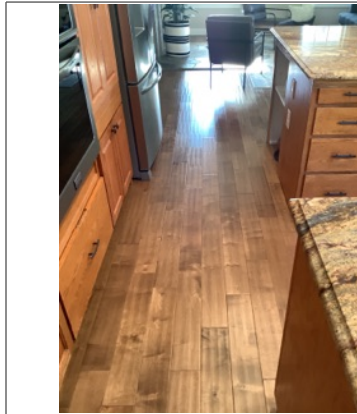
Inspector cannot move appliances or disturb the floor/wall/ceiling coverings or move insulation at the subfloor.

No representation can be made for any issues concealed by ceiling, wall or floor coverings.

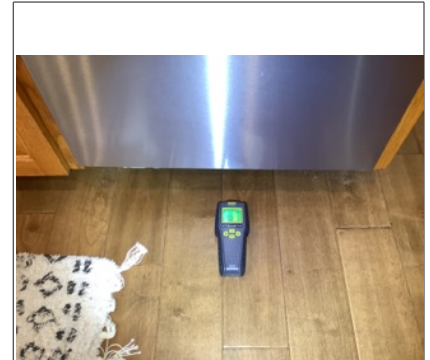
**Photos**



Kitchen wall, ceiling & floor coverings appeared to be in overall adequate condition unless noted.  
No representation can be made for any issues concealed by ceiling, wall or floor coverings.



Kitchen wall, ceiling & floor coverings appeared to be in overall adequate condition unless noted.  
No representation can be made for any issues concealed by ceiling, wall or floor coverings.



Moisture levels at the subfloor in front of the refrigerator/freezer and the dishwasher appeared to be within a normal range at time of inspection unless noted. Moisture levels were observed utilizing a pinless moisture meter. Inspector cannot move appliances or disturb the floor/wall/ceiling coverings or move insulation at the subfloor. No representation can be made for any issues concealed by ceiling, wall or floor coverings.



Moisture levels at the subfloor in front of the refrigerator/freezer and the dishwasher appeared to be within a normal range at time of inspection unless noted. Moisture levels were observed utilizing a pinless moisture meter. Inspector cannot move appliances or disturb the floor/wall/ceiling coverings or move insulation at the subfloor. No representation can be made for any issues concealed by ceiling, wall or floor coverings.

**Appliances**

**Disposal**     N/A     Not tested    Operable:  Yes     No  
**Oven**         N/A     Not tested    Operable:  Yes     No

# Kitchen

## Appliances cont.

- Range**  N/A  Not tested Operable:  Yes  No  
**Dishwasher**  N/A  Not tested Operable:  Yes  No  
**Trash Compactor**  N/A  Not tested Operable:  Yes  No  
**Exhaust fan**  N/A  Not tested Operable:  Yes  No  
**Refrigerator**  N/A  Not tested Operable:  Yes  No  
**Microwave**  N/A  Not tested Operable:  Yes  No  
**Dishwasher airgap**  Yes  No  
**Dishwasher drain line looped**  Yes  No  
**Receptacles present**  Yes  No Operable:  Yes  No  
**GFCI**  Yes  No Operable:  Yes  No Recommend GFCI Receptacles:  Yes  No  
 Potential Safety Hazard(s)  
**Open ground/Reverse polarity:**  Yes  No  Potential Safety Hazard

**Comments** Appliances only tested for operation, working or not.  
Quality or extent of operation not part of testing or inspection.

The dishwasher was tested on the "normal cycle and appeared to be functional.  
 No evidence of water leakage was observed under the dishwasher.  
 The kitchen range and downdraft exhaust were tested and appeared to be functional.  
 The built-in oven was tested and appeared to be functional.  
 The built-in microwave was tested and appeared to be functional.  
 The garbage disposal was tested and appeared to be functional.  
 The refrigerator/freezer was evaluated and appeared to be functional.

The kick plate at the dishwasher in the kitchen was not installed, possibly due to fitment issues.  
 Recommend installation of the kick plate at the dishwasher or install trim as a substitute.

The gasket material at the refrigerator and freezer doors was damaged/cracked and may need to be replaced.  
 The refrigerator door mullion was missing and a misplaced/possibly damaged interior storage bin was also observed.  
 Recommend an appliance repair technician evaluate and repair as needed.

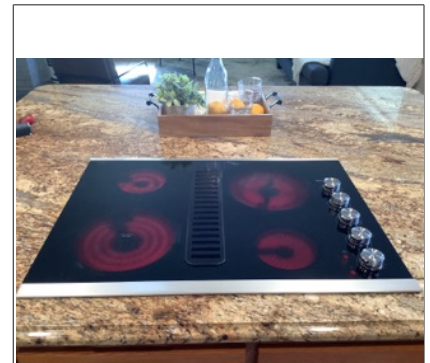
## Photos



The dishwasher was tested on the "normal cycle and appeared to be functional.  
 No evidence of water leakage was observed under the dishwasher.

