

The House Detectives, LLC



123456 Main Blvd
Portland, OR 97245

Prepared for: John Q. Public

Prepared by: The House Detectives, LLC
PO Box 216
Hillsboro, OR 97123
503-324-2000

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Serviceable	Functional with no obvious signs of defect. The item is capable of being used
Maintenance Repair	This condition warrants additional attention and Maintenance repairs.
Fair Condition	Item is functional but in the upper range of typical service life for this component. May require repair or replacement at any time.
Poor Condition	The general maintenance and upkeep on this component is poor. Recommend further evaluation and repairs by a qualified contractor, familiar with this system. Recommend budget considerations for repair/ replacement.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Safety Hazard	Correction of this condition is needed
Safety Upgrade	Upgrades are recommended for safety enhancement. This building may have been built before the era of current standards.
Structural GeoTech	Condition needs further review by qualified structural engineer/geo-technical engineer

General Information

Property Information

Property Address 123456 Main Blvd
City Portland State OR Zip 97245

Client Information

Inspection Company

Inspector Name Jon Nichols
Company Name The House Detectives, LLC
Address PO Box 216
City Hillsboro State OR Zip 97123
Phone 503-324-2000
Fax 1-866-757-6103
E-Mail house-detective@comcast.net
File Number File Number
Radon Test No
Radon Set Up Information Not requested
Sewer Scope Service Yes

Conditions

Others Present Buyer's Agent and Buyer, Seller Property Occupied Occupied
Year Built 2000 Entrance Faces East
Square Footage 7034 SF
Inspection Date 05/04/2015
Start Time 12 PM End Time 6:30PM
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 55 Degrees
Weather Cloudy Soil Conditions Damp

General Information (Continued)

Space Below Grade Crawl Space
Building Type Multi-family Garage Attached
Additions/Modifications None noted

Inspection Agreement

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

Company Name: The House Detectives, LLC

Address: PO Box 216

City State Zip: Hillsboro, OR 97123

Client Name:

Property Address: 123456 Main Blvd

City State Zip: Portland, OR 97245

THE HOUSE DETECTIVES, LLC.

503-324-2000

800-547-1223

FAX 1-866-757-6103

CCB# 100890

www.thehousedetectivellc.com house-detective@comcast.net

I (Client) hereby request a limited visual inspection of the structure at the address named on page 2 of this contract, for my sole use and benefit, I warrant that I will read the following agreement carefully. I understand that I am bound by all the terms of this contract. I further warrant that I will read the entire inspection report when I receive it and promptly call the inspector with any questions I may have.

SCOPE OF INSPECTION:

The scope of inspection and report is a limited visual inspection of the general systems and components of the home to identify any system or component listed in the report which may be in need of immediate major repair. The inspection will be performed in compliance with generally accepted standards of practice, a copy of which is available upon request or included with this report. The scope of the inspection is limited to the items listed within the report pages.

OUTSIDE THE SCOPE OF THE INSPECTION:

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing, or any other thing is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection.

Whether or not they are concealed, the following ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

Building code or zoning ordinance violations.

Geological stability or soils condition.

Inspection Agreement (Continued)

Structural stability or engineering analysis,
Termites, pests or other wood destroying organisms.
Asbestos, radon, formaldehyde, lead, water or air quality,
electromagnetic radiation or any environmental hazards,
Building value appraisal or cost estimates.
Condition of detached buildings.
Pools or spas, bodies and underground piping.
Specific components noted as being excluded on the
individual system inspection forms:
Private water or private sewage systems.
Saunas; steam baths, or fixtures and equipment.
Radio-controlled devices, automatic gates, elevators, lifts,
dumbwaiters and thermostatic or time clock controls.
Water softener/ purifier systems or solar heating systems.
Furnace heat exchangers, freestanding appliances, security
alarms or personal property.
Adequacy or efficiency of any system or component.
Prediction of life expectancy of any item.
(Some of the above items may be included in this inspection for additional fees -
check with your inspector)

This is not a home warranty, guarantee, insurance policy or substitute
for real estate transfer disclosures which may be required by law. Your inspector is a home inspection generalist
and is not acting as a licensed engineer or expert in any craft or trade. If your inspector recommends consulting
other specialized experts, Client must do so at Client's expense.

ARBITRATION:

Any dispute concerning the interpretation of this agreement or arising from this inspection and report, except for
one inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in
accordance with the rules of a recognized arbitration association except that the parties shall select an arbitrator
who is familiar with the home inspection industry. The arbitrator shall conduct summary judgement motions and
enforce full discovery rights as a court would as provided in a civil proceeding by legal
code.

CONFIDENTIAL REPORT:

The inspection report to be prepared for client is solely and exclusively for client's own information and may not be
relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not
to disclose any part of it to any other person. Client may distribute copies of the inspection report to the seller and
the real estate agents directly involved in this transaction, but said persons are not specifically intended
beneficiaries of this agreement or the inspection report. Client and
inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this
agreement or the inspection report. Client agrees to identify, defend, and hold inspector harmless from any third
party claims arising out of client's unauthorized distribution of the inspection report.

ATTORNEY'S FEES:

The prevailing party in any dispute arising out of this agreement, the inspection, or report(s) shall be awarded all
attorney's fees, arbitrator fees and other costs.

Inspection Agreement (Continued)

SEVERABILITY:

Client and inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, void able or unenforceable, the remaining provisions and portions shall remain in full force and effect.

DISPUTES:

Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the subject property, as limited herein above, shall be made in writing and reported to the inspector within ten business days of discovery. Client further

agrees that, with the exception of emergency conditions, client or client's agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the inspector. Client understands and agrees that any failure to notify the inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

This agreement is between the client named on page 2 of this contract and the inspection Company.

THIS CONTRACT LIMITS OUR LIABILITY:

PLEASE READ CAREFULLY.

LIMITATION ON LIABILITY INSPECTOR'S LIABILITY FOR MISTAKES OR OMISSIONS IN THIS INSPECTION REPORT IS LIMITED TO A REFUND OF THE FEE PAID FOR THIS INSPECTION AND REPORT. THE LIABILITY OF INSPECTOR'S PRINCIPALS, AGENTS, AND EMPLOYEES IS ALSO LIMITED TO THE FEE PAID. THIS LIMITATION APPLIES TO ANYONE WHO IS DAMAGED OR HAS TO PAY EXPENSES OF ANY KIND BECAUSE OF MISTAKES OR OMISSIONS IN THIS INSPECTION AND REPORT, THIS LIABILITY LIMITATION IS BINDING ON CLIENT AND CLIENT'S SPOUSES, HEIRS, PRINCIPALS, ASSIGNS AND ANYONE ELSE WHO MAY OTHERWISE CLAIM THROUGH CLIENT. CLIENT ASSUMES THE RISK OF ALL LOSSES GREATER THAN THE FEE PAID FOR THE INSPECTION. CLIENT AGREES TO IMMEDIATELY ACCEPT A REFUND OF THE FEE AS FULL SETTLEMENT OF ANY AND ALL CLAIMS WHICH MAY EVER ARISE FROM THIS INSPECTION.

Client understands that if Client wants an inspection WITHOUT A LIMIT ON LIABILITY TO A REFUND OF THE FEE PAID for the inspection.

Inspection Agreement (Continued)

Oregon Standards of Practice for OCHI

This is a summary of your rights and responsibilities when having a home inspection done by an Oregon certified home inspector

Part 1 explains home inspector certification and licensing and the role of the Construction Contractors Board.

Part 2 explains the general requirements and limitations of an inspection.

Parts 3 and 4 are the Standards of Behavior and Practice that list what an Oregon certified home inspector must, may and cannot do.

PART 1: WHO NEEDS TO BE CERTIFIED AND LICENSED AND HOW THE CCB CAN HELP

Oregon law requires individuals who bid, offer to perform or perform home inspections of two or more components to be certified by the Oregon Construction Contractors Board (CCB). (Example: an inspection of a roof, the electrical system and the plumbing system would be three components.) An individual must pass a comprehensive test to become certified and must complete continuing education courses to renew his/her certification.

Each certified home inspector must also be an owner or an employee of a business licensed with the CCB.

Licensing and certification do not guarantee quality of work or mean the inspector will not make a mistake.

Licensing offers some financial protection for you, the customer.

To check a home inspection business, get the business license number (CCB) and the home inspector certification number (OCHI).

Call 503-378-4621 or go on-line at www.oregon.gov/CCB to determine if the license and certification are active and if there are any open complaints filed against the business. Businesses that perform home inspections get licensed with the CCB as a General or Specialty Contractor. This means they have a \$10,000 or \$15,000 bond and either a \$300,000 or \$500,000 liability insurance policy.

(A few licensed general contractors are allowed to do home inspections without being certified.)

The CCB provides consumer protection and regulates the home inspection industry. When disagreements occur between consumers and 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 or if you purchased real estate conditioned upon the inspection; 2) you think the business has done negligent or improper work or breached your contract; and 3) its been within one year from the time the inspection was performed. If your contract contains an arbitration clause, you may still file a complaint but the CCB may suspend its dispute process to allow arbitration to occur. The CCB may send a mediator/investigator to the site to look at the complaint issues and try to resolve the dispute. If the dispute continues, the Construction Contractors Board offers a hearing process to determine the validity of the complaint and whether damages are due the complainant.

