

Home Inspection Report

Prepared For Joe and Jane Homeowner
11/21/2021



123 Main St
Anywhere, OR

Marginal 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.

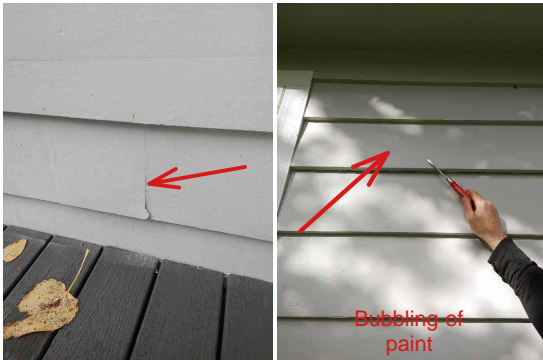
Roof

1. Leader/Extension: Leaders do not extend 6 feet beyond the foundation perimeter. This can cause water damage to foundation. Recommend extend all leaders as needed to at least 6 feet beyond foundation.



Exterior

2. Trim: Wood - Additional area of bubbling of paint, indicating likely underlying moisture damage. Recommend scraping paint to evaluate and repair/replace siding as needed. Also, there is an area of thin painted metal covering what was presumably a prior vent for a dryer. Recommend qualified contractor evaluate this repair to make sure it will prevent water and rodent intrusion.



3. Soffits: Wood - No soffit or eave vents noted around entire house. The only attic ventilation are roof vents.



4. Exterior Electric Outlets: 110 VAC GFCI - Only one exterior outlet noted at time of inspection. This will likely be insufficient for modern electrical needs. Recommend qualified electrician install/add exterior GFCI outlets.

Marginal Summary (Continued)

Attic

5. Pantry Attic Insulation: Blown in - Insufficient insulation present, Recommend additional insulation be installed. In addition, most of the wiring is unprotected and running over the tops of joists. This subjects them to damage which could cause electrical shorts and/or a fire. Recommend qualified electrician to route wires properly.



Fireplace/Wood Stove

6. Living Room Fireplace Freestanding Stove: Installation may not meet standards for fire safety. Electric fireplace is not secured, but client and realtor indicated this was placed just as part of showing the home. If unit is to remain, recommend qualified contractor to install unit properly and make sure wiring is sufficient for unit needs.



Bedroom

7. Master Bedroom Electrical: 110 VAC - Open or missing ground, A licensed electrician is recommended to evaluate and estimate repairs

Defective 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. The client is also reminded that a home inspection is not an exhaustive evaluation, but rather a non-invasive, visual inspection of the accessible areas of a residential property, as delineated below and unless disclaimed, due to lack of access or due to safety concerns.

Lots and Grounds

1. Vegetation: Trees, Shrubs - Tree planted in front of septic pump, the roots may damage both the septic pump and the foundation of the home. Recommend removal of tree.



2. Deck: Composite wood deck material, appears new - Railings should be installed for any deck >30" above ground, or for any stairway >3 steps. This deck is 29" above ground, but does have 4 steps. Recommend installation of railing along steps and deck, especially with small child at home. And while one of the stair stringers is not supported by the concrete pad, there are 3 additional stringers that should provide enough stability. However, it is recommended to monitor the unsupported edge for undo stress or shifting. Consider consulting a qualified contractor to repair either the concrete pad to make it of sufficient width, or to repair the stairs to have them fit within the concrete pad.



Roof

3. Edge Flashing Edge flashing protects the underlying roof substrate from water damage. Absent or missing flashing can shorten the life expectancy of the roof and cause significant water damage. Edge flashing was not observed at time of inspection. Recommend a qualified roofing contractor evaluate and repair as needed.

Roof (Continued)

Edge Flashing (continued)



Garage/Carport

4. Attached Garage Walls: Exposed framing, Painted drywall - Unable to determine if existing wall covering in garage is fire rated. In addition, the upper wall, where ducting and wiring enter the attic space over the living areas, is composed of wood which is not fire rated. Recommend a qualified contractor evaluate and replace with a fire-rated covering to protect the living areas from any fire in the attached garage.



Crawl Space

5. Next to front steps Crawl Space Moisture Barrier: Plastic moisture or vapor barrier torn, No moisture or vapor barrier present in multiple locations. This can allow ground moisture to enter the crawl space and then damage the wood members of the house, including mold growth and insect infestation. A qualified contractor is recommended to evaluate and estimate repairs
6. Next to front steps Crawl Space Insulation: None - Insulation missing, recommend qualified contractor install recommended insulation under subfloor. Also, area in picture shows drain for bathroom fixture (presumably the tub) with insufficient enclosure and with no P-trap. The former could easily allow rodents and larger animals to invade the living space. Recommend evaluation and repair by qualified contractor. The latter can allow sewer gases to enter the living space. Recommend evaluation and repair by qualified plumber.