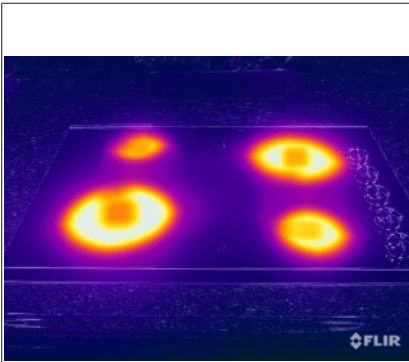


The dishwasher was tested on the "normal cycle and appeared to be functional.  
 No evidence of water leakage was observed under the dishwasher.

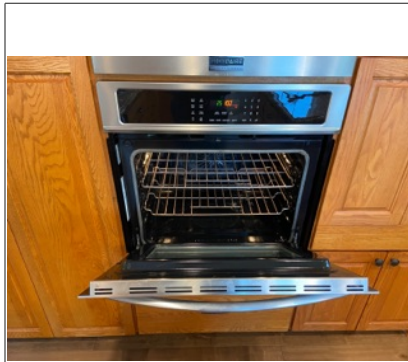


The kitchen range and downdraft exhaust were tested and appeared to be functional.

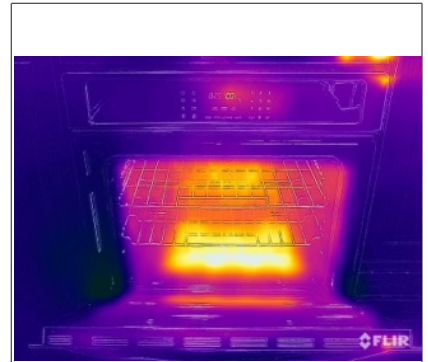




The kitchen range and downdraft exhaust were tested and appeared to be functional.



The built-in oven was tested and appeared to be functional.



The built-in oven was tested and appeared to be functional.



The built-in microwave was tested and appeared to be functional.



The garbage disposal was tested and appeared to be functional.



The refrigerator/freezer was evaluated and appeared to be functional.





The refrigerator/freezer was evaluated and appeared to be functional.



The refrigerator/freezer was evaluated and appeared to be functional.



Summary item 1q  
The kick plate at the dishwasher in the kitchen was not installed, possibly due to fitment issues. Recommend installation of the kick plate at the dishwasher or install trim as a substitute.



Summary item 1r  
The gasket material at the refrigerator and freezer doors was damaged/cracked and may need to be replaced.  
The refrigerator door mullion was missing and a misplaced/possibly damaged interior storage bin was also observed.  
Recommend an appliance repair technician evaluate and repair as needed.



Summary item 1r  
The gasket material at the refrigerator and freezer doors was damaged/cracked and may need to be replaced.  
The refrigerator door mullion was missing and a misplaced/possibly damaged interior storage bin was also observed.  
Recommend an appliance repair technician evaluate and repair as needed.

# Basement Bathroom

## Basement Bathroom

**Sinks** Faucet leaks:  Yes  No Pipes leak:  Yes  No  
**Tubs**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible  
**Showers**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible  
**Toilet** Bowl loose:  Yes  No Operable:  Yes  No  Cracked bowl  Toilet leaks  
**Whirlpool**  Yes  No Operable:  Yes  No  Not tested  No access door GFCI:  Yes  No  
 GFCI Recommended  
**Shower/Tub area**  Ceramic/Plastic  Fiberglass  Masonite Other: Condition:  Satisfactory  Marginal  
 Poor  Rotted floors

**Drainage**  Satisfactory  Marginal  Poor  
**Water flow**  Satisfactory  Marginal  Poor  
**Moisture stains present**  Yes  No  Walls  Ceilings  Cabinetry  
**Doors**  Satisfactory  Marginal  Poor  
**Window**  None  Satisfactory  Marginal  Poor  
**Receptacles present**  Yes  No Operable:  Yes  No  
**GFCI**  Yes  No Operable:  Yes  No  Recommend GFCI  
**Open ground/Reverse polarity**  Yes  No  Potential Safety Hazard  
**Heat source present**  Yes  No

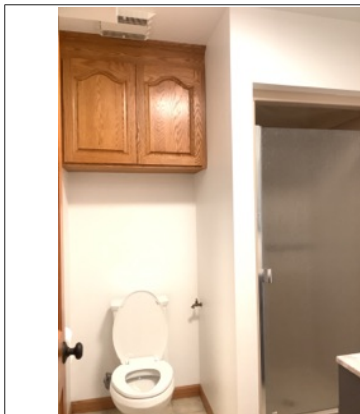
**Exhaust fan**  Yes  No Operable:  Yes  No  Noisy

**Comments** Windows & doors (where applicable) appear to be in overall satisfactory condition unless noted.  
 Electrical switches/outlets were tested and appear to be functioning properly at time of inspection unless noted.  
 No active water leakage was apparent at time of inspection unless noted.