Your inspection contract may include a clause that limits the inspectors liability. Read your contract carefully.

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.

For a free complaint packet, a free copy of Looking for a Home Inspector? Here's What You Need to Know brochure, or other free publications, download on-line at www.oregon.gov/CCB or call 503-378-4621.

Summary of Oregon Home Inspector Certification Law and Standards of Practice for Home Inspections 2

Division 8 is located in Oregon Administrative Rules, Chapter 812.

Part 2 includes 812-008-0202 and 812-008-0203.

Part 3 includes 812-008-0201 and Oregon Revised Statute (ORS) 701.355

Part 4 includes 812-008-0204 thru 812-008-0214

PART 2: GENERAL REQUIREMENTS AND LIMITATIONS 812-008-0202

Contracts and Reports

(1) Home inspections undertaken according to Division 8 shall be based solely on the property conditions, as observed at the time of the home inspection.

(2) Oregon certified home inspectors shall: (a) Provide a written inspection contract, signed by both the Oregon certified home inspector and client, prior to completing a home inspection that shall: (A) State that the home inspection is in accordance with standards and practices set forth in Division 8 of OAR chapter 812; (B) Describe the services provided and their cost; (C) State where the planned inspection differs from the standard home inspection categories as set forth in OAR 812-008-0205 through 812-008-0214; and (D) Conspicuously state whether the home inspection includes a wood destroying organism inspection and if such inspection is available for a fee.

(E) For the purpose of this rule, a home inspection shall be deemed completed when the initial written inspection report is delivered.

(b) Observe readily visible and accessible installed systems and components listed as part of a home inspection as defined by these rules unless excluded pursuant to these rules in OAR 812-008-0200 through 812-008-0214; and (c) Submit a written report to the client that shall:

(A) Describe those systems and components as set forth in OAR 812-008-0205 through 812-008-0214; (B) Record in the report each item listed in OAR 812-008-0205 through 812-008-0214 and indicate whether or not the property inspected was satisfactory with regard to each item of inspection; it will not be sufficient to satisfy subsection (2)(c) of this rule that the certified home inspector prepare a report listing only deficiencies; (C) State whether any inspected systems or components do not function as intended, allowing for normal wear and tear; and how, if at all, the habitability of the dwelling is affected. (D) State the inspectors recommendation to monitor, evaluate, repair, replace or other appropriate action. (E) State the Construction Contractors Board license number of the business and the name, certification number and signature of the person undertaking the inspection. (d) Submit to each customer at the time the contract is signed a copy of Summary of Oregon Home Inspector Certification Law (ORS 701) or Summary of Oregon Home Inspector Certification Law (ORS 701) and Standards of Practice for Home Inspectors.

(3) Division 8 does not limit Oregon certified home inspectors from reporting observations and conditions or rendering opinions of items in addition to those required in Division 8. (4) All written reports, bids, contracts, and an individuals business cards shall include the Oregon

certified home inspectors certification number. 812-008-0203 General Limitations (1) Inspections undertaken in accordance with Division 8 are visual and are not

Inspection Agreement (Continued)

technically exhaustive. (2) Residential structures and appurtenances thereto are defined in ORS chapter 701.005 and OAR chapter 812-008-0020.

PART 3: STANDARDS OF BEHAVIOR 812-008-0201

- (1) An Oregon certified home inspector shall not engage in dishonest or fraudulent conduct or undertake activities that are injurious to the welfare of the public, which result in injury or damage to another person.
- (2) Opinions expressed by Oregon certified home inspectors shall only be based on their education, experience, and physical evidence observed by the inspector.
- (3) An Oregon certified home inspector shall not disclose any information about the results of an inspection without the approval of the client for whom the inspection was undertaken.
- (4) No Oregon certified home inspector shall accept compensation or any other consideration from more than one interested party for the same service without the consent of all interested parties.
- (5) No Oregon certified home inspector shall give any gift, rebate, kickback, or any thing of value, including but not limited to any payment of money, to any person for the purposes of obtaining an engagement, referral or preference selection to perform a home inspection. However, section (5) of this rule shall not apply to items of nominal value given as part of an advertising promotion of general distribution.
- (6) No Oregon certified home inspector shall express, within the context of an inspection, an appraisal or opinion of the market value of the inspected property.
- (7) Before the execution of a contract to undertake a home inspection, an Oregon certified home inspector shall disclose to the client any interest in a business that may affect the client. No Oregon certified home inspector shall allow his or her interest in any business to affect the quality or results of inspection work that the Oregon certified home inspector may be called upon to undertake.
- (8) An Oregon certified home inspector shall not engage in false or misleading advertising or otherwise misrepresent any matters to the public.

701.355 Home inspector undertaking repair work on inspected structure. A business entity licensed as a home inspector with the Construction Contractors Board under this chapter may not offer to undertake or offer to submit a bid to undertake work to repair a structure inspected by an owner or employee of the business entity within the 12 months following the inspection.

PART 4: STANDARDS OF PRACTICE

If you and your home inspector agree that certain categories in Part 4 will not be included in your inspection, all changes or deviations must be stated in the written contract that you and your inspector sign.

812-008-0204

General Exclusions

- (1) Oregon certified home inspectors are not required to report on: (a) Life expectancy of any component or system; (b) The causes of the need for a repair; (c) The methods, materials, and costs of corrections; (d) The suitability of the property for any specialized use; (e) Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; (f) The advisability or inadvisability of purchase of the property; (g) The presence or absence of pests such as wood damaging organisms, rodents, or insects; (h) Cosmetic items, underground items, or items not permanently installed; or (i) Detached structures. (2) Oregon certified home inspectors are not required to:
 - (a) Offer or undertake any act or service contrary to law; (b) Offer warranties or guarantees of any kind; (c) Offer to undertake engineering, architectural, plumbing, electrical or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the Oregon certified home inspector holds a valid occupational license, in which case the Oregon certified home inspector may inform the client that the home inspector is so certified, and is therefore qualified to go beyond Division 8 and undertake additional inspections beyond those within the scope of the basic inspection; (d) Calculate the strength, adequacy, or efficiency of any system or component;
 - (e) Enter any area, undertake any procedure that may damage the property or its components, or be dangerous to the Oregon certified home inspector or other persons; (f) Operate any system or component that is shut down or otherwise inoperable; (g) Operate any system or component that does not respond to normal operating controls; (h) Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; (i) Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to toxins, carcinogens, noise or contaminants in the building or soil, water, and air;
 - (j) Determine the effectiveness of any system installed to control or remove suspected hazardous substances; (k) Predict future condition, including but not limited to failure of components; (l) Project operating costs of components; (m) Evaluate acoustical characteristics of any system or component; (n) Observe special equipment or accessories that are not listed as components to be observed in Division 8; or (o) Identify presence of odors or their source;

812-008-0205

Structural Components

- (1) The Oregon certified home inspector shall observe and describe visible structural components including: (a) Foundation; (b) Floors and floor structure; (c) Walls and wall structure; (d) Columns or piers; (e) Ceilings and ceiling structure; and (f) Roofs and roof structure.
- (2) The Oregon certified home inspector shall: (a) Probe or sound structural components where deterioration is suspected, except where probing would damage any finished surface; (b) Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed or restricted, when entry could damage any property, or when dangerous or adverse situations are suspected; (c) Report the methods used to observed under floor crawl spaces and attics; report inaccessible areas; and (d) Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

812-008-0206

Exterior and Site

- (1) The Oregon certified home inspector shall observe and describe: (a) Wall cladding, flashings, and trim; (b) Entryway doors and all windows; (c) Garage door operators; (d) Attached decks, balconies, stoops, steps, areaways, porches, and applicable railings; (e) Eaves, soffits, and fascias; and (f) Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building that adversely affect the structure. (2) The Oregon certified home inspector shall: (a) Operate all entryway doors and a representative number of windows; (b) Operate garage doors manually or by using permanently installed controls for any garage door

Inspection Agreement (Continued)

opener; and (c) Report whether or not any garage door opener will automatically reverse or stop when meeting reasonable resistance during closing, or reverse with appropriately installed optical sensor system. (3) The Oregon certified home inspector is not required to observe:

(a) Storm windows, storm doors, screening, shutters, and awnings; (b) Garage door operator remote control transmitters; (c) Soil or geological conditions, site engineering, property boundaries, encroachments, or easements; (d) Recreational facilities (including spas, saunas, steam baths, swimming pools, decorative water features, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); or (e) Detached buildings or structures; (f) Fences or privacy walls; (g) Ownership fencing, privacy walls, retaining walls; or (h) Condition of trees, shrubs, or vegetation.

812-008-0207

Roofing

(1) The Oregon certified home inspector shall observe and describe: (a) Roof coverings; (b) Roof drainage systems; (c) Flashings; (d) Skylights, chimneys, and roof penetrations; and (e) Signs of leaks or abnormal condensation on building components. (2) The Oregon certified home inspector shall report the method used to observe the roofing and components.