Defective Summary (Continued)

Attic

7. Pantry Attic Wiring/Lighting: Improper routing of attic wiring. Wiring unprotected, running over joists.



Bathroom

8. 1st floor main Bathroom Tub/Surround: Fiberglass tub and fiberglass surround



Laundry Room/Area

9. Garage Laundry Room/Area Walls: Painted drywall - Unable to determine if existing wall covering in garage is fire rated. In addition, top of wall is wood, where HVAC and electrical enters attic above living space, and this is not fire rated. Recommend evaluation and repair by qualified contractor.
10. Garage Laundry Room/Area Dryer Vent: Absent

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Inspection Agreement

Inspector Name: Mike McCusker
Company Name: Home Inspections of Oregon LLC
Address: 1855 NW Circle Pl
City State Zip: Corvallis, Oregon 97330

Client Name: Joe and Jane Homeowner
Address: 123 Main St
City, State Zip: Anywhere, Oregon

Property Address: 123 Main St
City State Zip: Anywhere, OR

This is an Agreement between you, the undersigned Client Joe and Jane Homeowner, and Home Inspections of Oregon, LLC (HIO), pertaining to an inspection of the Property at: 123 Main St

The terms below govern this Agreement.

1.The fee for the inspection is payable in full at the time of the inspection. The inspection report will not be released until full payment is received.

2.HIO will perform a visual inspection of the home/building and provide the Client with a written report identifying the defects that HIO (1) observed and (2) deemed material. The report is only supplementary to the sellers disclosure.

3.Unless otherwise noted in this Agreement, or not possible, HIO will perform an inspection in accordance with the current Standards of Practice (SOP) from the State of Oregon Construction Contractors Board (CCB), posted at <https://www.oregon.gov/ccb/Documents/pdf/Home%20Inspector%20Standards.pdf>, as well as the SOP from InterNACHI, found at <https://www.nachi.org/sop.htm>. The Client understands that the CCBs and InterNACHI's SOP contain limitations, exceptions, and exclusions. The Client understands that the CCB and/or InterNACHI are not parties to this Agreement, have no control over HIO and do not employ or supervise HIO.

4.Unless otherwise indicated in writing and paid for separately, HIO will NOT test for the presence of radon; mold; compliance with applicable building codes; for the presence of, or for any potential dangers arising from the presence of asbestos, lead paint, soil contamination or other environmental hazards or violations. If any structure the Client wants HIO to inspect is a log structure or includes log construction, the Client understands that such structures have unique characteristics that may make it impossible for HIO to inspect and evaluate them. Therefore, the scope of the inspection will not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.

5.HIO inspection and report are for the Clients use only. The Client gives HIO permission to discuss observations with real estate agents, owners, repair persons, or other interested parties. The Client will be the sole owner of the report and all rights to it. HIO is not responsible for use or misinterpretation by third parties and third parties who rely on it in any way do so at their own risk and release HIO (including employees and business entities) from any liability whatsoever. If the Client or any person acting on the Clients behalf provide the report to a third party who then sues the Client and/or HIO, the Client releases HIO from any liability and agrees to pay HIO costs and legal fees in defending any action naming HIO. HIO inspections and reports are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. HIO disclaims all warranties, express or implied, to the fullest extent allowed by law.

Inspection Agreement (Continued)

LIMITATION ON LIABILITY AND DAMAGES. HIO assume no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, HIOs liability is limited to liquidated damages in an amount not greater than 1.5 times the fee the Client paid HIO. The Client waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. The Client acknowledge that this liquidated damages is not a penalty, but that HIO intends it to: (i) reflect the fact that actual damages may be difficult or

impractical to ascertain; (ii) allocate risk between the Client and HIO; and (iii) enable HIO to perform the inspection for the agreed-upon fee.

6.HIO does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located. If HIO holds a valid occupational license, HIO may inform the Client of this and the Client may hire HIO to perform additional functions. Any agreement for such additional services shall be in separate writing.

7.If the Client believes they have a claim against HIO, the Client agrees to provide HIO with the following: (1) written notification of the Clients claim within seven days of discovery, in sufficient detail and with sufficient supporting documents that HIO can evaluate it; and (2) immediate access to the premises. Failure to comply with these conditions releases HIO from liability.

8.The Client agrees that the exclusive venue for any litigation arising out of this Agreement shall be in Benton County, Oregon. If the Client fails to prove any claim against HIO, the Client agrees to pay all HIO legal costs, expenses and attorneys fees incurred in defending that claim.

9.If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents the entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by HIO shall be binding unless reduced to writing and signed by one of HIOs authorized members. Any modification of this Agreement must be in writing and signed by the Client and by one of HIOs authorized members. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. The Client will have no cause of action against HIO after one year from the date of the inspection.

10.Past-due fees for the Clients inspection shall accrue interest at 8% per year. The Client agree to pay all costs and attorneys fees HIO incur in collecting the fees owed to HIO. If the Client is a corporation, LLC, or similar entity, the Client personally guarantees payment of the fee.