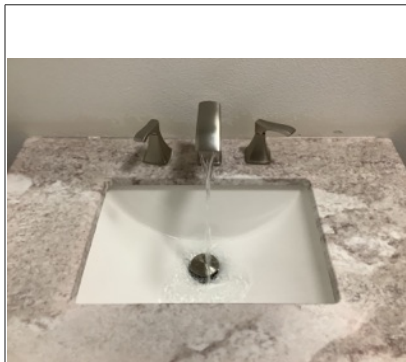
Open seams were observed between the wall and the countertop at the vanity in the basement bathroom. Recommend caulking maintenance as needed between the wall and the countertop and/or install a backsplash.

The exhaust fan termination at the exterior of the home East of the Basement Bathroom was missing louvers and may need to be replaced. Recommend replacing the damaged exhaust fan termination at the exterior of the home.

## Photos



Reference picture of the Basement Bathroom.



No active water leakage was apparent at time of inspection unless noted.



No active water leakage was apparent at time of inspection unless noted.



No active water leakage was apparent at time of inspection unless noted.



Summary item 1s  
Open seams were observed between the wall and the countertop at the vanity in the basement bathroom.  
Recommend caulking maintenance as needed between the wall and the countertop and/or install a backsplash.



Summary item 1t  
The exhaust fan termination at the exterior of the home East of the Basement Bathroom was missing louvers and may need to be replaced.  
Recommend replacing the damaged exhaust fan termination at the exterior of the home.

# 1st Floor Half Bath

## 1st Floor Half Bath

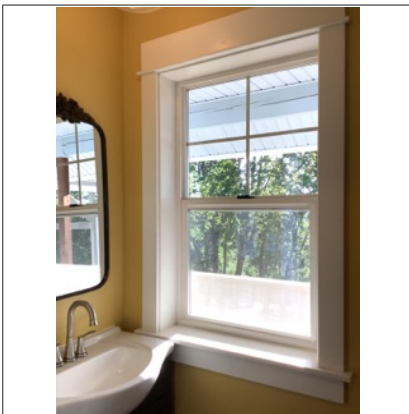
- Sinks** Faucet leaks:  Yes  No Pipes leak:  Yes  No  
**Toilet** Bowl loose:  Yes  No Operable:  Yes  No  Cracked bowl  Toilet leaks  
**Drainage**  Satisfactory  Marginal  Poor  
**Water flow**  Satisfactory  Marginal  Poor  
**Moisture stains present**  Yes  No  Walls  Ceilings  Cabinetry  
**Doors**  Satisfactory  Marginal  Poor  
**Window**  None  Satisfactory  Marginal  Poor  
**Receptacles present**  Yes  No Operable:  Yes  No  
**GFCI**  Yes  No Operable:  Yes  No  Recommend GFCI  
**Open ground/Reverse polarity**  Yes  No  Potential Safety Hazard  
**Heat source present**  Yes  No  
**Exhaust fan**  Yes  No Operable:  Yes  No  Noisy

**Comments** Windows & doors (where applicable) appear to be in overall satisfactory condition unless noted.  
 Electrical switches/outlets were tested and appear to be functioning properly at time of inspection unless noted.  
 No active water leakage was apparent at time of inspection unless noted.  
 Moisture levels at the subfloor appeared to be within a normal range at time of inspection unless noted.  
 Moisture levels were observed utilizing a pinless moisture meter.

Failed or missing caulking was observed around the toilet base in the 1st Floor Half Bath.  
 Cracked/failed or missing caulking around the front & sides of the toilet can allow for moisture damage under the toilet.  
 Recommend caulking around the front and sides of the toilet base as deemed necessary.  
 A gap in the caulking should always be left at the back of the toilet to allow water to escape if a leak were to occur.

The exhaust fan termination at the exterior of the home East of the Basement Bathroom was missing louvers and may need to be replaced.  
 Recommend replacing the damaged exhaust fan termination at the exterior of the home.

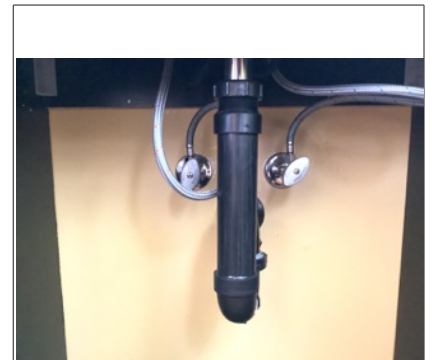
## Photos



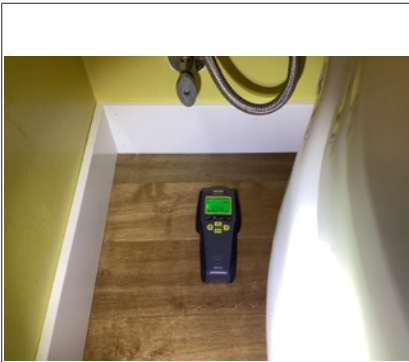
Reference picture of the 1st Floor Half Bath



No active water leakage was apparent at time of inspection unless noted.