812-008-0208

Plumbing

(1) The Oregon certified home inspector shall observe: (a) Interior water supply and distribution system, including piping materials, supports, and insulation, fixtures and faucets, functional flow, leaks, and cross connections; (b) Interior drain, waste, and vent system, including traps, drain, waste, and vent piping, piping supports and pipe insulation, leaks, and functional drainage; (c) Hot water systems including water heating

equipment, normal operating controls, automatic safety controls, and chimneys, flues, and vents; (d) Above ground oil storage and distribution systems including interior oil storage equipment, supply piping, venting, and supports; leaks; and (e) Sump pumps and sewage ejection pumps.

(2) The Oregon certified home inspector shall describe: (a) Water supply and distribution piping materials; (b) Drain, waste, and vent piping materials; and (c) Water heating equipment. (3) The Oregon certified home inspector shall operate all plumbing fixtures, including their faucets

and all exterior faucets attached to the house except where the flow end of the faucet is connected to an appliance or interior faucets not serviced by a drain. (4) The Oregon certified home inspector is not required to: (a) State the effectiveness of anti-siphon devices and anti-backflow valves; (b) Determine whether water supply and waste disposal systems are public or private; (c) Operate automatic safety controls;

(d) Operate any valve except toilet flush valves, fixture faucets, and hose faucets; (e) Observe: (A) Water conditioning systems; (B) Fire and lawn sprinkler systems; (C) On-site water supply quantity and quality; (D) On-site waste disposal systems; (E) Foundation irrigation systems;

(F) Whirlpool tubs, except as to functional flow and functional drainage; (G) Swimming pools and spas; or (H) Solar water heating equipment.

812-008-0209

Electrical

(1) The Oregon certified home inspector shall observe: (a) Service entrance conductors; (b) Service equipment, grounding equipment, main over current device, and distribution panels; (c) Amperage and voltage ratings of the service; (d) Branch circuit conductors, their over current devices, and the compatibility of their amperages and voltages; (e) The operation of a representative number of installed ceiling fans, lighting fixtures, switches, and receptacles located inside the house, garage, and on the dwellings exterior walls; (f) The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures;

(g) The operation of ground fault or arc fault circuit interrupters; and (h) Smoke alarms. (2) The Oregon certified home inspector shall describe:

(a) Service amperage and voltage; (b) Service entry conductor materials; and (c) Service type as being overhead or underground; (3) The Oregon certified home inspector shall report: (a) Any observed 110 volt aluminum branch circuit wiring; and (b) The presence or absence of smoke alarms, and operate their test function, if accessible, except when detectors are part of a central security system. (4) The Oregon certified home inspector is not required to: (a) Insert any tool,

probe, or testing device inside the panels; (b) Test or operate any over current device or safety device in the electrical service panel or elsewhere that may adversely affect the personal property of the resident; (c) Dismantle any electrical device or control other than to remove the covers of the main or auxiliary distribution panels; (d) Observe: (A) Low-voltage systems except to report the presence of solenoid-type lighting systems; (B) Security system devices, heat detectors, or carbon monoxide detectors;

(C) Telephone, security, TV, intercoms, lightening arrestors or other ancillary wiring that is not a part of the primary electrical distribution system; or (D) Built-in vacuum equipment.

812-008-0210

Heating

(1) The Oregon certified home inspector shall observe permanently installed heating systems including: (a) Heating equipment; (b) Normal operating controls; (c) Automatic safety controls; ((d) Chimneys, flues, and vents, where readily visible; (e) Solid fuel heating devices;

(f) Heat distribution systems including fans, pumps, ducts, and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and (g) The presence of installed heat source in each room. (2) The Oregon certified home inspector shall describe: (a) Energy source; and (b) Heating equipment and distribution type. (3) The Oregon certified home inspector shall operate the systems using normal operating controls. (4) The Oregon certified home inspector shall open readily accessible panels provided by the manufacturer or installer for routine homeowner maintenance. (5) The Oregon certified home inspector is not

required to: (a) Operate automatic safety controls;

(b) Ignite or extinguish solid fuel fires; (c) Observe: (A) The interior of flues; (B) Fireplace insert flue connections; (C) Humidifiers; or (D) The uniformity or adequacy of heat supply to the various rooms.

812-008-0211

Central Air Conditioning

(1) The Oregon certified home inspector shall observe: (a) Central air conditioning systems including cooling and air handling equipment and normal operating controls. (b) Distribution systems including fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, and fan-coil units. (2) The Oregon certified home inspector shall describe: (a) Energy sources; and (b) Cooling equipment type.

(3) The Oregon certified home inspector shall operate the systems using normal operating controls. (4) The Oregon certified home inspector shall open readily open able panels provided by the manufacturer or installer for routine homeowner maintenance. (5) The Oregon certified home inspector is not required to: (a)

Operate cooling systems when weather conditions or other circumstances may cause equipment damage;

Inspection Agreement (Continued)

(b) Observe non-central air conditioners; or (c) Observe the uniformity or adequacy of cool-air supply to the various rooms.

812-008-0212

Interiors

(1) The Oregon certified home inspector shall observe and describe: (a) Walls, ceiling, and floors; (b) Steps, stairways, balconies, and railings; (c) Counters and cabinets; and (d) Doors and windows. (2) The Oregon certified home inspector shall: (a) Operate a representative number of windows and interior doors; and (b) Report signs of abnormal or harmful water penetration or damage in the building or components or signs of abnormal or harmful condensation on building components. (3) The Oregon certified home inspector is not required to: (a) Operate a representative number of cabinets and drawers; (b) Observe paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; or (c) Observe draperies, blinds, or other window treatments.

812-008-0213

Insulation and Ventilation

(1) The Oregon certified home inspector shall observe and describe: (a) Insulation and vapor retarders / barriers in unfinished spaces; (b) Ventilation of attics and foundation areas; (c) Kitchen, bathroom, and laundry venting systems; and (d) The operation of any readily accessible attic ventilation fan, and when the temperature permits, the operation of any readily accessible thermostatic control. (e) Absence of insulation in unfinished space adjacent to heated living areas. (2) The Oregon certified home inspector is not required to report on: (a) Concealed insulation and vapor retarders; (b) Venting equipment that is integral with household appliances; or (c) Thermal efficiency ratings.

812-008-0214

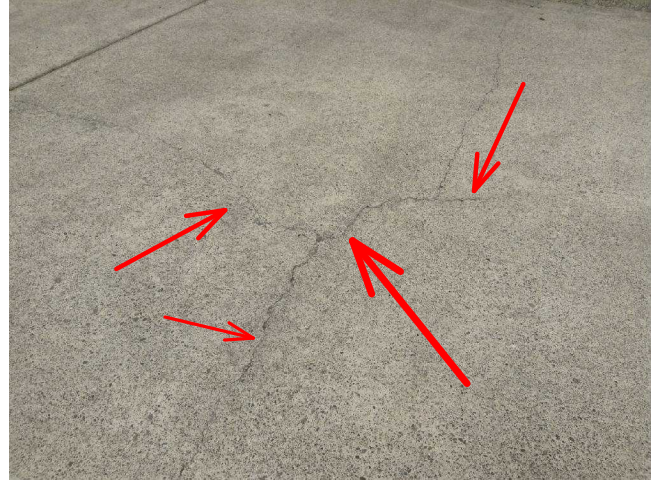
Built-in Kitchen Appliances

(1) The Oregon certified home inspector shall observe and operate the basic functions of the following kitchen appliances: (a) Installed dishwasher, through its normal cycle; (b) Range, cook top, and installed oven; (c) Trash compactor; (d) Garbage disposal; (e) Ventilation equipment or range hood; (f) Installed microwave oven; and (g) Built-in refrigerators. (2) The Oregon certified home inspector is not required to observe: (a) Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; (b) Non built-in appliances; (c) Refrigeration units that are not installed; or (d) Microwave leakage. (3) The Oregon certified home inspector is not required to operate: (a) Appliances in use; or (b) Any appliance that is shut down or otherwise inoperable.

Oregon Construction Contractors Board
700 Summer St. NE, Suite 300
PO Box 14140, Salem, OR 97309-5052
Phone: 503-378-4621
www.oregon.gov/CCB

Grounds

Serviceable Driveway: Concrete - Common Cracks



Serviceable Walks: Concrete - Common Cracks

Maintenance Repair Porch: Concrete - Flashing missing at house junction, Concrete poured over siding this can cause moisture damage,

Serviceable Patio: Concrete - Common cracks

Serviceable Vegetation: Trees, Shrubs, Lawn

Serviceable Grading / Slope: Minor slope

Maintenance Repair Exterior Surface Drain: Surface drain - Surface drains not tested. Underground piping cannot be viewed or inspected.

Not Inspected Fences:

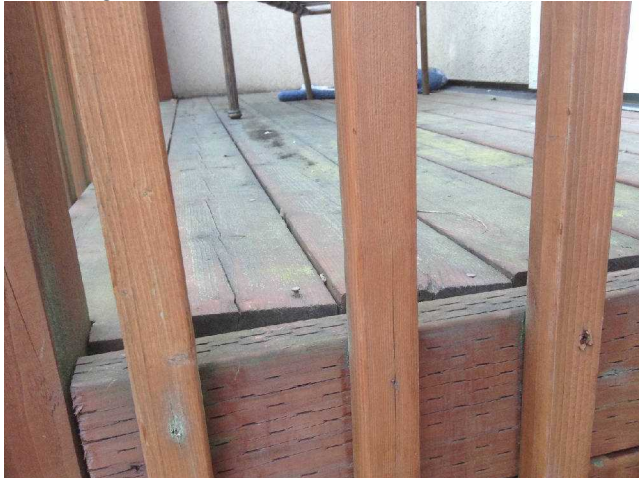
Insects / Rodents Noted No - None noted at this time

Front Porch Porch /Patio Cover

Serviceable Construction Style Covered Roof / Wood Framing

Rightside Deck

Maintenance Repair Construction Style Pressure treated wood framing with non pressure treated wood decking - Flashing not visible at house to deck connection



Grounds (Continued)

Construction Style (continued)



Serviceable Railings Wood railings

Rightside upper Deck

Maintenance Repair Construction Style Wood frame with tile - Flashing not visible at house to deck connection,

Serviceable Railings Metal railings

Leftside upper Deck

Maintenance Repair Construction Style Wood frame with tile - Damaged tile by deck upright, Flashing not visible at house to deck connection

Maintenance Repair Railings Metal railings - Loose railings

Exterior

Exteriors have "EIFS" siding. It is recommended that you seek further evaluation and inspection of this siding by a licensed contractor who specializes in "EIFS" siding.

Main House Exterior Surface

Maintenance Repair Type: EIFS stucco - Ground contact with siding, Recommend further evaluation and repairs as needed by a licensed contractor. Damaged, Recommend further evaluation and repairs as needed by a licensed contractor. Evidence of leaking on the north side of the garage



Exterior (Continued)

Type: (continued)



Maintenance Repair Trim: Wood, EIFS - Caulking paint and finished needed, Evidence of prior repairs to the south side of the residence building



Exterior (Continued)

Trim: (continued)



Maintenance Repair Fascia: Wood - Paint is worn / peeling

Maintenance Repair Soffits: Wood - Damaged paint finish,
Damaged, Siding damage at front columns
from bird damage



Serviceable

Flashing: Metal flashings

Serviceable

Dryer Vent: Rigid metal

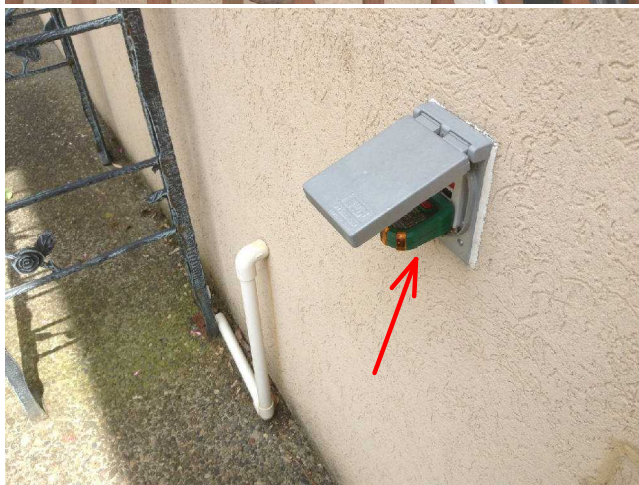
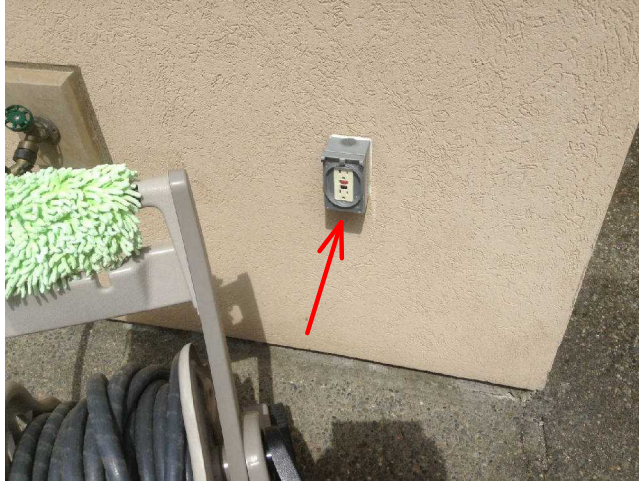
Maintenance Repair Hose Bibs Anti-siphon type - Handle loose



Exterior (Continued)

Not Inspected Sprinkler Systems

Maintenance Repair, Safety Hazard Exterior Electric Outlets: 110 VAC GFCI - Loose or missing moisture cover, Exposed wiring present, Inoperative at time of inspection



Insects / Rodents Noted No - None noted at this time.

Exterior (Continued)

Roof Chimney	
Serviceable	Chimney: Metal
Serviceable	Flue/Flue Cap: Metal
Serviceable	Chimney Flashing: Metal
Roof Chimney	
Serviceable	Chimney: Metal
Serviceable	Flue/Flue Cap: Metal
Serviceable	Chimney Flashing: Metal

Crawl Space

Method of Inspection: Entered the crawlspace

Serviceable Access: Exterior access door

Serviceable Moisture Penetration: Moisture staining - There is evidence of seasonal water in the crawl space

Serviceable Low Point Drain North side by the access door

Maintenance Repair Ventilation: Vents - Vent screens are damaged, Vents blocked by concrete, Vents blocked in the front by the landscaping



Maintenance Repair Insulation: Fiberglass - Insulation is loose and fallen down in some areas.

Maintenance Repair Vapor Barrier: 6 Mil black vapor barrier - Common construction debris in the crawl space, Common tears and displacement in the vapor barrier

Serviceable Dryer Vent: Rigid metal

Serviceable Heating Ductwork: Plastic

Insects / Rodents Noted No - None noted at this time.

Structure

Serviceable Structure Type: Wood frame
Serviceable Foundation: Poured concrete
Serviceable Beams: Solid wood
Serviceable Bearing Walls: Wood Frame
Serviceable Piers/Posts: Poured piers and wood posts
Serviceable Floor/Slab: Conventional wood framing, Joists
Serviceable Subfloor: Not visible
Insects / Rodents Noted No - None noted at this time.

Roof

Main Roof Surface

Method of Inspection: Ground level, With binoculars, These inspections are limited

Serviceable Unable to Inspect: Partial - Height of roof, Tile roof

Serviceable Material: Clay tile

Type: Gable, Hip

Approximate Age: 15 Yr

Roof Layers 1

Maintenance Repair Flashing: Aluminum, Lead - Prone to possible leaks, Flashing has come loose on the plumbing vent at the rear of the house, Torn flashing



Roof (Continued)

Flashing: (continued)



Serviceable
Not Present
Serviceable

Valleys: Tile
Skylights:
Plumbing Vents: ABS

Roof Water Control

Serviceable
Serviceable
Serviceable

Gutters: Aluminum
Downspouts: Aluminum
Sub-Surface Drains: Not inspected

Attic

Laundry Attic

Method of Inspection: From the attic access only, Entered attic

Maintenance Repair Unable to Inspect: Partial, 25% - Safety and footing, Insulation

Serviceable

Roof Framing: 2X4 Rafter, 2X4 Truss

Serviceable

Sheathing: Plywood

Not Present

Moisture Penetration:

Serviceable

Ventilation: Roof Vents, Soffit vents

Serviceable

Insulation: Blown in, Cellulose

Serviceable

Insulation Depth: 10"

Not Present

Attic Fan:

Not Present

House Fan:

Serviceable

Exhaust Fan Vent/ Ducting: Electric - Correct venting to route to the exterior of the house.

Serviceable

Wiring/Lighting: Not fully visible

Insects / Rodents Noted No - None noted at this time

Plumbing

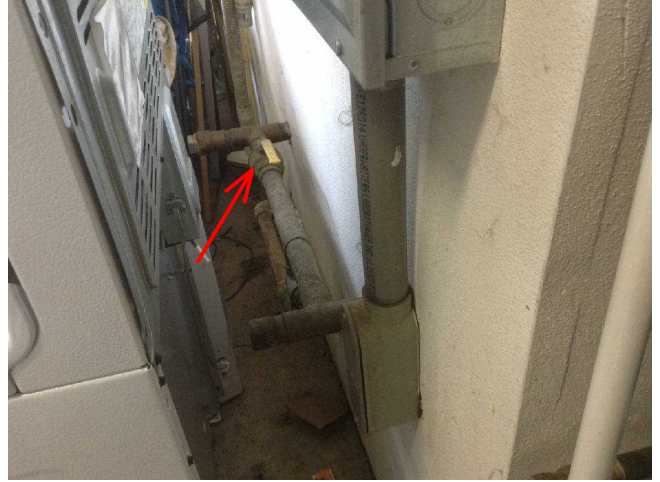
Interior

Serviceable

Service Line: Copper

Plumbing (Continued)

Serviceable Main Water Shutoff: Garage



Serviceable Water Supply Lines: Copper

Serviceable Waste Lines: ABS

Serviceable Vent Pipes: ABS

Not Present Sump Pump:

Garage Water Heater

Serviceable Water Heater Operation: Functional at time of inspection

Manufacturer: Reliance

Model Number: 675YRVHTL 200 Serial Number: 1316A007035

Type: Natural gas Capacity: Natural gas

Approximate Age: 2Yr Area Served: 2Yr

Serviceable Combustion Air Supply: Garage Air

Serviceable Flue Pipe: Single wall, ABS

Serviceable TPRV and Drain Tube: Drain tube missing

Maintenance Repair, Safety Hazard Seismic Strap Metal - **Only one seismic strap provided**



Gas / Fuel Service

Maintenance Repair Gas Meter: Right side exterior - Obstructed by personal belongings- cannot fully inspect

Serviceable Main Gas Valve: Located at gas meter

Serviceable Gas Service Line: Steel, Insulflex

Plumbing (Continued)

Suspected Asbestos: No

Heating System

Crawl Space Heating System

Serviceable, Fair Condition Heating System Operation: Adequate - Furnace nearing the end of it's design life, The unit does not appear to have been serviced within the last year per the manufacturers instructions.