11.If the Client requests a re-inspection, the re-inspection is subject to the terms of this Agreement.

12.The Client may not assign this Agreement.

13.If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against HIO by reason of the rule that any ambiguity in a document is construed against the party drafting it. The Client had the opportunity to consult qualified counsel before signing this.

Inspection Agreement (Continued)

14.If there is more than one Client, the undersigned Client is signing on behalf of all Clients, and represents that the undersigned Client is authorized to do so.

15.Oregon law requires HIO to give the Client a copy of the Home Inspection Consumer Notice. It is important to read and understand this notice. This notice is attached to and made a part of this contract.

THE CLIENT HAS CAREFULLY READ THIS AGREEMENT. THE CLIENT AGREES TO IT AND ACKNOWLEDGES RECEIVING A COPY OF IT.

Signature:

Inspection Date:

Definitions

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

Acceptable	Functional with no obvious signs of defect.
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.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address: 123 Main St



City: Anywhere State: OR Zip:

Client Information

Client Name: Joe and Jane Homeowner

Client Address: 123 Main St

City: Anywhere State: Oregon Zip:

Referrer Name: Miriam Estrada

Phone: 541-207-7777 Email: miriamestrada@kw.com

Inspection Company

Inspector Name Mike McCusker

Company Name Home Inspections of Oregon LLC

Address: 1855 NW Circle PI

City: Corvallis State: Oregon Zip: 97330

Phone: 541-250-1079

Email: info@homeinspectionsoforegon.com Web: homeinspectionsoforegon.com

Amount Due: 375 Amount Received: 375

Conditions

Others Present: Buyer's Agent and Buyer Property Occupied: Vacant

Estimated Age: 70 Entrance Faces: Northeast

Inspection Date: 2021-11-09

Start Time: 1245 End Time: 1600

Utilities On: Yes

Temperature: 50

Weather: Cloudy, Rain Soil Conditions: Wet

Space Below Grade: Crawl Space

General Information (Continued)

Building Type: Single family Garage: Attached

Water Source: Well How Verified: Multiple Listing Service, Visual Inspection, Recommend a qualified contractor evaluate and replace well head cover.

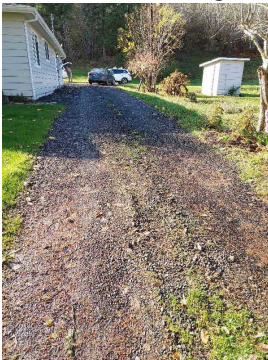


Sewage Disposal: Septic How Verified: Multiple Listing Service



Lots and Grounds

Acceptable Driveway: Gravel - Initial section of driveway (from highway) is in what appears to be a swale area, and therefore flooding may become an issue at times



Acceptable Walks: Stone, Gravel

Lots and Grounds (Continued)

Acceptable Grading: Flat, Minor slope, Negative slope - Improper soil slope towards foundation on west side along driveway, recommend improving grade to avoid water draining towards foundation



Swale:

Acceptable, Defective Vegetation: Trees, Shrubs - Tree planted in front of septic pump, the roots may damage both the septic pump and the foundation of the home. Recommend removal of tree.



Acceptable Steps: Composite wood decking, appears new



Acceptable Porch: Composite wood decking, appears new



Not Present Patio:

Lots and Grounds (Continued)

Acceptable, Defective Deck: Composite wood deck material, appears new - Railings should be installed for any deck >30" above ground, or for any stairway >3 steps. This deck is 29" above ground, but does have 4 steps. Recommend installation of railing along steps and deck, especially with small child at home. And while one of the stair stringers is not supported by the concrete pad, there are 3 additional stringers that should provide enough stability. However, it is recommended to monitor the unsupported edge for undo stress or shifting. Consider consulting a qualified contractor to repair either the concrete pad to make it of sufficient width, or to repair the stairs to have them fit within the concrete pad.



Not Present Balcony:
Not Present Fences:
Not Present Window Wells:
Not Present Retaining Walls:
Not Present Basement Stairwell:
Not Present Basement Stairwell Drain:
Exterior Surface Drain:

Roof

Main Roof Surface

Method of Inspection: On roof

Unable to Inspect:

Acceptable Material: Asphalt shingle - Moss growth noted at various locations on roof. Moss can damage the roofing material, causing premature aging of the roof and allowing water penetration of the house., Recommend complete moss removal by a qualified contractor, and then evaluation of the underlying roof material for signs of damage. Estimated shingle age is 10-15 years, and asphalt shingles have a typical lifespan of 20-30 years. At least yearly inspection of shingles is recommended to determine appropriate time for replacement.



Roof (Continued)

Type: Gable, Hip

Approximate Age: 10-15 years

Flashing:

Not Present, Defective Edge Flashing Edge flashing protects the underlying roof substrate from water damage. Absent or missing flashing can shorten the life expectancy of the roof and cause significant water damage. Edge flashing was not observed at time of inspection. Recommend a qualified roofing contractor evaluate and repair as needed.