No active water leakage was apparent at time of inspection unless noted.



Moisture levels at the subfloor appeared to be within a normal range at time of inspection unless noted. Moisture levels were observed utilizing a pinless moisture meter.



Summary item 1u  
Failed or missing caulking was observed around the toilet base in the 1st Floor Half Bath. Cracked/failed or missing caulking around the front & sides of the toilet can allow for moisture damage under the toilet. Recommend caulking around the front and sides of the toilet base as deemed necessary. A gap in the caulking should always be left at the back of the toilet to allow water to escape if a leak were to occur.



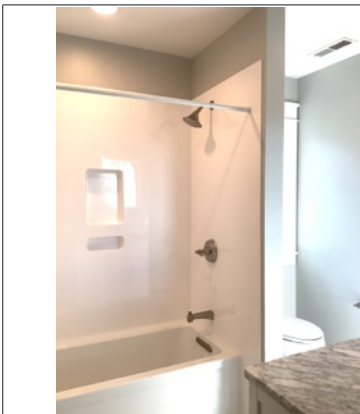
# 2nd Floor Bathroom Northeast

## 2nd Floor Bathroom Northeast

**Sinks** Faucet leaks:  Yes  No Pipes leak:  Yes  No  
**Tubs**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible  
**Showers**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible  
**Toilet** Bowl loose:  Yes  No Operable:  Yes  No  Cracked bowl  Toilet leaks  
**Whirlpool**  Yes  No Operable:  Yes  No  Not tested  No access door GFCI:  Yes  No  
 GFCI Recommended  
**Shower/Tub area**  Ceramic/Plastic  Fiberglass  Masonite Other: Condition:  Satisfactory  Marginal  
 Poor  Rotted floors  
**Drainage**  Satisfactory  Marginal  Poor  
**Water flow**  Satisfactory  Marginal  Poor  
**Moisture stains present**  Yes  No  Walls  Ceilings  Cabinetry  
**Doors**  Satisfactory  Marginal  Poor  
**Window**  None  Satisfactory  Marginal  Poor  
**Receptacles present**  Yes  No Operable:  Yes  No  
**GFCI**  Yes  No Operable:  Yes  No  Recommend GFCI  
**Open ground/Reverse polarity**  Yes  No  Potential Safety Hazard  
**Heat source present**  Yes  No  
**Exhaust fan**  Yes  No Operable:  Yes  No  Noisy  
**Comments** Windows & doors (where applicable) appear to be in overall satisfactory condition unless noted.  
 Electrical switches/outlets were tested and appear to be functioning properly at time of inspection unless noted.  
 No active water leakage was apparent at time of inspection unless noted.  
 Moisture levels at the subfloor appeared to be within a normal range at time of inspection unless noted.  
 Moisture levels were observed utilizing a pinless moisture meter.

Open seams (minimal) were observed between the floor coverings and the tub/shower in the 2nd Floor Bathroom Northeast.  
 Recommend sealing the open gap(s) between the floor coverings and the tub/shower to prevent moisture intrusion and possible damage to the subfloor.

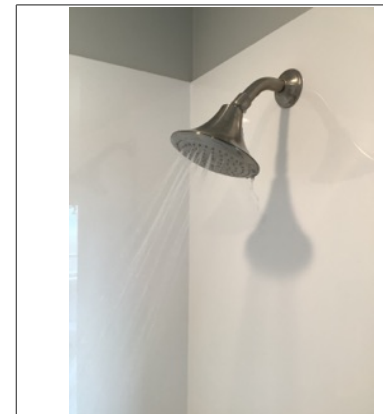
### Photos



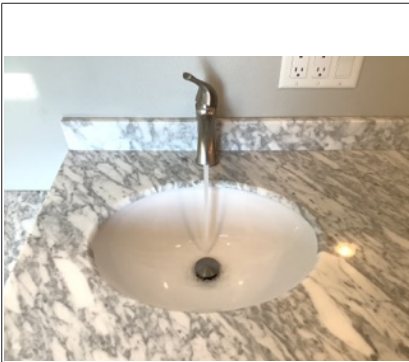
Reference picture of the 2nd Floor Bathroom Northeast



No active water leakage was apparent at time of inspection unless noted.



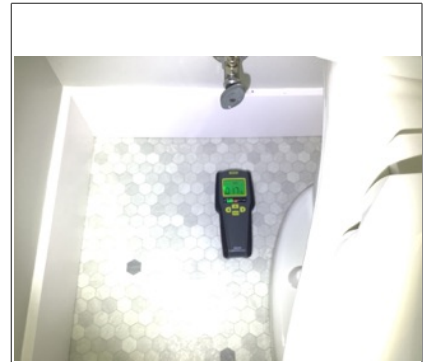
No active water leakage was apparent at time of inspection unless noted.