Manufacturer: Goodman

Model Number: GMPN100-4 Serial Number: 980161

Type: Forced Air Natural Gas Furnace Capacity: 100,000

Area Served: Residents Units Approximate Age: 16 yr

Fuel Type: Natural gas

Maintenance Repair Flue Pipe: PVC



Serviceable

Burners: Gas burners

Serviceable

Combustion Air Supply: Outside Air

Serviceable

Distribution: Registers

Serviceable

Thermostats: Programmable

Maintenance Repair Blower Fan/Filter: Induced fan, with disposable filter - Dirty filter



Garage Heating System

Maintenance Repair, Fair Condition Heating System Operation: Adequate - The unit does not appear to have been serviced within the last year per the manufacturers instructions., Furnace nearing the end of it's design life

Manufacturer: Goodman

Model Number: GMPN080-4 Serial Number: 9901610199

Type: Forced Air Natural Gas Furnace Capacity: 80,000 BTUHR

Area Served: Main house lower level Approximate Age: 16 yr

Fuel Type: Natural gas

Heating System (Continued)

Serviceable	Combustion Air Supply: Outside Air
Fair Condition	Burners: Gas burners
Serviceable	Distribution: Registers
Serviceable	Flue Pipe: PVC
Maintenance Repair	Blower Fan/Filter: Induced fan, with disposable filter - Dirty filter, Replace

Attic Heating System

Maintenance Repair, Fair Condition Heating System Operation: Adequate - The unit does not appear to have been serviced within the last year per the manufacturers instructions., Furnace existing beyond design life

Manufacturer: Goodman
 Model Number: GMPN100-4 Serial Number: 9609827418
 Type: Forced Air Natural Gas Furnace Capacity: 100,000 BTUHR
 Area Served: Upper Floor Approximate Age: 19 yr
 Fuel Type: Natural gas
 Maintenance Repair Blower Fan/Filter: Induced fan, with disposable filter - Dirty filter
 Serviceable Distribution: Registers

Air Conditioning/ Heat Pump

Right side, Exterior AC System

Not Inspected A/C System Operation: Not inspected - Air temperature below 65 degrees Fahrenheit: Unable to test systems (s). Operation could cause damage, The unit is nearing the end of the manufactures stated design life

Serviceable Condensate Lines: PVC

Maintenance Repair Exterior Unit: Concrete - Unit not level

Manufacturer: Goodman
 Model Number: CPKE36-1A Serial Number: 9805437286
 Area Served: Not determined Approximate Age: 17 yr
 Fuel Type: 220-240 VAC Temperature Differential: N/A
 Type: Central A/C Capacity: 3 Ton

Serviceable	Visible Coil: Aluminum
Serviceable	Refrigerant Lines: Suction line and liquid line
Serviceable	Electrical Disconnect: Electrical disconnect present

Right side, Exterior AC System

Not Inspected A/C System Operation: Not inspected - Air temperature below 65 degrees Fahrenheit: Unable to test systems (s). Operation could cause damage, The unit is nearing the end of the manufactures stated design life

Serviceable Condensate Removal: PVC

Maintenance Repair Exterior Unit: Concrete - Unit not level

Manufacturer: Goodman
 Model Number: CPKE42-1 Serial Number: 97020 ??????
 Area Served: Not determined Approximate Age: 18 yr
 Fuel Type: 220-240 VAC Temperature Differential: N/A
 Type: Central A/C Capacity: 3.5 Ton

Serviceable	Visible Coil: Aluminum
Serviceable	Refrigerant Lines: Suction line and liquid line
Serviceable	Electrical Disconnect: Electrical disconnect present

Air Conditioning/ Heat Pump (Continued)

Right side, Exterior AC System
Not Inspected A/C System Operation: Not inspected - Air temperature below 65 degrees Fahrenheit: Unable to test systems (s). Operation could cause damage
Serviceable Condensate Removal: PVC
Maintenance Repair Exterior Unit: Concrete - Unit not level
Manufacturer: International
Model Number: N4A336AKB2200 Serial Number: E124507970
Area Served: Not determined Approximate Age: 3 yr
Fuel Type: 220-240 VAC Temperature Differential: N/A
Type: Central A/C Capacity: 3 Ton
Serviceable Visible Coil: Aluminum
Serviceable Refrigerant Lines: Suction line and liquid line
Serviceable Electrical Disconnect: Electrical disconnect present

Interior

Office of State Fire Marshal Smoke Alarm Frequently Asked Questions (Condensed):

Why should my home have smoke alarms?

**Seconds count! You have less than three minutes to escape a house fire.
The earlier a smoke alarm alerts you, the more likely you will get out alive.
Most fire deaths are caused by smoke not flames.
Most fire deaths and injuries occur between midnight and 8 AM. when people are asleep.*

What is the difference between smoke alarms and smoke detectors?

*Smoke alarms are self-contained, single or multiple-station smoke-sensing devices.
Smoke detectors are smoke-sensing devices that are not self-contained and operate as part of a central control system.*

What is the difference between ionization and photoelectric smoke alarms?

*Ionization smoke alarms are quicker at sensing flaming, fast moving fires.
Photoelectric smoke alarms are quicker at sensing smoldering fires.*

What are the requirements for installing smoke alarms?

*Meet the applicable requirements of the State building Code at the time of construction.
All smoke alarms are to be installed according to the manufacturers recommendations.
Outside sleeping areas.
On each level of the home.
The Office of State Fire Marshal recommends adding smoke alarms to each bedroom for increased protection.*

Are smoke alarms required to be installed in all bedrooms?

*If required by State Building Code at the time of construction or remodel. Note: Some local ordinances have additional requirements. Check with your local building department and/or housing agency.
The Office of State Fire Marshal recommends installing smoke alarms in all bedrooms for increased protection.*

Can 110 volt (hard-wired) smoke alarms be replaced with solely battery operated smoke alarms?

No. All hard-wired smoke alarms must be replaced with compliant hard-wired smoke alarms with battery back-up.

How often do I replace my smoke alarm?

Interior (Continued)

*****Unless otherwise recommended by the manufacturers published instructions, single and multiple station smoke alarms installed in one- and two-family dwellings shall be replaced when they fail to respond to operability test, but shall not remain in service longer than 10 years from the date of manufacture.**

*****Combination Carbon Monoxide/Smoke Alarm are recommended to be replaced 5 years from date of manufacture.**

How do I keep my smoke alarm working?

Test smoke alarms monthly.

Clean smoke alarms monthly with compressed canned air or vacuum smoke alarms regularly to remove dust and cobwebs.

Never disconnect or remove smoke alarm batteries for other uses.

Determine alarm type. Replace alarm or battery based on the alarm type and How often do I replace my smoke alarm? section.

What types of Smoke Alarms are available and how are they identified?

Ionization smoke alarms: Contains material that ionizes the air. These ions form an electrical path between positive and negative terminals provided by the battery. When smoke enters the alarm, it disrupts the electrical current flow and triggers the alarm.

- All ionization smoke alarms sold in Oregon are required to have a hush feature.

- Solely battery powered alarms are required to have a long life battery designed to last ten years.

Photoelectric smoke alarms: Contain a light source and photocell, activated by light. When smoke enters the alarm chamber, light from the bulb reflects off the smoke particles and is directed towards the photocell. The photocell then triggers the alarm. Photoelectric smoke alarms are exempt from the ten-year battery and hush feature requirements. Replace the battery at least once per year or when the alarm chirps indicating a low battery.

Hard-wired smoke alarms with battery back-up (available in photo., ion., or dual): These alarms are wired directly into the homes electrical system. They do not require a ten-year

battery. Replace the 9 volt back-up battery at least once per year or when the alarm chirps indicating a low battery.

Hard-wired smoke alarms without battery back-up (available in photo., ion., or dual): These alarms are wired directly into the homes electrical system. If the electrical power to the home fails, the alarms will not function.

Combination or dual sensor smoke alarms: Both ionization and photoelectric technology in one alarm to sense flaming and smoldering fires.

Visual (strobe light) and Tactile (shaker): For people who are deaf or hard of hearing. Re-

place the 9 volt or double AA batteries at least once per year or when the alarm chirps indicating a low battery.

For more in-depth information: http://www.oregon.gov/OSP/SFM/pages/com_ed_section.aspx

**For more information on fire prevention, contact: Colleen Olson, Office of State Fire Marshal,
Phone 503-934-8228, email: colleen.olson@state.or.us**

General Interior

Serviceable, Maintenance Repair Entry Doors: Metal, French - Damage noted at doors.

Interior (Continued)

Entry Doors: (continued)



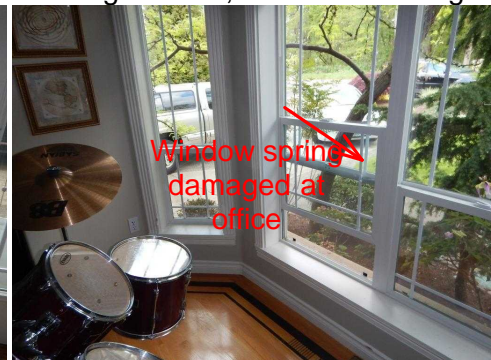
Serviceable

Interior Doors: Hollow wood

Serviceable

Patio/ Deck/ Exterior Door: French door

Serviceable, Maintenance Repair Windows: Vinyl, Sliding, Dual Glaze - Damage noted., Moisture staining noted.



Not Inspected

Window Screens: Not inspected - Screens not checked

Serviceable

Closets: Standard

Serviceable

Ceilings: Painted Drywall

Serviceable

Ceiling Fans: Switched

Interior (Continued)

Maintenance Repair Walls: Painted Drywall - Minor drywall repairs needed at residence area, kitchen, and bedrooms



Serviceable, Maintenance Repair Floors: Carpet, Hardwood, Tile, Vinyl floor covering - Loose carpet

Serviceable

HVAC Source: Heating system register

Not Inspected

Central Vac System Not part of the inspection

Not Inspected

Security System Not Part of the inspection

Safety Upgrade

Smoke Detector: Hardwired - Exceed 10 years old, requires replacement per Oregon Law., Not to current Oregon Law for the sale or transfer of real estate title.

Safety Upgrade

CO Monitors None - CO monitors are not installed as per Oregon Law.

Serviceable

Stairs (Interior): Wood stairs with wood handrails

Electrical

Serviceable

Service Entrance: Under ground utilities

Service Size Amps: 200 Volts: 110-240 VAC

Main Service Feed / Conductors Aluminum

Garage right main Electric Panel

Serviceable

Manufacturer: Cutler-Hammer

Maximum Capacity: 200 Amps

Serviceable

Ground: Ground is present. Ground system is not visible

Serviceable

120 VAC Branch Circuits: Copper

Serviceable

240 VAC Branch Circuits: Copper and aluminum

Serviceable

Main Breaker Size: 200 Amps

Serviceable

Wiring Methods Non-metallic sheathed cable

Serviceable

Interior Wiring & Lighting: 110 VAC - Damaged cover plate noted.

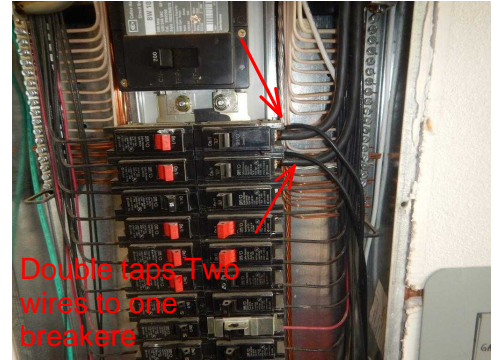


Electrical (Continued)

Garage left main Electric Panel

Safety Upgrade

Manufacturer: Cutler-Hammer - Missing two panel cover screws, Double taps present. The emergency back up system is not part of this inspection. Recommend further review



Maximum Capacity: 200 Amps

Serviceable 120 VAC Branch Circuits: Copper

Serviceable 240 VAC Branch Circuits: Copper and aluminum

Serviceable Wiring Methods Non-metallic sheathed cable

Serviceable Main Breaker Size: 200 Amps

Residents Laundry Sub-Panel

Serviceable Manufacturer: Cutler-Hammer - Missing two panel cover screws

Maximum Capacity: 125 Amps

Serviceable Breakers: Copper and Aluminum

Serviceable Main Breaker Size: 100 Amps

Serviceable Wiring Methods Non-metallic sheathed cable

Not Present Door Bell: Not provided

Maintenance Repair, Safety Upgrade Exterior Lighting: Surface mount -
Missing wall fixture exterior north side, at entry to caregivers room



Fireplace/Wood Stove

Residents Wing Fireplace

Maintenance Repair Fireplace Construction: Prefab - A qualified contractor is recommended to evaluate and estimate repairs

Type: Gas log

Serviceable

Hearth: Flush mounted

Family Room Fireplace

Maintenance Repair Fireplace Construction: Prefab - A qualified contractor is recommended to evaluate and estimate repairs



Type: Gas log

Serviceable

Hearth: Raised

Living Room Fireplace

Maintenance Repair Fireplace Construction: Prefab



Type: Gas log

Serviceable

Hearth: Flush mounted

Laundry Room/Area

Residents Laundry	Laundry Room/Area
Serviceable	Ceiling: Painted Drywall
Serviceable	Walls: Painted Drywall
Serviceable	Floor: Tile
Serviceable	Doors: Hollow wood
Serviceable	Windows: Vinyl, Single Hung, Dual Pane
Serviceable	Electrical: 110 VAC
Serviceable	Exhaust Fan /Venting: Electric ceiling fan
Serviceable	Laundry Tub: Fiberglass
Serviceable	Laundry Tub Drain: PVC
Serviceable	Washer and Dryer Electrical: 110-240 VAC
Serviceable	Dryer Vent: Metal flex
Serviceable	Washer Drain: Wall mounted drain

Upper level Main	Laundry Room/Area
Serviceable	Ceiling: Painted Drywall
Serviceable	Walls: Painted Drywall
Serviceable	Floor: Tile
Serviceable	Doors: Hollow wood
Safety Upgrade	Electrical: 110 VAC - Recommend adding GFCI outlets for safety enhancement
Serviceable	HVAC Source: Heating system register
Not Present	Laundry Tub: None - Plumbing appears roughed in for laundry sink
Not Inspected	Dryer Vent: Not visible
Serviceable	Washer Drain: Wall mounted drain

Garage

Type of Structure: Attached Garage Car Spaces: Attached Garage
 Maintenance Repair Ceiling: Painted Drywall - Seal holes in the drywall to restore fire separation barrier.



Garage (Continued)

Maintenance Repair Walls: Painted Drywall - Seal holes in drywall to restore fire separation barrier



Maintenance Repair Floor/Foundation: Poured concrete - Common cracks

Maintenance Repair Interior Entry Door: Metal - needs door bottom gasket

Not Present Exterior Entry Door:

Maintenance Repair Garage Vehicle Doors: Roll up, Insulated aluminum - Recommend disabling manual door locks

Maintenance Repair Vehicle Door Operation: Mechanized - Suggest disable the manual lock on the garage door.

Maintenance Repair Garage Door Opener: 110 volt - Recommend adjusting the tension reverse

Serviceable Sensors: Electronic

Maintenance Repair Electrical: 110 Volt with partial GFCI protection - Improper wiring, GFCI recommended

Kitchen

Residents Kitchen Kitchen

Serviceable Sink: Cast Iron
Serviceable Plumbing/Fixtures: Chrome
Serviceable Counter Tops: Tile
Serviceable, Maintenance Repair Cabinets: Wood - The drawers to the left side of the refrigerator do not open fully, blocked by refrigerator.



Serviceable Floor: Tile
Serviceable, Maintenance Repair Walls: Painted Drywall - The drywall in the exterior wall needs touch-up repairs
Serviceable, Maintenance Repair Ceiling: Painted Drywall - Recommend further review of the moisture damage to the ceiling of the kitchen on the east end near the double entry door.



Serviceable, Maintenance Repair Cooking Appliances: Electric, Cooktop - Burners inoperative front right, and rear left



Kitchen (Continued)

Maintenance Repair Ventilator: Top Line - Smooth wall venting material recommended, ribbed venting not standard material.



Serviceable	Disposal: Badger
Serviceable	Dishwasher: Americana
Air Gap Present? No	Tie up the drain line to create a hi-loop air gap system.
Not Inspected	Refrigerator: Not part of this inspection
Not Inspected	Microwave: Portable
Serviceable	Electrical: 110 VAC GFCI
Serviceable	Doors: French
Serviceable	Windows: Vinyl, Sliding, Dual Pane
Serviceable	HVAC Source: Heating system register

Main Kitchen Kitchen

Serviceable	Cooking Appliances: Cooktop, Gas, Double Oven, Electric
Serviceable	Ventilator: Broan
Serviceable	Disposal: Badger
Serviceable	Dishwasher: Kitchenaid
Air Gap Present? No	Tie up the drain line to create a hi-loop air gap system.
Not Inspected	Refrigerator:
Serviceable, Maintenance Repair	Sink: Cast Iron - Spray wand is defective
Serviceable	Electrical: 110 VAC GFCI
Serviceable	Plumbing/Fixtures: Chrome, PVC
Serviceable	Counter Tops: Granite, Tile
Serviceable	Cabinets: Wood
Serviceable	Pantry: Walk In
Serviceable	Ceiling: Painted Drywall
Serviceable	Walls: Painted Drywall
Serviceable	Floor: Tile
Serviceable	Doors: Hollow wood
Serviceable	Windows: Vinyl, Sliding, Dual Pane
Serviceable	HVAC Source: Heating system register

Bathroom

Caregivers Main Bathroom

Serviceable Toilets: Kohler
 Serviceable Sink/Basin: Molded single bowl
 Serviceable Faucets/Traps: Delta fixtures with a PVC trap
 Serviceable Counter/Cabinet: Wood
 Serviceable Ventilation: Electric ventilation fan
 Serviceable Shower/Surround: Fiberglass pan and fiberglass surround
 Serviceable Shower/Tub Enclosure Doors Glass, Swinging
 Serviceable Ceiling: Painted Drywall
 Serviceable Walls: Painted Drywall
 Serviceable Floor: Vinyl floor covering
 Serviceable Doors: Hollow wood
 Serviceable Electrical: 110 VAC GFCI

Residents Main Bathroom

Serviceable Ceiling: Painted Drywall
 Serviceable Walls: Painted Drywall, Tile
 Serviceable Floor: Tile
 Serviceable Doors: Hollow wood
 Serviceable Windows: Vinyl, Sliding, Dual pane
 Serviceable Electrical: 110 VAC GFCI
 Serviceable Counter/Cabinet: Wood
 Serviceable Sink/Basin: Molded single bowl
 Serviceable Faucets/Traps: Chrome, PVC
 Serviceable, Maintenance Repair Shower/Surround: Tile -
 Caulking needed at shower walls

Serviceable Toilets: Unable to determine - Toilet does not flush properly.

Serviceable HVAC Source: Heating system register
 Serviceable Ventilation: Electric ventilation fan



Bathroom (Continued)

Main floor Bathroom

Serviceable Ceiling: Painted Drywall
Serviceable Walls: Painted Drywall
Serviceable Floor: Tile
Serviceable Doors: Hollow wood
Serviceable, Maintenance Repair Electrical: 110 VAC GFCI -
Loose switch or outlet should be
resecured



Serviceable Counter/Cabinet: Tile
Serviceable Sink/Basin: Ceramic
Serviceable Faucets/Traps: Satin, PVC
Serviceable Toilets: Crane
Serviceable HVAC Source: Heating system register
Serviceable Ventilation: Electric ventilation fan

Upper level, Hall Bathroom Bathroom

Serviceable Ceiling: Painted Drywall
Serviceable Walls: Painted Drywall
Serviceable Floor: Tile
Serviceable Doors: Hollow wood
Serviceable Electrical: 110 VAC GFCI
Serviceable Counter/Cabinet: Tile, Wood
Serviceable Sink/Basin: Ceramic
Maintenance Repair Faucets/Traps: Chrome - Loose missing handles. Repair



Bathroom (Continued)

Faucets/Traps: (continued)



Serviceable, Maintenance Repair Tub/Surround: Fiberglass tub/ shower/ surround combo - Chips patching in bottom of tub



Serviceable	Shower/Surround: Fiberglass tub / shower surround
Serviceable	Toilets: Crane
Serviceable	HVAC Source: Heating system register
Serviceable	Ventilation: Electric ventilation fan
Upper level, Front, Right Bathroom	
Serviceable	Closet: Walk In
Serviceable	Ceiling: Painted Drywall
Serviceable	Walls: Painted Drywall
Serviceable	Floor: Tile
Serviceable	Doors: Hollow wood
Defective	Electrical: 110 VAC - Faulty GFCI outlet-replace
Serviceable	Counter/Cabinet: Granite and wood

Bathroom (Continued)

Serviceable	Sink/Basin: Ceramic
Serviceable	Faucets/Traps: Chrome, PVC
Serviceable	Tub/Surround: Fiberglass tub and surround
Serviceable	Shower/Surround: Fiberglass tub / shower surround
Serviceable	Toilets: Sterling
Serviceable	HVAC Source: Heating system register
Serviceable	Ventilation: Electric ventilation fan
<hr/> Upper level, Master Bathroom <hr/>	
Serviceable	Closet: Walk In
Serviceable	Ceiling: Painted Drywall
Serviceable	Walls: Painted Drywall
Serviceable	Floor: Tile
Serviceable	Doors: Hollow wood
Serviceable	Windows: Vinyl, Single Hung, Dual pane
Serviceable	Electrical: 110 VAC GFCI
Serviceable	Counter/Cabinet: Tile
Serviceable	Sink/Basin: Ceramic
Serviceable	Faucets/Traps: Kohler
Serviceable	Shower/Surround: Fiberglass, One piece unit
Serviceable, Maintenance Repair	Spa Tub/Surround: Fiberglass, Tile - spa jets need cleaning.
Serviceable	Toilets: Kohler
Serviceable	HVAC Source: Heating system register
Serviceable	Ventilation: Electric ventilation fan and window
<hr/> Residents rear left Half Bathroom <hr/>	
Serviceable	Ceiling: Painted Drywall
Serviceable	Walls: Painted Drywall
Serviceable	Floor: Tile
Serviceable	Electrical: 110 VAC GFCI
Serviceable	Counter/Cabinet: Wood
Serviceable	Sink/Basin: Molded dual bowl
Serviceable	Faucets/Traps: Chrome
Serviceable	Toilets: Unable to determine
Serviceable	Ventilation: Electric ventilation fan
<hr/> Residents rear middle Half Bathroom <hr/>	
Serviceable	Ceiling: Painted Drywall
Serviceable	Walls: Painted Drywall
Serviceable	Floor: Tile
Serviceable	Doors: Hollow wood
Serviceable	Windows: Vinyl, Sliding, Dual pane
Serviceable	Electrical: 110 VAC GFCI
Serviceable	Counter/Cabinet: Wood
Serviceable	Sink/Basin: Molded dual bowl
Serviceable	Faucets/Traps: PVC
Serviceable	Toilets: Eljer
Serviceable	Ventilation: Electric ventilation fan
<hr/> Residents rear right Half Bathroom <hr/>	
Serviceable	Ceiling: Painted Drywall

Bathroom (Continued)

Serviceable Walls: Painted Drywall
 Serviceable Floor: Tile
 Serviceable Doors: Hollow wood
 Serviceable Windows: Vinyl, Sliding, Dual pane
 Serviceable Electrical: 110 VAC GFCI
 Serviceable Counter/Cabinet: Wood
 Serviceable Sink/Basin: Molded dual bowl
 Serviceable Faucets/Traps: Chrome
 Serviceable Toilets: Eljer
 Serviceable Ventilation: Electric ventilation fan

Residents front right Half Bathroom

Serviceable Ceiling: Painted Drywall
 Serviceable Walls: Painted Drywall
 Serviceable Floor: Tile
 Serviceable Doors: Hollow wood
 Serviceable Electrical: 110 VAC GFCI
 Serviceable Counter/Cabinet: Wood
 Serviceable Sink/Basin: Molded dual bowl
 Serviceable Faucets/Traps: Chrome, PVC
 Serviceable Toilets: Eljer
 Serviceable Ventilation: Electric ventilation fan

Bedroom

Upper level, Left, Master Bedroom

Serviceable Closet: Walk In
 Serviceable Ceiling: Painted Drywall
 Serviceable Walls: Painted Drywall
 Serviceable, Maintenance Repair Floor: Carpet - Loose carpet
 Serviceable Doors: Hollow wood, French
 Serviceable Windows: Vinyl, Dual pane
 Serviceable Electrical: 110 VAC
 Safety Upgrade Smoke Detector: Hardwired - **Exceed 10 years old, must be replaced per Oregon Law.**
 Serviceable HVAC Source: Heating system register

Upper level, Left, Rear Bedroom

Serviceable Closet: Standard
 Serviceable Ceiling: Painted Drywall
 Serviceable Walls: Painted Drywall
 Serviceable Floor: Carpet
 Serviceable Doors: Hollow wood
 Serviceable Windows: Vinyl, Sliding, Dual pane
 Serviceable Electrical: 110 VAC
 Safety Upgrade Smoke Detector: Hardwired - **Incorrect Type**
 Serviceable Ceiling Fans: Switched
 Serviceable HVAC Source: Heating system register

Upper level, middle front Bedroom

Serviceable Closet: Standard

Bedroom (Continued)

Serviceable Ceiling: Painted Drywall
 Serviceable Walls: Painted Drywall
 Serviceable Floor: Carpet
 Serviceable Doors: Hollow wood
 Serviceable Windows: Vinyl, Dual pane, Single Hung
 Serviceable Electrical: 110 VAC
 Safety Upgrade Smoke Detector: Hardwired - **Exceed 10 years old, must be replaced per Oregon Law.**
 Serviceable HVAC Source: Heating system register

Upper level, Right Bedroom

Serviceable Closet: Walk In
 Serviceable Ceiling: Painted Drywall
 Serviceable Walls: Painted Drywall
 Serviceable Floor: Carpet
 Serviceable Doors: Hollow wood
 Serviceable Windows: Vinyl, Sliding, Dual pane
 Serviceable Electrical: 110 VAC
 Safety Upgrade Smoke Detector: Hardwired - **Exceed 10 years old, must be replaced per Oregon Law.**
 Serviceable HVAC Source: Heating system register

Upper level, Right, Rear Bedroom

Serviceable, Maintenance Repair Closet: Standard - The bottom track is missing
 Serviceable Ceiling: Painted Drywall
 Serviceable Walls: Painted Drywall
 Serviceable, Maintenance Repair Floor: Carpet - Loose carpet
 Serviceable, Maintenance Repair Doors: Hollow wood - Door
 rubs jamb



Serviceable Windows: Vinyl, Sliding, Dual pane
 Serviceable Electrical: 110 VAC
 Serviceable HVAC Source: Heating system register
 Serviceable Smoke Detector: Hardwired

Maintenance Repair Summary

Grounds

1. Porch: Concrete - Flashing missing at house junction, Concrete poured over siding this can cause moisture damage,
2. Exterior Surface Drain: Surface drain - Surface drains not tested. Underground piping cannot be viewed or inspected.
3. Rightside Deck Construction Style Pressure treated wood framing with non pressure treated wood decking - Flashing not visible at house to deck connection
4. Rightside upper Deck Construction Style Wood frame with tile - Flashing not visible at house to deck connection,
5. Leftside upper Deck Construction Style Wood frame with tile - Damaged tile by deck upright, Flashing not visible at house to deck connection
6. Leftside upper Deck Railings Metal railings - Loose railings

Exterior

7. Main House Exterior Surface Type: EIFS stucco - Ground contact with siding, Recommend further evaluation and repairs as needed by a licensed contractor. Damaged, Recommend further evaluation and repairs as needed by a licensed contractor. Evidence of leaking on the north side of the garage
8. Trim: Wood, EIFS - Caulking paint and finished needed, Evidence of prior repairs to the south side of the residence building
9. Fascia: Wood - Paint is worn / peeling
10. Soffits: Wood - Damaged paint finish, Damaged, Siding damage at front columns from bird damage
11. Hose Bibs Anti-siphon type - Handle loose
12. Exterior Electric Outlets: 110 VAC GFCI - Loose or missing moisture cover, Exposed wiring present, Inoperative at time of inspection

Crawl Space

13. Ventilation: Vents - Vent screens are damaged, Vents blocked by concrete, Vents blocked in the front by the landscaping
14. Insulation: Fiberglass - Insulation is loose and fallen down in some areas.
15. Vapor Barrier: 6 Mil black vapor barrier - Common construction debris in the crawl space, Common tears and displacement in the vapor barrier

Roof

16. Flashing: Aluminum, Lead - Prone to possible leaks, Flashing has come loose on the plumbing vent at the rear of the house, Torn flashing

Attic

17. Laundry Attic Unable to Inspect: Partial, 25% - Safety and footing, Insulation

Plumbing

18. Garage Water Heater Seismic Strap Metal - Only one seismic strap provided
19. Gas Meter: Right side exterior - Obstructed by personal belongings- cannot fully inspect

Heating System

20. Crawl Space Heating System Flue Pipe: PVC
21. Crawl Space Heating System Blower Fan/Filter: Induced fan, with disposable filter - Dirty filter

Maintenance Repair Summary (Continued)

- 22. Garage Heating System Heating System Operation: Adequate - The unit does not appear to have been serviced within the last year per the manufacturers instructions., Furnace nearing the end of it's design life
- 23. Garage Heating System Blower Fan/Filter: Induced fan, with disposable filter - Dirty filter, Replace
- 24. Attic Heating System Heating System Operation: Adequate - The unit does not appear to have been serviced within the last year per the manufacturers instructions., Furnace existing beyond design life
- 25. Attic Heating System Blower Fan/Filter: Induced fan, with disposable filter - Dirty filter

Air Conditioning/ Heat Pump

- 26. Right side, Exterior AC System Exterior Unit: Concrete - Unit not level
- 27. Right side, Exterior AC System Exterior Unit: Concrete - Unit not level
- 28. Right side, Exterior AC System Exterior Unit: Concrete - Unit not level

Interior

- 29. Entry Doors: Metal, French - Damage noted at doors.
- 30. Windows: Vinyl, Sliding, Dual Glaze - Damage noted., Moisture staining noted.
- 31. Walls: Painted Drywall - Minor drywall repairs needed at residence area, kitchen, and bedrooms
- 32. Floors: Carpet, Hardwood, Tile, Vinyl floor covering - Loose carpet

Electrical

- 33. Exterior Lighting: Surface mount - Missing wall fixture exterior north side, at entry to caregivers room

Fireplace/Wood Stove

- 34. Residents Wing Fireplace Fireplace Construction: Prefab - A qualified contractor is recommended to evaluate and estimate repairs
- 35. Family Room Fireplace Fireplace Construction: Prefab - A qualified contractor is recommended to evaluate and estimate repairs
- 36. Living Room Fireplace Fireplace Construction: Prefab

Garage

- 37. Ceiling: Painted Drywall - Seal holes in the drywall to restore fire separation barrier.
- 38. Walls: Painted Drywall - Seal holes in drywall to restore fire separation barrier
- 39. Floor/Foundation: Poured concrete - Common cracks
- 40. Interior Entry Door: Metal - needs door bottom gasket
- 41. Garage Vehicle Doors: Roll up, Insulated aluminum - Recommend disabling manual door locks
- 42. Vehicle Door Operation: Mechanized - Suggest disable the manual lock on the garage door.
- 43. Garage Door Opener: 110 volt - Recommend adjusting the tension reverse
- 44. Electrical: 110 Volt with partial GFCI protection - Improper wiring, GFCI recommended

Kitchen

- 45. Residents Kitchen Kitchen Cabinets: Wood - The drawers to the left side of the refrigerator do not open fully, blocked by refrigerator.
- 46. Residents Kitchen Kitchen Walls: Painted Drywall - The drywall in the exterior wall needs touch-up repairs
- 47. Residents Kitchen Kitchen Ceiling: Painted Drywall - Recommend further review of the moisture damage to the ceiling of the kitchen on the east end near the double entry door.
- 48. Residents Kitchen Kitchen Cooking Appliances: Electric, Cooktop - Burners inoperative front right, and rear left
- 49. Residents Kitchen Kitchen Ventilator: Top Line - Smooth wall venting material recommended, ribbed venting not standard material.

Maintenance Repair Summary (Continued)

50. Main Kitchen Kitchen Sink: Cast Iron - Spray wand is defective

Bathroom

51. Residents Main Bathroom Shower/Surround: Tile - Caulking needed at shower walls
52. Main floor Bathroom Electrical: 110 VAC GFCI - Loose switch or outlet should be resecured
53. Upper level, Hall Bathroom Bathroom Faucets/Traps: Chrome - Loose missing handles. Repair
54. Upper level, Hall Bathroom Bathroom Tub/Surround: Fiberglass tub/ shower/ surround combo - Chips patching in bottom of tub
55. Upper level, Master Bathroom Spa Tub/Surround: Fiberglass, Tile - spa jets need cleaning.

Bedroom

56. Upper level, Left, Master Bedroom Floor: Carpet - Loose carpet
57. Upper level, Right, Rear Bedroom Closet: Standard - The bottom track is missing
58. Upper level, Right, Rear Bedroom Floor: Carpet - Loose carpet
59. Upper level, Right, Rear Bedroom Doors: Hollow wood - Door rubs jamb

Fair Condition Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Heating System

1. Crawl Space Heating System Heating System Operation: Adequate - Furnace nearing the end of it's design life, The unit does not appear to have been serviced within the last year per the manufacturers instructions.
2. Garage Heating System Heating System Operation: Adequate - The unit does not appear to have been serviced within the last year per the manufacturers instructions., Furnace nearing the end of it's design life
3. Garage Heating System Burners: Gas burners
4. Attic Heating System Heating System Operation: Adequate - The unit does not appear to have been serviced within the last year per the manufacturers instructions., Furnace existing beyond design life

Defective Summary

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Bathroom

1. Upper level, Front, Right Bathroom Electrical: 110 VAC - **Faulty GFCI outlet-replace**

Safety Hazard Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior

1. Exterior Electric Outlets: 110 VAC GFCI - Loose or missing moisture cover, Exposed wiring present, Inoperative at time of inspection

Plumbing

2. Garage Water Heater Seismic Strap Metal - Only one seismic strap provided

Safety Upgrade Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Interior

1. Smoke Detector: Hardwired - Exceed 10 years old, requires replacement per Oregon Law., Not to current Oregon Law for the sale or transfer of real estate title.
2. CO Monitors None - CO monitors are not installed as per Oregon Law.

Electrical

3. Garage left main Electric Panel Manufacturer: Cutler-Hammer - Missing two panel cover screws, Double taps present. The emergency back up system is not part of this inspection. Recommend further review
4. Exterior Lighting: Surface mount - Missing wall fixture exterior north side, at entry to caregivers room

Laundry Room/Area

5. Upper level Main Laundry Room/Area Electrical: 110 VAC - Recommend adding GFCI outlets for safety enhancement

Bedroom

6. Upper level, Left, Master Bedroom Smoke Detector: Hardwired - Exceed 10 years old, must be replaced per Oregon Law.
7. Upper level, Left, Rear Bedroom Smoke Detector: Hardwired - Incorrect Type
8. Upper level, middle front Bedroom Smoke Detector: Hardwired - Exceed 10 years old, must be replaced per Oregon Law.
9. Upper level, Right Bedroom Smoke Detector: Hardwired - Exceed 10 years old, must be replaced per Oregon Law.