Acceptable
Not Present
Acceptable

Valleys: Asphalt shingle

Skylights:

Plumbing Vents: Galvanized, PVC - An area of presumed prior vent penetration has been repaired with metal plate inserted under shingle. This is not a typical or recommended repair method. Recommend a qualified roofing contractor evaluate and repair/replace as needed.



Acceptable

Electrical Mast: Mast with tie back at roof



Roof (Continued)

Acceptable Gutters: Aluminum - Minimal to moderate leaf buildup in gutters, typical for this time of year. Recommend at least once per year cleaning of gutters to maintain water flow and prevent roof and structural damage.



Acceptable
Marginal Downspouts: Aluminum
Leader/Extension: Leaders do not extend 6 feet beyond the foundation perimeter. This can cause water damage to foundation. Recommend extend all leaders as needed to at least 6 feet beyond foundation.



East Chimney

Acceptable Chimney: Block - Stair step cracks (minor) in chimney, A qualified contractor is recommended to evaluate and estimate repairs



Roof (Continued)

Acceptable Flue/Flue Cap: Concrete, Clay - A qualified contractor is recommended to evaluate and estimate repairs of crown. Chimney lining could not be inspected due to rain cap.



Acceptable Chimney Flashing: Metal



Exterior

Please be aware that the inspection is not exhaustive. I am unable to inspect any areas of the home that are blocked, hidden, or obstructed by personal belongings. In addition, there may be areas of the house that I deem are not safe to inspect given the existing conditions at the time of the inspection. In all cases, areas or items that have not been visually inspected are disclaimed.

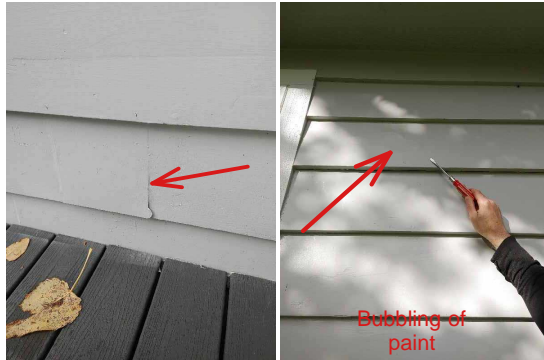
Exterior Surface

Acceptable Type: Wood - Numerous areas noted of painted siding with bubbling and/or soft wood indicating underlying moisture damage. Recommend scraping paint in these areas to fully evaluate and repair/replace damaged siding areas as needed.



Exterior (Continued)

Acceptable, Marginal Trim: Wood - Additional area of bubbling of paint, indicating likely underlying moisture damage. Recommend scraping paint to evaluate and repair/replace siding as needed. Also, there is an area of thin painted metal covering what was presumably a prior vent for a dryer. Recommend qualified contractor evaluate this repair to make sure it will prevent water and rodent intrusion.



Acceptable
Marginal

Fascia: Wood

Soffits: Wood - No soffit or eave vents noted around entire house. The only attic ventilation are roof vents.



Not Present
Acceptable
Acceptable

Door Bell:

Entry Doors: Wood

Patio Door: Vinyl sliding



Acceptable

Windows: Vinyl slider

Exterior (Continued)

Windows: (continued)



Not Present

Storm Windows:

Acceptable

Window Screens: Vinyl mesh - Screens missing on one or more opening windows at time of inspection.

Not Present

Basement Windows:

Acceptable

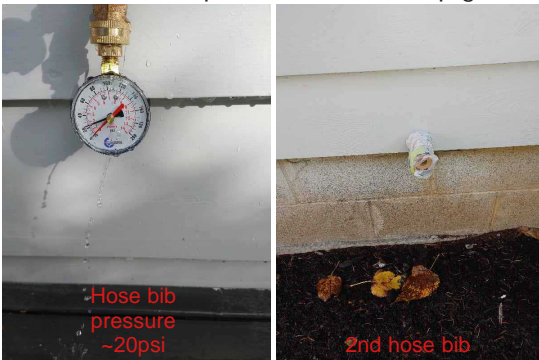
Exterior Lighting: Surface mount

Marginal

Exterior Electric Outlets: 110 VAC GFCI - Only one exterior outlet noted at time of inspection. This will likely be insufficient for modern electrical needs. Recommend qualified electrician install/add exterior GFCI outlets.

Acceptable

Hose Bibs: Compression valve or spigot



Not Present

Gas Meter:

Not Present

Main Gas Valve:

Structure

Acceptable

Structure Type: Wood frame

Acceptable

Foundation: Block - No obvious or significant foundation cracking or settling noted at time of inspection.