No active water leakage was apparent at time of inspection unless noted.



No active water leakage was apparent at time of inspection unless noted.



Moisture levels at the subfloor appeared to be within a normal range at time of inspection unless noted.  
Moisture levels were observed utilizing a pinless moisture meter.



Moisture levels at the subfloor appeared to be within a normal range at time of inspection unless noted.  
Moisture levels were observed utilizing a pinless moisture meter.



Moisture levels at the subfloor appeared to be within a normal range at time of inspection unless noted.  
Moisture levels were observed utilizing a pinless moisture meter.



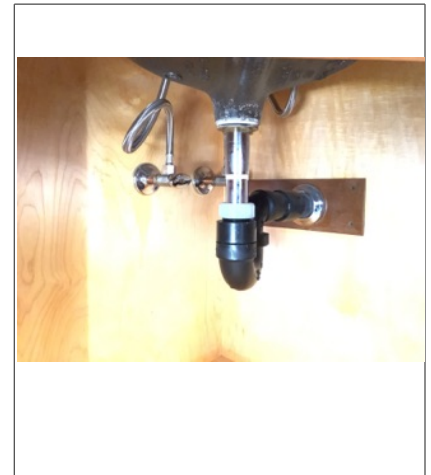
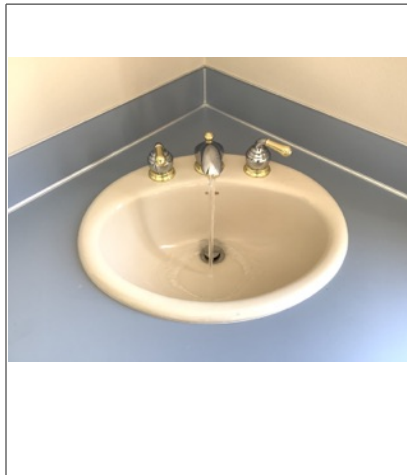
Summary item 1v  
Open seams (minimal) were observed between the floor coverings and the tub/shower in the 2nd Floor Bathroom Northeast.  
Recommend sealing the open gap(s) between the floor coverings and the tub/shower to prevent moisture intrusion and possible damage to the subfloor.

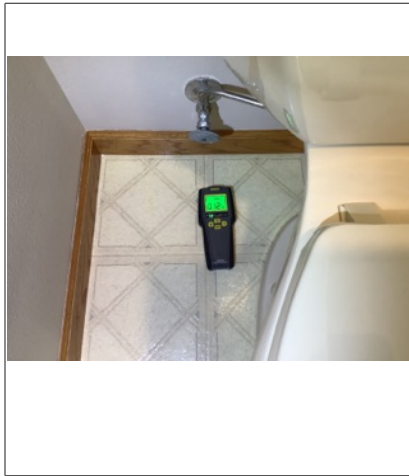
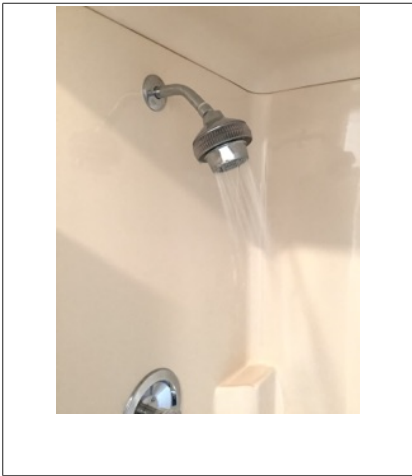
# 2nd Floor Bathroom East

## Bathroom

**Sinks** Faucet leaks:  Yes  No Pipes leak:  Yes  No  
**Tubs**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible  
**Showers**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible  
**Toilet** Bowl loose:  Yes  No Operable:  Yes  No  Cracked bowl  Toilet leaks  
**Whirlpool**  Yes  No Operable:  Yes  No  Not tested  No access door GFCI:  Yes  No  
 GFCI Recommended  
**Shower/Tub area**  Ceramic/Plastic  Fiberglass  Masonite Other: Condition:  Satisfactory  Marginal  
 Poor  Rotted floors  
**Drainage**  Satisfactory  Marginal  Poor  
**Water flow**  Satisfactory  Marginal  Poor  
**Moisture stains present**  Yes  No  Walls  Ceilings  Cabinetry  
**Doors**  Satisfactory  Marginal  Poor  
**Window**  None  Satisfactory  Marginal  Poor  
**Receptacles present**  Yes  No Operable:  Yes  No  
**GFCI**  Yes  No Operable:  Yes  No  Recommend GFCI  
**Open ground/Reverse polarity**  Yes  No  Potential Safety Hazard  
**Heat source present**  Yes  No  
**Exhaust fan**  Yes  No Operable:  Yes  No  Noisy  
**Comments** Windows & doors (where applicable) appear to be in overall satisfactory condition unless noted.  
 Electrical switches/outlets were tested and appear to be functioning properly at time of inspection unless noted.  
 No active water leakage was apparent at time of inspection unless noted.  
 Moisture levels at the subfloor appeared to be within a normal range at time of inspection unless noted.  
 Moisture levels were observed utilizing a pinless moisture meter.

## Photos





# Primary Bathroom

## Primary Bathroom

**Sinks** Faucet leaks:  Yes  No Pipes leak:  Yes  No  
**Tubs**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible  
**Showers**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible  
**Toilet** Bowl loose:  Yes  No Operable:  Yes  No  Cracked bowl  Toilet leaks  
**Whirlpool**  Yes  No Operable:  Yes  No  Not tested  No access door GFCI:  Yes  No  
 GFCI Recommended

**Shower/Tub area**  Ceramic/Plastic  Fiberglass  Masonite Other: Condition:  Satisfactory  Marginal  
 Poor  Rotted floors

**Drainage**  Satisfactory  Marginal  Poor

**Water flow**  Satisfactory  Marginal  Poor

**Moisture stains present**  Yes  No  Walls  Ceilings  Cabinetry

**Doors**  Satisfactory  Marginal  Poor

**Window**  None  Satisfactory  Marginal  Poor

**Receptacles present**  Yes  No Operable:  Yes  No

**GFCI**  Yes  No Operable:  Yes  No  Recommend GFCI

**Open ground/Reverse polarity**  Yes  No  Potential Safety Hazard

**Heat source present**  Yes  No

**Exhaust fan**  Yes  No Operable:  Yes  No  Noisy

**Comments** Windows & doors (where applicable) appear to be in overall satisfactory condition unless noted.  
 Electrical switches/outlets were tested and appear to be functioning properly at time of inspection unless noted.  
 No active water leakage was apparent at time of inspection unless noted.

No visible/accessible water shut off valves beneath the sink in the Primary Bathroom.

2003 IRC P2903.9.3

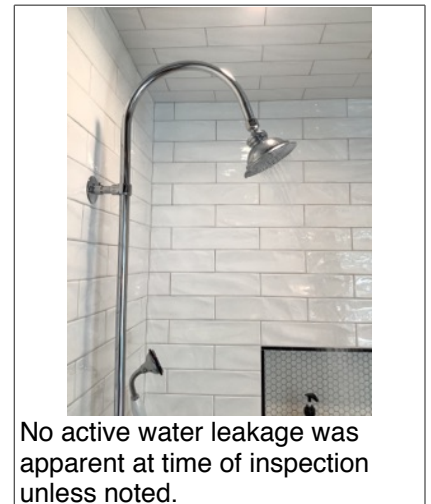
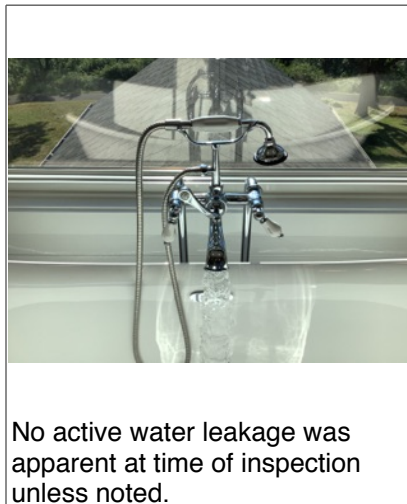
Shutoff valves shall be required on each fixture supply pipe to each plumbing appliance and to each plumbing fixture other than bathtubs and showers.

Valves serving individual plumbing fixtures, plumbing appliances, risers and branches shall be accessible. Recommend consulting the current occupant regarding the location of any water shut off valves serving the sink and/or install accessible shut off valves as required.

The interior door at the primary bathroom would not latch when closed.

Recommend adjusting the door/door hardware as needed to allow the door to latch as deemed necessary.

## Photos



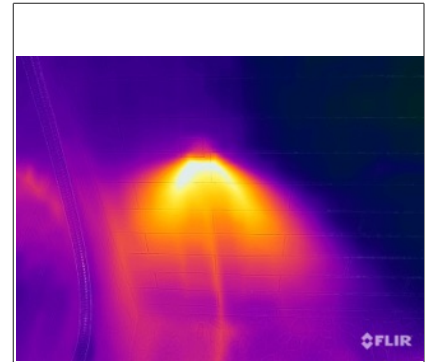




No active water leakage was apparent at time of inspection unless noted.



No active water leakage was apparent at time of inspection unless noted.



The steam generator in the primary bathroom shower was tested and appeared to be functional.



Summary item 5b  
No visible/accessible water shut off valves beneath the sink in the Primary Bathroom.  
2003 IRC P2903.9.3  
Shutoff valves shall be required on each fixture supply pipe to each plumbing appliance and to each plumbing fixture other than bathtubs and showers.  
Valves serving individual plumbing fixtures, plumbing appliances, risers and branches shall be accessible.  
Recommend consulting the current occupant regarding the location of any water shut off valves serving the sink and/or install accessible shut off valves as required.



Summary item 1w  
The interior door at the primary bathroom would not latch when closed.  
Recommend adjusting the door/door hardware as needed to allow the door to latch as deemed necessary.

# Interior Rooms

## Interior Rooms

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No

Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable

Open ground/Reverse polarity:  Yes  No  Safety hazard  Cover plates missing

**Heating source present**  Yes  No Holes:  Doors  Walls  Ceilings

**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

**Windows**  None  Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass

Broken/Missing hardware

**Comments** Windows & doors (where applicable) appeared to be in overall satisfactory/functional condition unless noted.

Outlets & switches were tested (where accessible) and appeared to be functioning properly unless noted.  
No representation can be made for any issues concealed by ceiling, wall or floor coverings.

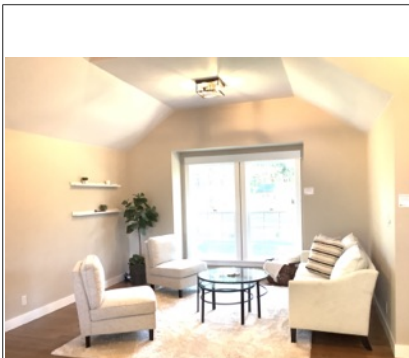
Missing closet doors were observed in the 2nd floor bedrooms.  
Recommend installation of replacement closet doors where indicated as deemed necessary.

The interior door at the 2nd Floor Bedroom East would not latch when closed.  
Recommend adjusting the door/door hardware as needed to allow the door to latch as deemed necessary.

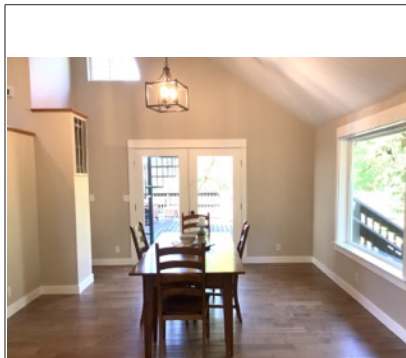
Minor cosmetic blemishes typical for previously occupied homes were observed at time of the inspection.  
Worn/stained carpeting was observed with the area of primary concern observed in the stairway.  
Painting maintenance was needed with the area of primary concern observed on the main floor around the kitchen/family room areas.  
Cosmetic issues are not part of a home inspection in Oregon and would only be documented as a courtesy.  
Recommend repair of any/all cosmetic blemishes throughout the home as deemed necessary.

No voltage was present at the electrical outlets on the North, East and South sides of the basement.  
All circuit breakers in the electrical panel boxes were on and all known GFCI resets were checked.  
There may be a GFCI or switch which was not located that provides power to the outlets in the basement.  
Recommend consulting the current homeowner(s) or a licensed electrician for further review.

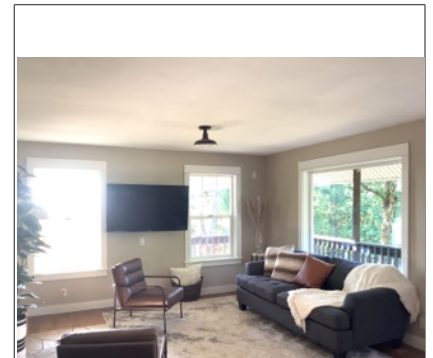
## Photos



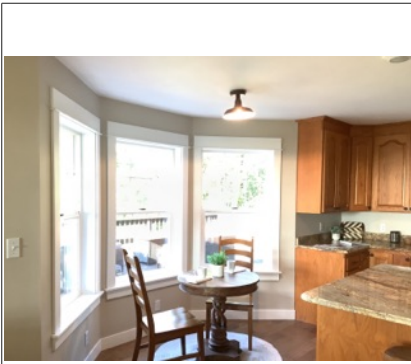
Reference picture of the Living Room



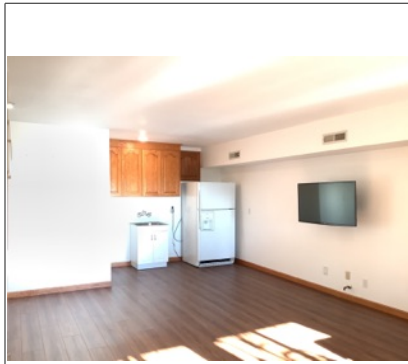
Reference picture of the Dining Room



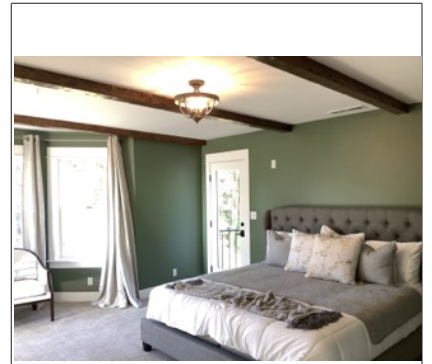
Reference picture of the Family Room



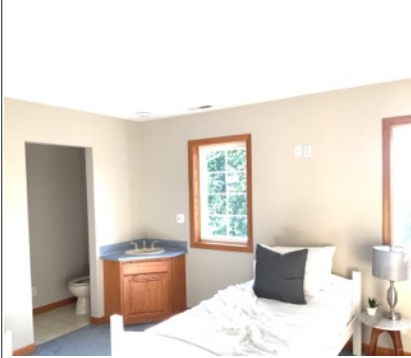
Reference picture of the Breakfast Nook



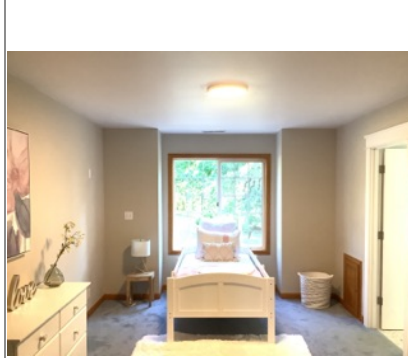
Reference picture of the Basement



Reference picture of the Primary Bedroom (2nd Floor South)



Reference picture of the 2nd Floor Bedroom East



Reference picture of the 2nd Floor Bedroom North.



Summary item 1x Missing closet doors were observed in the 2nd floor bedrooms. Recommend installation of replacement closet doors where indicated as deemed necessary.



Summary item 1y  
 The interior door at the 2nd Floor Bedroom East would not latch when closed.  
 Recommend adjusting the door/door hardware as needed to allow the door to latch as deemed necessary.



Summary item 1z  
 Minor cosmetic blemishes typical for previously occupied homes were observed at time of the inspection.  
 Worn/stained carpeting was observed with the area of primary concern observed in the stairway.  
 Painting maintenance was needed with the area of primary concern observed on the main floor around the kitchen/family room areas.  
 Cosmetic issues are not part of a home inspection in Oregon and would only be documented as a courtesy.  
 Recommend repair of any/all cosmetic blemishes throughout the home as deemed necessary.



Summary item 7b  
 No voltage was present at the electrical outlets on the North, East and South sides of the basement.  
 All circuit breakers in the electrical panel boxes were on and all known GFCI resets were checked.  
 There may be a GFCI or switch which was not located that provides power to the outlets in the basement.  
 Recommend consulting the current homeowner(s) or a licensed electrician for further review.

# Pests/Wood Destroying Pests

## Pests/Wood Destroying Pests

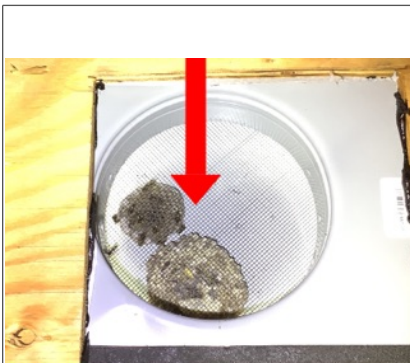
**Pests/Wood Destroying Pests**  Rodents  Termites  Carpenter Ants  Wood Boring Beetles  Bees/Wasps  
 Cellulose Debris  None Apparent

**Comments** Conditions regarding pests/wood destroying organisms can change rapidly.  
 Recommend periodic general evaluation by a licensed pest control applicator  
 No representation can be made for any issues concealed by ceilings, walls, flooring or insulation.

Wasp/yellow jacket activity was observed at the soffits, exterior light fixtures, behind the vinyl siding/trim and in the box vents on the roof visible from inside the attic.  
 Recommend treatment/removal of all wasp, yellow jacket and hornet activity around the home as needed.

Evidence of past/possibly current rodent activity (mouse droppings/deceased mice) were observed in the crawl space and attic.  
 Recommend sealing any/all potential access points around the exterior of the home.  
 Recommend monitoring for rodent activity or consult a licensed pest applicator for further evaluation.

## Photos



Summary item 9  
 Wasp/yellow jacket activity was observed at the soffits, exterior light fixtures, behind the vinyl siding/trim and in the box vents on the roof visible from inside the attic.  
 Recommend treatment/removal of all wasp, yellow jacket and hornet activity around the home as needed.



Summary item 9a  
 Evidence of past/possibly current rodent activity (mouse droppings/deceased mice) were observed in the crawl space and attic.  
 Recommend sealing any/all potential access points around the exterior of the home.  
 Recommend monitoring for rodent activity or consult a licensed pest applicator for further evaluation.