Acceptable

Differential Movement: No movement or displacement noted

Acceptable

Beams: Solid wood

Acceptable

Bearing Walls: Frame

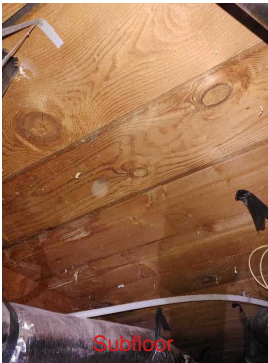
Structure (Continued)

Acceptable Joists/Trusses: 4 x 6 beams
Acceptable Piers/Posts: Block piers and wood posts



Acceptable Floor/Slab: Dimensional wood
Acceptable Stairs/Handrails: Wood stairs with wood handrails - Handrails missing at front steps. One handrail only at back deck steps. Recommend adding handrail for front steps, and railing at back deck as discussed earlier.

Acceptable Subfloor: Dimensional wood



Garage/Carport

Attached Garage

Type of Structure: Attached Car Spaces: 2

Garage Doors:



Acceptable Door Operation: Mechanized
Acceptable Door Opener: Lift Master
Acceptable Exterior Surface: Wood
Acceptable Roof: Asphalt shingle
Acceptable Roof Structure: Rafter
Acceptable Service Doors: Metal

Garage/Carport (Continued)

Acceptable Ceiling: Exposed framing



Defective Walls: Exposed framing, Painted drywall - Unable to determine if existing wall covering in garage is fire rated. In addition, the upper wall, where ducting and wiring enter the attic space over the living areas, is composed of wood which is not fire rated. Recommend a qualified contractor evaluate and replace with a fire-rated covering to protect the living areas from any fire in the attached garage.



Acceptable Floor/Foundation: Poured concrete

Not Present Hose Bibs:

Acceptable Electrical: 110 VAC GFCI, 220 VAC - Open or missing ground on 6 outlets along circuit for overhead lights. A licensed electrician is recommended to evaluate and estimate repairs. Install missing outlet/switch cover plate(s), as this is a safety hazard.



Not Present Smoke Detector:

Not Present Heating:

Garage/Carport (Continued)

Acceptable Windows: Vinyl slider



Acceptable Gutters: Aluminum

Acceptable Downspouts: Aluminum

Leader/Extensions:

Crawl Space

Next to front steps Crawl Space

Method of Inspection: In the crawl space



Unable to Inspect:

Acceptable Access: Wood door - Access panel does not seal opening completely which may allow easy access for rodents. Recommend evaluation and repair. In addition, there is a large amount of construction/renovation debris in the crawl space, which could create habitat for pests/rodents/insects. Recommend removal of all debris and replacement of moisture barrier (as described below).



Acceptable Moisture Penetration: No moisture present at time of inspection



Crawl Space (Continued)

Moisture Location:

Defective Moisture Barrier: Plastic moisture or vapor barrier torn, No moisture or vapor barrier present in multiple locations. This can allow ground moisture to enter the crawl space and then damage the wood members of the house, including mold growth and insect infestation. A qualified contractor is recommended to evaluate and estimate repairs

Acceptable Ventilation: Vents

Not Present, Defective Insulation: None - Insulation missing, recommend qualified contractor install recommended insulation under subfloor. Also, area in picture shows drain for bathroom fixture (presumably the tub) with insufficient enclosure and with no P-trap. The former could easily allow rodents and larger animals to invade the living space. Recommend evaluation and repair by qualified contractor. The latter can allow sewer gases to enter the living space. Recommend evaluation and repair by qualified plumber.



Not Present Vapor Barrier:



Not Present Sump Pump:

Not Present Electrical: None

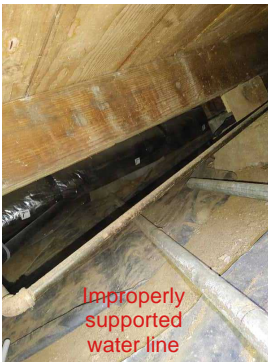
Not Present HVAC Source:

Plumbing

Acceptable Service Line: PEX - Plumbing supply and drain lines appear to be recently replaced with PEX supply and ABS drain.



Acceptable Main Water Shutoff: At well head
Acceptable Water Lines: PEX



Acceptable Drain Pipes: ABS
Acceptable Service Caps: Accessible - Cap located in front of septic pump at front of house
Acceptable Vent Pipes: ABS, Galvanized
Not Present Gas Service Lines:
Garage Water Heater
Acceptable Water Heater Operation: Functional at time of inspection



Plumbing (Continued)

Water Heater Operation: (continued)



Manufacturer: Rheem

Model Number: M322116131

Type: Electric Capacity: 50 Gal.

Approximate Age: 3 mos Area Served: Whole building

Not Present Flue Pipe:

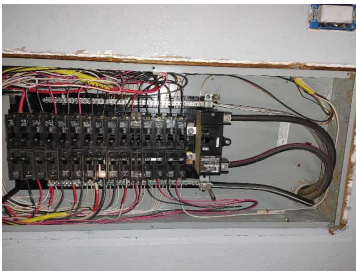
Acceptable TPRV and Drain Tube: PVC - TPR drains to garage floor



Electrical

Service Size Amps: 200 Volts:

Acceptable Service: Aluminum



Acceptable 120 VAC Branch Circuits: Copper

Acceptable 240 VAC Branch Circuits: Copper

Acceptable Aluminum Wiring: Not present

Acceptable Conductor Type: Non-metallic sheathed cable

Not Inspected Ground:

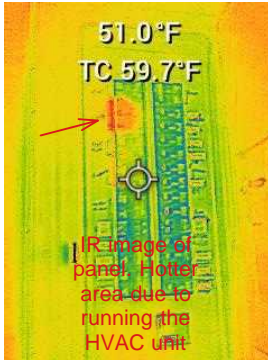
Acceptable Smoke Detectors: Hard wired with battery back up - One in each bedroom and one right outside the 3 bedroom doors, in hall.

Not Present Carbon Monoxide Detectors:

Electrical (Continued)

Garage Electric Panel

Acceptable Manufacturer: Seimens



Maximum Capacity: 200 Amps

Acceptable Main Breaker Size: 200 Amps

Acceptable Breakers: Copper

Not Present Fuses:

Not Present AFCI:

Not Present GFCI:

Is the panel bonded? Yes

Pump house panel Electric Panel

Acceptable Manufacturer: Seimens



Maximum Capacity: 200 Amps

Acceptable Main Breaker Size: 200 Amps

Acceptable Breakers:

Not Present Fuses:

Not Present AFCI:

Not Present GFCI:

Is the panel bonded? Yes

Heating System

Garage Heating System

Acceptable Heating System Operation: Appears functional



Manufacturer: Goodman



Model Number: AEPF313716AA Serial Number: 0911744363

Type: Forced air Capacity:

Area Served: Whole building Approximate Age: 12 yrs

Fuel Type: Electric

Heat Exchanger:

Acceptable Blower Fan/Filter: Direct drive with disposable filter



Heating System (Continued)

Acceptable Distribution: Metal duct, Insulflex duct



Circulator:

Acceptable Draft Control: Manual

Not Present Flue Pipe:

Controls:

Acceptable Devices: N/A

Not Present Humidifier:

Acceptable Thermostats: Programmable

Not Present

Suspected Asbestos: No

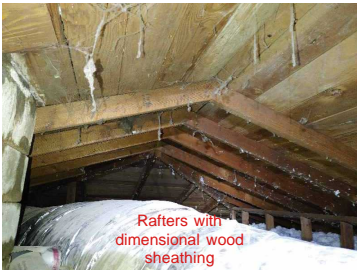
Attic

Pantry Attic

Method of Inspection: In the attic, limited

Acceptable Unable to Inspect: 40% - Safety and footing, Roof line

Acceptable Roof Framing: Rafter



Acceptable Sheathing: Dimensional wood



Acceptable Ventilation: Roof only - Insufficient ventilation for size of structure, Recommend additional ventilation be installed

Attic (Continued)

Marginal Insulation: Blown in - Insufficient insulation present, Recommend additional insulation be installed. In addition, most of the wiring is unprotected and running over the tops of joists. This subjects them to damage which could cause electrical shorts and/or a fire. Recommend qualified electrician to route wires properly.



Acceptable Insulation Depth: 6 - Insufficient insulation present as some areas of attic had no insulation at all.



Not Present Vapor Barrier: None present

Not Present Attic Fan:

Not Present House Fan:

Defective Wiring/Lighting: Improper routing of attic wiring. Wiring unprotected, running over joists.



Not Present Moisture Penetration:

Acceptable Bathroom Fan Venting: Electric fan

Air Conditioning

Heat Pump AC System

Not Inspected A/C System Operation: Due to the season, the heat pump was tested in heating mode only. The cooling mode uses the same components in reverse cycle.

Condensate Removal:

Acceptable Exterior Unit: Pad mounted

Manufacturer: Copeland Scroll

Model Number: Unable to read data plate

Area Served: Whole building Approximate Age: Unknown, but presumed to be same age as HVAC unit

Fuel Type: 220 VAC Temperature Differential: Not tested

Type: Heat pump Capacity: Not listed

Not Present Visible Coil: Aluminum

Not Inspected Refrigerant Lines:

Acceptable Electrical Disconnect: Breaker disconnect

Acceptable Exposed Ductwork: Insulated flex

Acceptable Blower Fan/Filters: Direct drive with disposable filter

Thermostats:

Fireplace/Wood Stove

Living Room Fireplace

Marginal Freestanding Stove: Installation may not meet standards for fire safety. Electric fireplace is not secured, but client and realtor indicated this was placed just as part of showing the home. If unit is to remain, recommend qualified contractor to install unit properly and make sure wiring is sufficient for unit needs.



Fireplace Construction:

Type:

Not Present Fireplace Insert:

Not Inspected Smoke Chamber:

Not Inspected Flue:

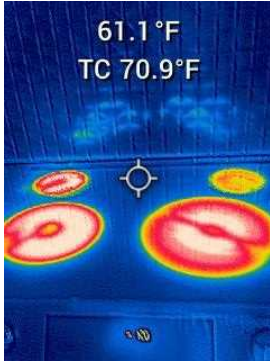
Not Inspected Damper:

Not Inspected Hearth:

Kitchen

1st Floor Kitchen

Acceptable Cooking Appliances: Samsung - Range is brand new. Cooktop operated properly at time of inspection. Further inspection deferred as unit still had instruction manuals attached to inside of oven.



Acceptable Ventilator: All appliances are brand new.



Acceptable Disposal: Moen



Acceptable Dishwasher: LG



Kitchen (Continued)

Air Gap Present? An air gap definitively prevents the backflow of waste water into the dishwasher. Air gaps are not required by code in Oregon, but are recommended. An alternative method is to use a "high loop", where a section of dishwasher drain tube is looped at a location as high as possible under the counter. While less reliable, this is acceptable in Oregon. High loops are often located behind the dishwasher itself, and therefore are not able to be inspected.

Not Present Trash Compactor:

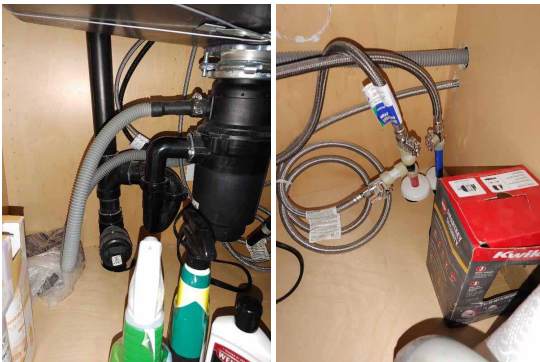
Acceptable Refrigerator: LG



Acceptable Microwave: LG



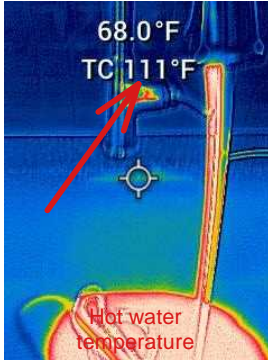
Acceptable Sink: Stainless Steel



Acceptable Electrical: 110 VAC GFCI

Kitchen (Continued)

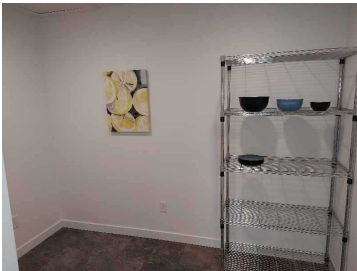
Acceptable Plumbing/Fixtures:



Acceptable Counter Tops: Marble
Acceptable Cabinets: Laminate and wood



Acceptable Pantry: Walk In and Large



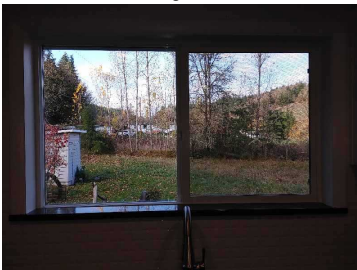
Acceptable Ceiling: Paint

Acceptable Walls: Paint

Acceptable Floor: Tile

Acceptable Doors:

Acceptable Windows: Vinyl slider



Acceptable HVAC Source: Heating system register

Bathroom

1st floor main Bathroom

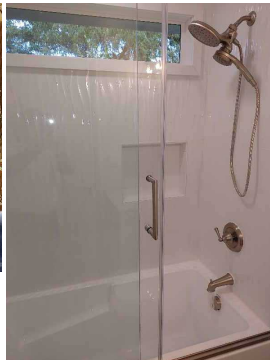
Not Present Closet:
Acceptable Ceiling: Paint
Acceptable Walls: Paint
Floor:
Acceptable Doors: Solid wood



Acceptable Windows: Non-opening
Acceptable Electrical: 110 VAC GFCI
Counter/Cabinet:
Acceptable Sink/Basin: One piece sink/counter top



Acceptable Faucets/Traps: Low pressure or flow rate at faucet, further review and/or repair is indicated
Acceptable, Defective Tub/Surround: Fiberglass tub and fiberglass surround



Bathroom (Continued)

Shower/Surround:



Spa Tub/Surround:

Acceptable

Toilets:



Acceptable

HVAC Source: Heating system register



Acceptable

Ventilation: Electric ventilation fan

Master Bathroom

Not Present Closet:

Acceptable Ceiling: Paint

Acceptable Walls: Paint

Floor:

Acceptable Doors: Solid wood

Acceptable Windows: Non-opening

Acceptable Electrical: 110 VAC GFCI

Acceptable Counter/Cabinet:

Bathroom (Continued)

Acceptable Sink/Basin: One piece sink/counter tops



Acceptable Faucets/Traps: Low pressure or flow rate at faucet, further review and/or repair is indicated
Not Present Tub/Surround:



Acceptable Shower/Surround: Fiberglass pan and fiberglass surround



Not Present Spa Tub/Surround:

Acceptable Toilets:

Acceptable HVAC Source: Heating system register

Acceptable Ventilation: Electric ventilation fan

Bedroom

Master Bedroom

Acceptable Closet: Walk In and Large



Acceptable Ceiling: Paint

Acceptable Walls: Paint

Floor:

Doors:

Acceptable Windows: Vinyl slider

Acceptable, Marginal Electrical: 110 VAC - Open or missing ground, A licensed electrician is recommended to evaluate and estimate repairs

Acceptable HVAC Source: Heating system register

Acceptable Smoke Detector: Hard wired with battery back up

Not Present Carbon Monoxide Detector: Missing CO detector - CO detectors are required whenever there is a fuel source that emits CO, such as a gas stove or wood burning fireplace. If the home does not have / use these fuel sources, then CO detectors are not needed.

Bedroom w patio doors Bedroom

Acceptable Closet: Single small



Acceptable Ceiling: Paint

Acceptable Walls: Paint

Floor:

Doors:

Acceptable Windows: Vinyl slider

Bedroom (Continued)

Acceptable Electrical: 110 VAC - Open or missing ground, A licensed electrician is recommended to evaluate and estimate repairs. Also the light switch is behind the door, which is inconvenient. Consider having a qualified electrician relocate this switch.



Acceptable HVAC Source: Heating system register

Acceptable Smoke Detector: Hard wired with battery back up

Not Present Carbon Monoxide Detector: Missing CO detector - CO detectors are required whenever there is a fuel source that emits CO, such as a gas stove or wood burning fireplace. If the home does not have / use these fuel sources, then CO detectors are not needed.

3rd bedroom Bedroom

Acceptable Closet: Single small

Acceptable Ceiling: Paint

Acceptable Walls: Paint

Floor:

Doors:

Acceptable Windows: Vinyl slider

Acceptable Electrical: 110 VAC - Open or missing ground, A licensed electrician is recommended to evaluate and estimate repairs

Acceptable HVAC Source: Heating system register

Acceptable Smoke Detector: Hard wired with battery back up

Not Present Carbon Monoxide Detector: Missing CO detector - CO detectors are required whenever there is a fuel source that emits CO, such as a gas stove or wood burning fireplace. If the home does not have / use these fuel sources, then CO detectors are not needed.

Living Space

Living Space

Not Present Closet:
Acceptable Ceiling: Paint
Acceptable Walls: Paint
Floor:
Acceptable Doors: Solid wood



Acceptable Windows: Vinyl slider - Screens missing from multiple windows throughout house



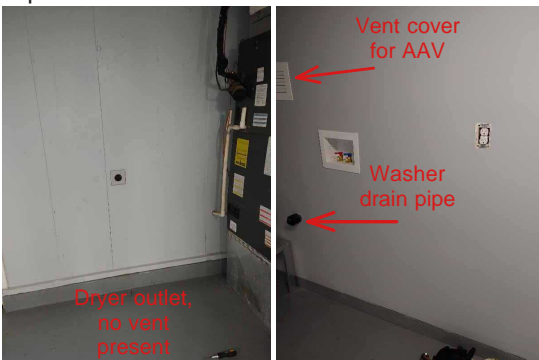
Acceptable Electrical: 110 VAC
Acceptable HVAC Source: Heating system register
Acceptable Smoke Detector: Hard wired with battery back up
Not Present Carbon Monoxide Detector: Missing CO detector - CO detectors are required whenever there is a fuel source that emits CO, such as a gas stove or wood burning fireplace. If the home does not have / use these fuel sources, then CO detectors are not needed.

Laundry Room/Area

Garage Laundry Room/Area	
Not Present	Closet:
Acceptable	Ceiling: Exposed framing
Defective	Walls: Painted drywall - Unable to determine if existing wall covering in garage is fire rated. In addition, top of wall is wood, where HVAC and electrical enters attic above living space, and this is not fire rated. Recommend evaluation and repair by qualified contractor.
Acceptable	Floor: Poured concrete
Acceptable	Doors: Metal exterior
Acceptable	Windows: Vinyl slider
Acceptable	Electrical: 110 VAC GFCI, 220 VAC - Washer outlet is not on a dedicated circuit. This may cause frequent "tripping" of the circuit when the washer is running, depending on what other items are sharing the circuit. Recommend qualified electrician evaluate and repair as needed.
Not Present	Smoke Detector:
Not Present	HVAC Source:
Not Present	Laundry Tub:
Not Present	Laundry Tub Drain:
Acceptable	Washer Hose Bib: Ball valves



Acceptable	Washer and Dryer Electrical: 110-240 VAC - Covers missing from all electrical boxes in garage, replacement recommended as this is a safety issue.
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Not Present, Defective	Dryer Vent: Absent
Not Present	Dryer Gas Line:
Acceptable	Washer Drain: Wall mounted drain
Not Present	Floor Drain: