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INSPECTION REPORT

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04/15/2026

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TABLE OF CONTENTS

1: Inspection Details 6
2: Exterior 9
3: Foundation, Structure, Crawlspace and Basement 24
4: Roof 28
5: Fireplace/Chimney 36
6: Garage 38
7: Heating 42
8: Cooling 47
9: Plumbing 49
10: Electrical 52
11: Kitchen(s) / Appliances 58
12: Bathroom(s) 62
13: Laundry 74
14: Interior,Doors, Walls, Windows, Cabinets 77
15: Attic(s) 83
16: Wood Destroying Insect Report 86
Standards of Practice 90

NEW ROOF installed 5/2026 under warranty by Roofcraft

2.3.1 Exterior - Vegetation, Grading, Drainage: Vegetation Too Close

2.3.2 Exterior - Vegetation, Grading, Drainage: Faulty Grade

2.3.3 Exterior - Vegetation, Grading, Drainage: Improper Slope-Monitor

2.4.1 Exterior - Siding, Trim: Inadequate Caulking - Exterior

2.4.2 Exterior - Siding, Trim: Paint Needed in Areas

2.4.3 Exterior - Siding, Trim: Water Damage - Siding/Trim

2.4.4 Exterior - Siding, Trim: Loose Siding/Trim

2.5.1 Exterior - Soffit, Fascia, Gable: Possible Bird Entry observed at the Soffit/Fascia/Gable

2.8.1 Exterior - Exterior Doors: Exterior door - Weather Strip Needed

2.8.2 Exterior - Exterior Doors: Exterior Door - Evidence of water entry

2.10.1 Exterior - Gutter/Roof Drainage Systems: Gutter - Leaks - Seal

2.11.1 Exterior - Exterior-Misc. : Dryer Vent - Needs Cleaning

3.5.1 Foundation, Structure, Crawlspace and Basement - Crawlspace Ventilation : Blocked foundation vents

4.2.1 Roof - Coverings: Roof Not Walked - Inaccessible Areas

4.2.2 Roof - Coverings: Seal Staple/Nail Penetrations

4.2.3 Roof - Coverings: Moss/Mildew Growth

NEW ROOF installed 5/2026 under warranty by Roofcraft

4.2.4 Roof - Coverings: Damaged Roofing Material

4.2.5 Roof - Coverings: Uplifted Shingles

4.3.1 Roof - Flashings: Flashing Loose

5.2.1 Fireplace/Chimney - Gas Fireplaces/Stoves: Gas Fireplace - Service Needed

6.4.1 Garage - Ceilings/Walls: Garage Walls/Ceilings- Settling Cracks

6.4.2 Garage - Ceilings/Walls: Firewall

7.1.1 Heating - Heating Equipment : Needs Service

7.3.1 Heating - Distribution Systems: Ducts - Dirty

7.3.2 Heating - Distribution Systems: Filter dirty -replace

8.1.1 Cooling - Cooling System: Cooling - Service needed

9.4.1 Plumbing - Main Gas Shut-Off, Distribution Systems, Vents: Water Heater Flue-Flexible

10.6.1 Electrical - GFCI & AFCI: GFCI - Missing

10.7.1 Electrical - Smoke Detectors: Smoke alarms nearing expiration date

11.2.1 Kitchen(s) / Appliances - Counters/Cabinets (Representative number of cabinets): Inadequate Caulking/grout at backsplashes

12.2.1 Bathroom(s) - Counters/Cabinets (Representative number of cabinets): Inadequate Caulking/grout at backsplashes

12.3.1 Bathroom(s) - Floors/Walls/Ceilings: Inadequate caulking/grout

14.1.1 Interior,Doors, Walls, Windows, Cabinets - Ceilings/Walls: Seal wall penetrations

14.1.2 Interior,Doors, Walls, Windows, Cabinets - Ceilings/Walls: Settling Cracks - Monitor

14.2.1 Interior,Doors, Walls, Windows, Cabinets - Floors: Seal floor penetrations

14.4.1 Interior,Doors, Walls, Windows, Cabinets - Doors (Representative number): Interior door-Stops missing

14.4.2 Interior,Doors, Walls, Windows, Cabinets - Doors (Representative number): Interior Door-Adjustment Needed

14.4.3 Interior,Doors, Walls, Windows, Cabinets - Doors (Representative number): Interior door-Adjust handles/latches

14.5.1 Interior,Doors, Walls, Windows, Cabinets - Windows (Representative number): Interior window-Locks Missing/damaged/loose

14.5.2 Interior,Doors, Walls, Windows, Cabinets - Windows (Representative number): Interior window - Missing window screens

New roof scheduled installed by roof craft - warrantied work by shingle manufacturer

1: INSPECTION DETAILS

Information

General: Oregon Required Disclaimer

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

General: Introduction to the Report

It has been a pleasure to provide your inspection service, and we truly appreciate your patronage. We worked hard to inspect your real estate investment and report back to you in a comprehensive way.

Remember that we have your best interests in mind throughout this process, and we are happy to answer any questions that you might have about the inspection. Please feel free to call or email us with any of your questions.

MAJOR/MINOR ITEMS: The term "major visual defect" is defined in the HomeCheck Inspection Agreement, the terms of which are incorporated into this report. HomeCheck Inspection Service inspects for evidence of structural failure and safety concerns only. Routine maintenance items are not within the scope of this inspection, unless they otherwise constitute major, visually observable defects, as defined in the HomeCheck Inspection Agreement.

Although some maintenance, minor defects and/or safety items may be disclosed, this report does not include all maintenance, minor defects and/or safety items, and should not be relied upon for such items. The cosmetic condition of the paint, wall covering, carpeting, window coverings, floor squeaks, etc., are not included in the scope of this inspection. Any general comments about these conditions are informational only, included as a courtesy, and do not represent an inspection.

Areas which may be of concern to us may not be of concern to you, and some items which may be of concern to you may be considered minor to us. Therefore, we encourage you to read the entire report.

PLEASE BE AWARE: This inspection is not intended to reflect the value of the premises, nor the advisability of purchase or sale. Although a thorough inspection of the property was made, please remember that conditions may change and equipment may become defective at any time. The report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof. All conditions are reported as they existed at the time of the inspection. By nature, the condition of a structure and its systems will change and deteriorate with the seasons and over time.

The inspection deals with an existing structure which may have older types of plumbing, electrical, and mechanical components. It is possible these systems would not meet present-day standards, although the system may have met requirements at the time it was installed. This is not an inspection of building code compliance or energy efficiency.

All repairs for recommended items should be performed by a professional tradesperson that is licensed in the appropriate trade for the repairs made. We recommend using licensed, bonded contractors. All paperwork from such persons should be obtained. HomeCheck Inspection Service does not guaranty the quality of workmanship of any repairs made. It should be noted that conditions can change after an inspection has been performed and after the occupier has moved out, such as plumbing leaks, plugged drains, drywall damage, etc.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a licensed professional. All costs associated with further inspection fees and repair or replacement of any item, component, or unit should be considered .

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street.

Inspected (IN) = I visually observed the item, component or unit and, if no other comments were made, then it appeared to be functioning as intended, allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit was not found or is not in this home or building.

Deficient (D) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components, or units that can be repaired to satisfactory condition may not need replacement.

General: In Attendance

Client, Client's Agent, At the end

General: Weather Conditions
Rain

General: Occupancy
Occupied, Furnished

General: Style
Traditional/Stick Built, Two story

General: Add on services
Wood Destroying Organism (WDO)

General: Year Built (not verified)
2017

General: Type of Building
Single Family

General: Services NOT Added - Not Inspected
Sewer Scope, Radon

General: WDO Report with the Whole House Inspection

If a wood destroying organism inspection has been ordered, in addition to the whole house inspection, any conducive conditions, such as plumbing leaks, excessive moisture, faulty grades, ventilation, etc. will be included throughout the whole house inspection report. The wood destroying insect report will be at the end of the whole house report.

General: General Radon Information

Unless paid for as an additional service, this was not an inspection for Radon. Radon (Rn) is an odorless, colorless, tasteless radioactive gas that naturally occurs in soil and water. We are all exposed to it and almost every house has some level of radon. The only way to be sure the radon levels are safe in a house is to have it tested. HomeCheck Inspection Service can perform a professional radon inspection using a SunRadon1028 XP continuous monitor (48 hour test). Please let us know if you would like to schedule this additional inspection. Here is a link for more Radon Information

General: Occupied

Due to the fact that this structure was furnished at the time of this inspection, many areas were inaccessible, due to (but not limited to) home furnishings, floor coverings, wall hangings, storage, appliances, etc including under sinks and in closets. To be sure there are no new defects or defects that were not visible at the time of this inspection: A final walk through of the home must be performed after the occupier has moved out of the home.

2: EXTERIOR

		IN	NI	NP	D
2.1	Utility Meters, Visible Cleanouts	X			
2.2	Driveway,Entry,Walkway,Patio	X			
2.3	Vegetation, Grading, Drainage	X			X
2.4	Siding, Trim	X			
2.5	Soffit, Fascia, Gable	X			X
2.6	Exterior Electrical	X			
2.7	Exterior Plumbing	X			
2.8	Exterior Doors	X			X
2.9	Windows (Exterior)	X			
2.10	Gutter/Roof Drainage Systems	X			X
2.11	Exterior-Misc.	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Orientation


Right side


Rear


Right side

Driveway
Concrete

Entry, Walks, Patio
Concrete entry

Siding Material
Fiber Cement, Manufactured stone

Siding Style

Lap

SPF Spruce trims

Spruce trims (or other softwood trims) were observed on the exterior of the home. Primed spruce is very commonly used in today's construction practices. Spruce is a very soft wood that does not tolerate moisture. These types of trim boards have been known to fail very quickly, if not kept well caulked/painted. It can be very difficult to locate damaged material, if the paint is intact or if damaged areas have been painted over. It is also very difficult to locate damaged materials on upper levels of the home. The exterior trim boards should be monitored and may need to be repaired/replaced in the future. Damaged material should be removed for further evaluation of areas behind the trim.

Height of the Building

There was limited access to the exterior of the structure, due the height of the building. There were inaccessible areas on the upper levels of the home.

Sprinklers System - Not Inspected

There was evidence of a sprinkler system. Please note that septic systems, wells, pumps, water filters, storage tanks, underground sprinkler systems, and all equipment relating to these items, are beyond the scope of this inspection and are not inspected; further evaluation of this equipment is recommended.

Utility Meters, Visible Cleanouts: Visible Meters/Clean Outs

Water meter, Main water shut off, Electric meter, Gas meter, Gas shut off, Main plumbing clean out

Water Meter/Shut Off- The main water shut-off valve should be kept clear of dirt, debris, stored items for easy access in case of a water emergency. The valve was not tested for operation, as this is beyond the scope of this inspection. Shut-off valves are rarely used and may leak when operated.

Electric Meter- The electric company's lock at the meter should never be tampered with by the owner or persons other than the electrical utility company.

Gas Meters/Regulators (if any)- No actual testing was performed to detect the presence of gas fumes at the meter/regulator. Please note that odors are beyond the scope of this inspection. A carbon monoxide detector should be installed on the interior of the home, due to the installed gas appliance(s).

Plumbing Clean-Outs- The plumbing clean out (if one is available) should be kept free from vegetation, debris and storage for proper access in the event of a plumbing emergency.


Water Meter Main shut off


Water Main shut off


Electric Meter Right side


Clean out Left side


Gas Meter Left side


Gas Main shut off

Driveway,Entry,Walkway,Patio: General Exterior Railing Information

Generally, a handrail is required when the height of the landing is 34" or greater and/or 3 or more stair treads high. It is a good idea to install handrails at all steps/stairs, regardless of height or number of steps, for overall safety.

Driveway,Entry,Walkway,Patio: Cracks in Concrete

There may be settlement/shrinkage cracks at the entry, patio, walkways and/or driveway. Settlement/shrinkage cracks in concrete is normal for our region and unless otherwise noted did not appear to have structural significance at the time of this inspection. All settlement/shrinkage cracks in concrete should be kept well sealed to prevent premature deterioration and further settling and should be monitored regularly to be sure settling/shrinking has ceased.

Vegetation, Grading, Drainage: General Vegetation Information

Any vegetation near the structure should be routinely cut back a minimum of 12 inches. Vegetation is a constant water source, and some exterior materials will wick moisture from the vegetation. Vegetation can be destructive to the structure. Vegetation can be a good entry point for many pests, including wood destroying insects.

Vegetation, Grading, Drainage: General Grading Information

The grading around the home should maintain a slope of approximately 1" per foot for 6'. The grade of earth/rock/bark should be kept a minimum of 4"-6" below the bottom of the siding, foundation vents, crawlspace access, windows, etc. Faulty grade can cause water to enter the structure (crawlspace, basement, slab) and may cause damage and/or settling. Standing water/moist conditions can lead to wood destroying insect entry/damage. Earth-to-wood contact can cause water damage, fungi decay, and wood destroying insect entry. Areas of the home that are below grade or concealed by faulty grade are beyond the scope of this inspection.

Siding, Trim: Wood to Concrete/Asphalt Contact

Concrete/asphalt -to-wood contact was observed on the exterior of the structure. Concrete/asphalt -to-wood contact can promote premature deterioration, water entry, and easy access for WDO's (wood destroying organisms). This area should be monitored regularly for deterioration. Unless otherwise noted, the siding/trim in this area was in serviceable condition at the time of this inspection. Repairs (cutting material back/flashing/sealant) may be needed if deterioration is observed.

Siding, Trim: Microbial-like Substances on the Exterior

It is common in our region to have microbial-like growth on the exterior of a structure. Microbial growth should be treated and removed as part of ongoing maintenance. HomeCheck Inspection Service does not inspect for or test the presence of mold in the home. A licensed environmental contractor should be consulted for inspection and testing, if mold is a concern.

Soffit, Fascia, Gable: Fascia/Gable

Material Type

Wood

Soffit, Fascia, Gable: Exterior Nests

It is very common to find exterior nests at the soffits/gables. The nests should be removed as needed. This is noted as a courtesy only, as pests are beyond the scope of this inspection. A qualified pest control operator can be consulted for further evaluation and removal, if this is a concern.

Soffit, Fascia, Gable: Soffit/fascia/gable-Limited Access

Soffits/fascia/gable trims can be difficult to inspect, even with a flashlight, due to conditions like dark paint, new paint, height of the building.

Exterior Electrical : Exterior Light Fixtures/Receptacles

Receptacle(s), Light fixtures

The available exterior light fixture(s) and receptacle(s) were tested and, unless otherwise noted, were functional at the time of this inspection. Please see the main electrical section in this report under GFCI & AFCI for more information.

Exterior Electrical : Occupied - GFCI Protection Not determined

This unit was occupied at the time of this inspection. Testing a GFCI while a house is occupied is beyond the scope of an inspection due to possible damage to appliances, timers or other equipment. Also, it is sometimes impossible to find the reset due to stored items/furnishings. The exterior receptacles were not tested for GFCI protection. I recommend testing these receptacles for GFCI protection after the stored items/furnishings have been removed. I recommend having a qualified contractor install proper GFCI protection if these receptacles are determined to be non GFCI protected for safety.

Exterior Electrical : Systems Not Inspected

Photocell sensors, motion sensors, key pads (overhead garage door openers) , security systems, cable, computer, low voltage systems are beyond the scope of this inspection and are not inspected.

Exterior Plumbing : Hose Bibs

Functional water flow

Windows (Exterior): Exterior Windows - Lost Seals

Failed window seals are beyond the scope of this inspection and are noted as a courtesy only. Due to conditions such as dirty windows, blocked access, and weather conditions, it is not possible to determine all faulty-sealed windows.

Windows (Exterior): Exterior Windows- Limited access

There was limited access to the exterior of the upper level windows due to the height of the structure.

Gutter/Roof Drainage Systems: Gutter Material/Style

Metal

Gutter systems should be routinely cleaned to maintain proper operation and water flow away from the home. Unless otherwise noted, there was no or light/normal debris in the gutter system at the time of this inspection. Here is a DIY resource for cleaning your gutters.

Gutter/Roof Drainage Systems: Gutter System - Limited Access Due to Height

There was limited access to the upper-level gutters, due to the height of the structure.

Gutter/Roof Drainage Systems: Storm Drains - Not Inspected

Storm Drains (if any) are beyond the scope of this inspection and are not inspected. I do not determine the condition of the storm drains, nor where they terminate. Any mention of exposed areas of the storm drains is done as a courtesy.

Exterior-Misc. : Dryer Vent
location
Right side

Deficiencies

2.3.1 Vegetation, Grading, Drainage

Maintenance/Monitor

VEGETATION TOO CLOSE

There was vegetation near or against the siding and structure at the time of the inspection. The vegetation around the home may conceal defects. I recommend cutting the vegetation away from the siding and structure for further evaluation, and as part of routine maintenance to prevent premature damage.





2.3.2 Vegetation, Grading, Drainage

FAULTY GRADE

Finding

Faulty grade was observed. The grade of dirt/rock/bark should be kept a minimum of 4 to 6 inches below the bottom of foundation vents, siding/trim, windows, crawlspace access, etc. Vent wells (if installed) should be routinely cleaned to maintain proper grade. I recommend lowering the grade and/or installing approved wells to prevent water entry.

2.3.3 Vegetation, Grading, Drainage

IMPROPER SLOPE-MONITOR

Maintenance/Monitor

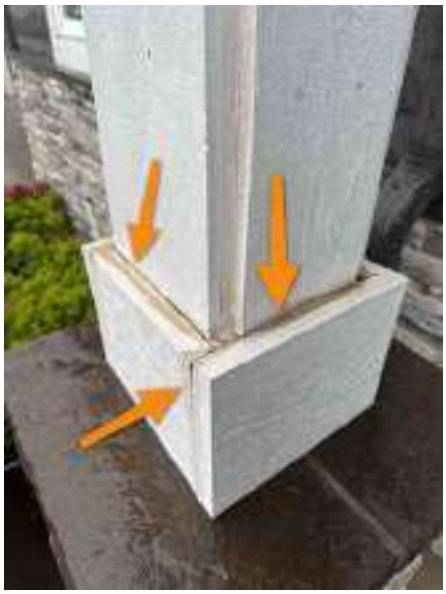
The grade slopes towards the home in one or more areas. Although no standing water was observed at the time of the inspection, these areas should be monitored during rainy conditions to be sure water is moving away from the home and there is no standing water. The grade of soil/dirt/bark should maintain a proper slope away from the structure to maintain proper water flow away from the structure.

2.4.1 Siding, Trim

Finding

INADEQUATE CAULKING - EXTERIOR

The caulking on the exterior of the home is inadequate and is separating and/or starting to crack. All penetrations/openings on the exterior should also be kept well sealed (fasteners, windows, doors, cables, gas lines, plumbing pipes, fixtures, etc.). Not all areas will be pictured or documented. I recommend caulking the exterior of the home as part of routine maintenance to prevent water entry/damage.








2.4.2 Siding, Trim

Finding

PAINT NEEDED IN AREAS

The cosmetic condition of exterior and interior paint/stain is beyond the scope of this inspection. There was peeling paint, un-painted and/or un-sealed material observed on the exterior of the home. I recommend properly scraping/sanding, painting/staining, and sealing all exterior material as part of ongoing maintenance to prevent deterioration.

2.4.3 Siding, Trim

WATER DAMAGE - SIDING/TRIM

Finding

Water damage was observed at the siding/trim at one or more areas. The extent of the damage was not determined. I recommend a qualified contractor remove all damaged material for further evaluation and make all necessary repairs.

2.4.4 Siding, Trim

LOOSE SIDING/TRIM

Maintenance/Monitor

There were one or more pieces of siding/trim that were loose and not secure at the time of this inspection. The siding/trim should be secured to prevent water entry/damage.

2.5.1 Soffit, Fascia, Gable

Finding

POSSIBLE BIRD ENTRY OBSERVED AT THE SOFFIT/FASCIA/GABLE

SPRAY FOAM OBSERVED

There appeared to be spray foam at the back-right corner of the home. This may be an indication of past bird entry, or was just preventative maintenance. This area should be monitored. A qualified contractor can be consulted, if this is a concern. Please note that this was not a pest inspection, and this is mentioned as a courtesy only.

Back right

Back right

2.8.1 Exterior Doors

Finding

EXTERIOR DOOR - WEATHER STRIP NEEDED

There was inadequate or missing weather stripping observed at one or more of the exterior doors. Weather stripping is needed to prevent water entry/pest entry. Properly installing weather stripping may increase the overall energy efficiency of the home and prevent water entry/damage. Please note that energy efficiencies and pests are beyond the scope of this inspection. I recommend properly installing weather stripping to prevent water entry/damage.

Garage

2.8.2 Exterior Doors

Finding

EXTERIOR DOOR - EVIDENCE OF WATER ENTRY

There was evidence of water entry at one or more of the exterior doors. I recommend further evaluation and repair by qualified contractor.

Garage

2.10.1 Gutter/Roof Drainage Systems

Maintenance/Monitor

GUTTER - LEAKS - SEAL

The gutter system appeared to be leaky at the corners/joints/downspouts. I recommend sealing the gutter system as part of routine maintenance to prevent dripping next to the structure, and to maintain proper water flow away from the home.


2.11.1 Exterior-Misc.

Finding

DRYER VENT - NEEDS CLEANING

The dryer vent was in need of cleaning at the time of this inspection. Lint buildup in a dryer vent can reduce the efficiency of the dryer and is a fire danger. I recommend cleaning the dryer vent as part of routine maintenance and for overall safety.


3: FOUNDATION, STRUCTURE, CRAWLSPACE AND BASEMENT

		IN	NI	NP	D
3.1	Foundation	X			
3.2	Crawlspace	X			
3.3	Floor Structure	X			
3.4	Floor Insulation	X			
3.5	Crawlspace Ventilation	X			X
3.6	Vapor Barrier	X			
3.7	Foundation Drain / Sump Pump			X	
3.8	Dryer/Downdraft Vents	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Foundation: Type
Foundation, Crawlspace

Foundation: Material
Poured concrete

Foundation: Foundation Cracks

There may be some cracking/shrinkage observed on concrete/block foundations/skirtings and/or slabs. This is common as concrete ages even in new houses. Unless otherwise noted these cracks did not appear to have any structural significance at the time of the inspection. All cracks on a foundation/slab should be kept well sealed to prevent water entry/deterioration and should be monitored regularly to be sure settling has ceased.

Crawlspace: Crawlspace Access - Location
Closet, Under stairs

Crawlspace: Crawlspace and Limitations

Crawled, Limited access due to, Insulation, Plumbing pipes, HVAC ducts

Crawlspace: Crawlspace Ground

Gravel

Crawlspace: Dry Crawlspace

The accessible areas of the crawlspace were dry at the time of this inspection. Conditions can change in a crawlspace after an inspection is performed, especially in wet weather conditions after being inspected during dry weather. Continue to monitor the crawlspace for moisture.

Floor Structure: Floor Structure

Wood post and beam, OSB

Floor Structure: Piers/Footings

Conrete piers, Concrete footings

Floor Structure: Subfloor Insulation or Floor Barriers

If any insulation or floor moisture barriers are installed, the floor structure will be relatively inaccessible. Inspectors are not required to move or pull down insulation.

Floor Insulation : Sub Floor Insulation

Batts, Fiberglass, Held in place by twine/string

Floor Insulation : Approximate Depth

8 to 10 inches

Floor Insulation : Insulation Intact

The insulation was overall intact and secured to the floor structure at the time of this inspection and appeared to be adequate.

Crawlspace Ventilation : Crawlspace Ventilation

Foundation vents should be left uncovered to provide proper ventilation for the crawlspace. Foundation vents should only be covered if the outside air temperature drops below freezing for a period of time. Conditions can change and the crawlspace should be monitored. Click the link for more information on crawlspace venting Should I block foundation vents

Vapor Barrier : Vapor Barrier

Present, Appeared to be 6-Mill,

Black Plastic

Vapor Barrier : General Vapor Barrier Information

A vapor barrier should be installed on all exposed ground in the crawlspace or basement to slow moisture in the crawlspace. The vapor barrier should be at least 6 mil thick and should be black plastic. Areas below a vapor barrier are not visible and not inspected. Here is a link for more information on vapor barriers

Foundation Drain / Sump Pump: Sump Pump

None found

Sump pumps are tested for operation only. The adequacy to properly remove water away from the structure was not determined. Sump pumps should be kept in good working order at all times to prevent standing water/damage.

Foundation Drain / Sump Pump: Foundation Drain

None found

Testing a drain and determining where it terminates is beyond the scope of this inspection; the drain was not tested for operation.

Dryer/Downdraft Vents: Vent(s) Observed

Dryer vent, Downdraft (kitchen)

Dryer vent

Dryer vent

Down draft vent

Dryer/Downdraft Vents: Dryer Vent

Hard Metal

Areas where vents enter walls, ceilings, floors, or insulation were not inspected. Dryers are not turned on to check airflow through the vent. I recommend cleaning the dryer vent and monitoring during operation of the dryer.

Dryer/Downdraft Vents: Vents-Concealed Areas

Portions of the vents that are concealed by insulation, floor barriers, HVAC ducts, etc., are beyond the scope of this inspection, and are not inspected.

Deficiencies

3.5.1 Crawlspace Ventilation

Finding

BLOCKED FOUNDATION VENTS

One or more of the foundation vents are blocked. Foundation vents should be left uncovered to provide proper ventilation for the crawlspace. Foundation vents should only be covered if the outside air temperature drops below freezing for a period of time. The foundation vent screens should be further evaluated after the vents have been unblocked. I recommend unblocking the foundation vents to maintain proper ventilation and to further evaluate the vent screens. Click the link for more information on crawlspace venting Should I block foundation vents

4: ROOF

		IN	NI	NP	D
4.1	General	X			
4.2	Coverings	X			X
4.3	Flashings	X			X
4.4	Roof penetrations	X			
4.5	Skylight(s)	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

General: Inspection Method

Ground, Interior windows





General: Roof Material

Asphalt/Fiberglass, Architectural

Moss/mildew is very common in the region we live in. Any moss/mildew on the roof surface should be routinely treated and removed to prevent premature deterioration of the roof surface. The roof surface should be routinely treated for moss/mildew, even if no moss/mildew is observed.

General: Roof Type

Gable, Valley, Hip

General: Estimated Life of the Roof

In the first half

Life expectancy of a roof is beyond the scope of this inspection. The estimated life of a roof is an educated guess. It is important to understand that we cannot see beneath the roofing shingles for details of the roof system (underlayment, fasteners, flashing details, etc.). Without the ability to inspect all of these areas, including the many fasteners used to install the material, it is impossible to predict if water intrusion will occur. This is not a warranty, nor guarantee, of the life remaining on the roof. A qualified roofing contractor should be consulted, if this is a concern.

General: Approximate Number of Layers

Appeared to be 1 layer

Roof layers are checked in a few spot areas.

General: Not Walked On Due to Height and Pitch

Due to the height and pitch of the roof surface, this roof could not be walked on safely and was viewed from the ground, top of a ladder, and (if available) from the interior windows. A qualified roofing contractor (who carries all appropriate safety harnesses and equipment) can be consulted for further evaluation, if this is a concern.

Coverings: Gutter Flow on Roof

One or more of the downspouts or gutters terminate on the roof surface. This is normal for our region. The roof shingles are susceptible to premature wear and heavy moss/mildew in these areas. The downspout/gutter should be re-configured, if this is a concern.

Flashings: Material

Metal, Rubber

Flashings: Inaccessible Due to Height and Pitch

Not all flashings could be observed, due to the height and pitch of the roof surface. Further investigation is recommended.

Roof penetrations: Roof Vent

Material

Metal

Roof penetrations: Inaccessible due to Height and Pitch

There was limited access, due to the height and pitch of the roof surface; not all roof penetrations were observed.

Skylight(s): Skylight(s)

Three, Fixed

There were one or more skylights on the roof surface. The only way to be sure a skylight is not leaking is to monitor it during wet conditions.

Due to conditions such as dirty glass and weather, it is not always possible to determine if there are skylights with faulty seals. Please note that energy efficiencies are beyond the scope of this inspection.

Skylight(s): Skylight(s) Inaccessible due to Height and Pitch

The skylight(s) could not be fully viewed from the exterior, due to the height and pitch of the roof surface. A qualified roofing contractor can be consulted for further evaluation from the exterior, if this is a concern.

Deficiencies

4.2.1 Coverings

Finding

ROOF NOT WALKED - INACCESSIBLE AREAS

Due to the height and pitch of the roof surface, this roof could not be walked on safely and was viewed from the ground, top of a ladder, and (if available) from the interior windows. There were inaccessible areas on the roof surface. I recommend consulting a qualified roofing contractor (who carries all appropriate safety harnesses and equipment) for further evaluation, due to inaccessible areas on the roof surface.




4.2.2 Coverings

Finding

SEAL STAPLE/NAIL PENETRATIONS

There were unsealed staple/nail penetrations observed on the roof surface at the time of this inspection. All penetrations on the roof surface should be kept well sealed at all times to prevent water entry. I recommend sealing the exposed staple/nail penetrations.

4.2.3 Coverings

Finding

MOSS/MILDEW GROWTH

Moss/mildew is very common in the region we live in. Any moss/mildew on the roof surface should be routinely treated and removed to prevent premature deterioration of the roof surface. There was moss/mildew observed on the roof surface at the time of this inspection. The roof surface should be routinely treated for moss/mildew, even if no moss/mildew is observed. I recommend treating and removing the moss/mildew on the roof surface as part of routine maintenance.

4.2.4 Coverings

Finding

DAMAGED ROOFING MATERIAL

Damaged roofing material was observed at one or more areas of the roof surface. I recommend a qualified roofing contractor further evaluate the roof surface and make all necessary repairs to prevent leaks/damage.




Back right


Front


Front


Front

4.2.5 Coverings

UPLIFTED SHINGLES

Finding

There were one or more uplifted shingles observed at the time of this inspection. I recommend further evaluation by a qualified roofing contractor.




Rear

4.3.1 Flashings

Finding

FLASHING LOOSE

One or more of the flashings appear to be loose. I recommend having a qualified contractor further evaluate the flashing and make all necessary repairs to prevent water entry/damage.

5: FIREPLACE/CHIMNEY

		IN	NI	NP	D
5.1	Chimney/Flue/Vent	X			
5.2	Gas Fireplaces/Stoves	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Chimney/Flue/Vent: **Chimney (Exterior)**

Metal Flue Pipe, Through the roof

The interior of flues/chimneys are generally not accessible, due to rain hats/chimney screens, moss/mildew, creosote, other debris, etc. It is recommended that chimneys and flues are inspected at least once a year by a qualified chimney sweep to maintain proper safety.

Gas Fireplaces/Stoves: **Types of Fireplaces**

Gas, Prefabricated

Gas Fireplaces/Stoves: Gas Fireplaces

Our inspection of the fireplace and chimney/flue is limited to the readily visible portions only. Gas is not turned on in the event of possible leaks. The inner reaches of a flue are relatively inaccessible. Our distant oblique view from the top or bottom is not adequate to discover possible deficiencies or damage, even with a strong light. For safe and efficient operation, we recommend annual inspections by a qualified fireplace contractor. A qualified fireplace contractor should clean the interior, if necessary, and use specialized tools, testing procedures, mirrors, and video cameras, as needed, to evaluate the fireplace system. If the fireplace has not been cleaned and inspected by a qualified fireplace professional within the past year, we recommend this be done.

The specifications for this make and model should be reviewed to ensure safe operation. The energy efficiency and temperature settings of this appliance are not within the scope of this inspection. A carbon monoxide detector should be installed on the interior of the home, due to the installed gas appliance.

NOTE: Without removing the burners and glass doors, a thorough inspection is not possible. A majority of the metal flue was not accessible.

Deficiencies

5.2.1 Gas Fireplaces/Stoves

Safety

GAS FIREPLACE - SERVICE NEEDED

Gas fireplaces and chimneys/vents should be serviced once a year by a qualified chimney/fireplace professional for safety. I recommend obtaining maintenance records from the homeowner. I recommend having a qualified contractor service the gas fireplace for safety, if this has not been performed within a year.

6: GARAGE

		IN	NI	NP	D
6.1	General	X			
6.2	Occupant Door	X			
6.3	Floor	X			
6.4	Ceilings/Walls	X			X
6.5	Overhead Garage Door(s)	X			
6.6	Garage Door Operators	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

General: Garage Type
Attached, Three car

General: Pedestrian Door Material
Wood, Fire rating unknown

General: Garage Door Type
Two automatic

General: Garage Walls/Ceilings
Drywall/plaster

General: Garage Floor
Concrete

General: Garage Door Material
Metal

General: Stored Items in the Garage

There were inaccessible areas in the garage (walls/floors/ceilings) due to: storage, appliances, floor coverings, etc. Further evaluation is recommended after the stored items have been removed.

Occupant Door : General Railing Information

Generally, a handrail is required when the height of the landing is 34" or greater and/or 3 or more stair treads high. It is a good idea to install handrails at all steps/stairs, regardless of height or number of steps, for overall safety.

Floor: Garage Floor Settling Cracks

There may be settlement/shrinkage cracks in the garage floor. Settlement/shrinkage cracks in concrete is normal for our region and unless otherwise noted did not appear to have structural significance at the time of this inspection. All settlement/shrinkage cracks in concrete should be kept well sealed to prevent premature deterioration and further settling and should be monitored regularly to be sure settling/shrinking has ceased.

Overhead Garage Door(s): Garage Door Operable

The overhead garage door was functional at the time of this inspection. Overhead garage doors will need routine maintenance. Here is a link General garage door maintenance

Garage Door Operators : Operator Functional

The garage door operator(s) was/were functional at the time of this inspection.

Deficiencies

6.4.1 Ceilings/Walls

Maintenance/Monitor

GARAGE WALLS/CEILINGS- SETTLING CRACKS

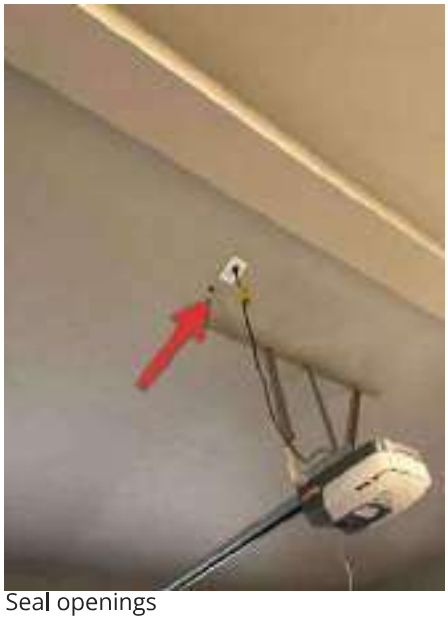
There were settling/shrinkage cracks observed on the walls/ceilings at one or more locations in the garage. These cracks appeared to be normal at the time of this inspection. I recommend monitoring all cracks and making repairs as needed.

6.4.2 Ceilings/Walls

Safety

FIREWALL

An incomplete firewall or ceiling was observed in the garage. There were penetrations and/or openings in the garage firewall or ceiling. The garage firewall/ceiling should be repaired for overall safety. Please note that this is included as a courtesy, as firewall protection is beyond the scope of this inspection. I recommend further evaluation and repair by a qualified contractor for safety. **Link for more info.**



Seal openings

7: HEATING

		IN	NI	NP	D
7.1	Heating Equipment	X			X
7.2	Normal Operating Controls	X			
7.3	Distribution Systems	X			X
7.4	Flues and Vents (Gas Furnace)	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Heating Equipment : General - HVAC Contractor

The HVAC systems were inspected by a licensed HVAC contractor, working with HomeCheck Inspection Service. Their report is attached.

Heating Equipment : Heat Type

Forced Air Furnace

Heating Equipment : Energy Source

Gas

Heating Equipment : Heat System Brand

Rheem

Heating Equipment : Aproximate age (according to the serial #)

2016

Heating Equipment : Heating System - Operable

The heating system was found to be functional at the time of this inspection. The system was adequate for a fifteen degree temperature differential between the start and the finish of operating the system.

Annual maintenance of the heating equipment is essential for safe and efficient performance, which will maximize the system's useful life.

Heating Equipment : Homeowner's Responsibility

Most HVAC (heating, ventilating, and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to have the HVAC system inspected and serviced every year. And if your system has an air filter, be sure to keep that filter cleaned.

Heating Equipment : Note on Gas Systems

Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible.

Normal Operating Controls : Functional Thermostat (s)

The thermostat(s) was/were functional at the time of this inspection.

Distribution Systems: Ductwork

Insulated, Flexible, Metal

Distribution Systems: Filter Type

Disposable

Distribution Systems: Filter Size

20x25x4, Must use a Honeywell brand filter

Distribution Systems: Airflow - Forced Air Systems

Airflow throughout the house may be balanced by adjusting any dampers in the supply ducts, or by adjusting the supply registers. There will be normal temperature variations from room to room and level to level, most noticeable between levels.

Unless otherwise noted, there was adequate airflow to the visible supply registers throughout the home at the time of this inspection.

Distribution Systems: Inaccessible Areas - Ducts - Walls/Floors/Ceilings/Insulation

Areas where ducts enter walls, ceilings, floors, or are covered by insulation are beyond the scope of this inspection and are not inspected.

Flues and Vents (Gas Furnace):

Vent Type

Plastic

Deficiencies

7.1.1 Heating Equipment

Finding

NEEDS SERVICE

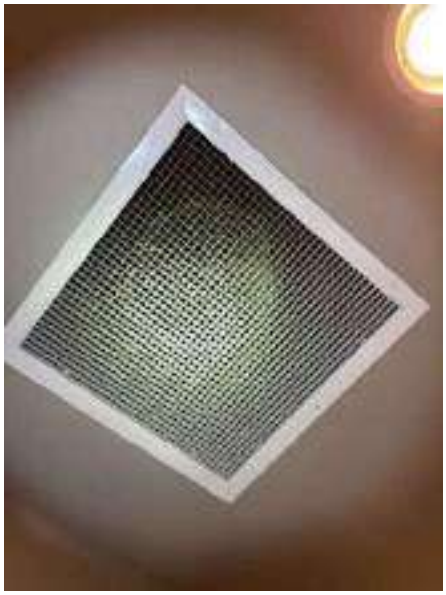
The HVAC system was in need of maintenance at the time of the inspection. Further inspection should be performed at the time of the maintenance. I recommend a qualified HVAC contractor service the HVAC system as part of routine maintenance to maintain proper operation. Here is a resource on the importance of furnace maintenance.

7.3.1 Distribution Systems

Maintenance/Monitor

DUCTS - DIRTY

The HVAC ducts were in need of cleaning at the time of this inspection. I recommend having a qualified HVAC contractor clean the air ducts to maintain proper operation of the HVAC system.



7.3.2 Distribution Systems

Maintenance/Monitor

FILTER DIRTY -REPLACE

The air filter is dirty and in need of replacement. I recommend replacing the air filter as part of routine maintenance to maintain proper operation of the HVAC system.

8: COOLING

		IN	NI	NP	D
8.1	Cooling System	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Cooling System: General - HVAC Contractor

The HVAC systems were inspected by a licensed HVAC contractor, working with HomeCheck Inspection Service. Their report is attached.

Cooling System: Cooling System Brand

Ruud

Cooling System: Cooling Equipment Type

Electric, Air conditioner

Most HVAC (heating, ventilating, and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to have the HVAC system inspected and serviced every year. And if your system has an air filter, be sure to keep that filter cleaned.

Cooling System: Aproximate age (according to the serial #)
2017

Deficiencies

8.1.1 Cooling System

Finding

COOLING - SERVICE NEEDED

The HVAC system was in need of maintenance at the time of the inspection. Further inspection should be performed at the time of the maintenance. I recommend a qualified HVAC contractor service the HVAC system as part of routine maintenance to maintain proper operation.

9: PLUMBING

		IN	NI	NP	D
9.1	Water Supply, Distribution Systems and Fixtures	X			
9.2	DWV (Drain Waste Vent) Systems	X			
9.3	Water Heater	X			
9.4	Main Gas Shut-Off, Distribution Systems, Vents	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Water Source

Public (determined by visible water meter)

Main Water Shut-Off

At the meter, Near the street

The main water shut-off valve should be kept clear of dirt, debris, stored items for easy access in case of a water emergency. The valve was not tested for operation, as this is beyond the scope of this inspection. Shut-off valves are rarely used and may leak when operated.

Supply (Into Home) - Type

PEX

Water Distribution (Inside Home) -Type

PEX

Drain/Waste/Vent - Type

ABS

Water Supply, Distribution Systems and Fixtures: Located In Finished Walls, Ceilings, Floors - Not inspected

Plumbing systems located in finished walls, ceilings, floors, and covered by insulation are beyond the scope of this inspection and are not inspected.

DWV (Drain Waste Vent) Systems: Sewer Scope - Recommended

A whole house inspection does not include the interior of sewer lines from the house to the street or septic. A sewer scope can be added for an additional fee, if this is a concern. Age is not always a factor in sewer line defects. Failure at the sewer line can be caused by numerous factors, including but not limited to, poor construction practices (new and old homes), age, tree/shrub roots, shifting earth, etc. I recommend hiring a qualified contractor specializing in sewer scopes for further evaluation of the sewer line, if a sewer scope has not been recently performed.

DWV (Drain Waste Vent) Systems: How Often Should A Sewer Scope be Performed

Maintaining your home's sewer system is crucial to prevent costly repairs and disruptions. A sewer scope inspection is a valuable tool for identifying issues early on, but how often should you schedule this essential service? Here are the recommended time frames of when you should hire a professional sewer scope.

Newer Homes (Every 5-10 Years):
For relatively new homes with modern plumbing systems, it's advisable to have a sewer scope inspection every 5 to 10 years as a preventive measure.

Older Homes (Every 1-2 Years):
Older homes with aging plumbing systems are more susceptible to issues like tree root intrusion, pipe corrosion, and blockages. In such cases, having an inspection every 1 to 2 years is advisable.

Tree-Lined Properties (Every 1-2 Years):
Properties with numerous trees, especially large ones with extensive root systems, should consider more frequent inspections (every 1 to 2 years), due to the increased risk of root intrusion.

Previous Issues (As Needed):
If you've experienced sewer line problems or repairs in the past, schedule inspections as needed to ensure issues don't recur.

Signs of Trouble (Immediately):
If you notice any signs of sewer line issues, such as slow drains, gurgling noises, sewage odors, or recurring blockages, don't hesitate—get a sewer scope inspection as soon as possible.

Property Purchase (As Part of Inspection):
When buying a property, include a sewer scope inspection as part of your home inspection process to uncover hidden issues.

Regular sewer scope inspections are essential for maintaining a healthy sewer system and preventing costly repairs. By following these guidelines and scheduling inspections as recommended, you can ensure that your sewer system remains in top condition, providing you with peace of mind and avoiding potential headaches down the line.

DWV (Drain Waste Vent) Systems: Located in Finished Walls, Ceilings, Floors - Not Inspected

Plumbing systems located in finished walls, ceilings, floors, and covered by insulation are beyond the scope of this inspection and are not inspected.

Water Heater : Water Heater Location

Garage

Water heaters are inspected for operation and leaks. The adequacy and efficiency of this system is not inspected.

Water Heater : Water Heater Energy Source
Gas

Water Heater : Water Heater Manufacturer
Brandford White

Water Heater : Approximate age (based on serial #)
2015

Water Heater : Water Heater Capacity

50 Gallons

Water Heater : Water Heater Operable

The water heater was inspected and found to be functional at the time of this inspection. Routine maintenance is recommended for water heaters to prolong operation. Water heater Maintenance guide Tankless water heater maintenance guide

Water Heater : Stored Items around Water heater

There was limited access around the water heater, due to stored items.

Main Gas Shut-Off, Distribution Systems, Vents: Gas Shut-Off Location

Exerior, At the meter

Main Gas Shut-Off, Distribution Systems, Vents: Water Heater Vent Type

Metal, Flexible metal

Deficiencies

9.4.1 Main Gas Shut-Off, Distribution Systems, Vents

Safety

WATER HEATER FLUE-FLEXIBLE

A flexible vent pipe was used at the top of the water heater. Flexible vent pipes are easily damaged. I recommend that the flexible pipe is replaced with a solid double-wall "B" vent pipe for overall safety. I recommend further evaluation and repair by a qualified contractor for safety.

10: ELECTRICAL

		IN	NI	NP	D
10.1	Service Entry Cables (SEC)	X			
10.2	Main Electrical Panel, Main Disconnect	X			
10.3	Sub Panel (s)	X			
10.4	Breakers/Fuses, Branch Wiring Circuits	X			
10.5	Lighting fixtures, Switches, Receptacles,Wiring	X			
10.6	GFCI & AFCI	X			X
10.7	Smoke Detectors	X			X
10.8	Carbon Monoxide Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Service Entry Cables (SEC): Electrical Service Entry

Below ground (Inaccessible)

Below ground electrical entry cables are beyond the scope of this inspection and are not inspected.

Main Electrical Panel, Main Disconnect : Main Panel - Location(s)

Exterior at Meter

Main Electrical Panel, Main Disconnect : Main Panel - Type

Circuit Breaker

Main Electrical Panel, Main Disconnect : Main Panel - Capacity

200 AMP

Main Electrical Panel, Main Disconnect : Main Panel - Manufacturer

Eaton

Main Electrical Panel, Main Disconnect : Main Electrical Shut Off

At the main shut off panel on the exterior

Main Electrical Panel, Main Disconnect : Main Service Entry Conductors
Multiple strand aluminum, 120/240 volt rated capacity

Sub Panel (s): Sub Panel Location(s)
Garage

Sub Panel (s): Sub Panel Type
Circuit breakers

Sub Panel (s): Sub Panel Manufacturer
Eaton

Sub Panel (s): Sub Panel Capacity
200 AMP

Sub Panel (s): Wiring Methods
Romex

Sub Panel (s): Branch wire 15 and 20 AMP
Copper

Breakers/Fuses, Branch Wiring Circuits: Electrical Breakers Are Not Tested
Electrical breakers are not tested for operation. Electrical breakers are not turned off or on during an inspection. GFCI protected breakers are not tripped, unless the home is vacant with no electronics plugged in. If a breaker is tripped or in an off position, it is not reset or turned on, as I do not know the reason it was off or tripped.

Breakers/Fuses, Branch Wiring Circuits: Inaccessible Wiring
The condition and type of electrical wires buried, located in finished walls/ceilings, concealed by insulation in the attic space/crawlspace, etc. is beyond the scope of this inspection and is not inspected.

Lighting fixtures, Switches, Receptacles,Wiring : Systems Not Inspected

Security/computer/phone/sound/TV protector systems are beyond the scope of this inspection and are not inspected. A security/computer/phone/sound professional can be consulted for further evaluation, if this is a concern.

GFCI & AFCI: GFCI Protection

Present

Yes, Missing in areas

GFCI & AFCI: GFCI Information

A GFCI, or Ground Fault Circuit Interrupter, is a safety device intended to prevent electrical shock by detecting an improper flow of electrical current and shutting the electrical circuit off very quickly - in milliseconds.

The GFCI is designed to protect people from severe or fatal electric shocks by quickly detecting a small flow of electrical current between the electrical circuit (wires, switch, electrical receptacle, or something plugged into the receptacle) and "ground" or the earth.

A GFCI also can protect against some electrical fires by detecting arcing and other faults to ground, but a GFCI cannot detect hazardous across-the-line arcing faults that can cause fires.

GFCI protected receptacles and breakers can fail. All GFCI protected receptacles and GFCI circuit breakers should be tested monthly. For more information on GFCI's, please visit this link GFCI Testing

GFCI & AFCI: AFCI Protection

Present

Yes

GFCI & AFCI: AFCI breakers - Not tested if occupied

Unless this home was vacant, the AFCI protected circuit breakers were not tripped. Tripping breakers is beyond the scope of this inspection and may cause damage to electrical devices plugged into these circuits. I recommend testing these breakers upon occupancy and routinely testing these breakers for overall safety.

GFCI & AFCI: AFCI Information

AFCI stands for Arc Fault Circuit Interrupter. It is a device used for protection against fire hazards caused by arc faults. The arc fault circuit interrupter can detect arcs in the circuit and break the supply of electrical power to the circuit.

AFCI is an arc fault circuit interrupter that was first introduced in 1998. AFCI's are designed to protect against fires caused by arcing faults in the home electrical wiring. AFCI's are an important safety addition to homes in part because they address an additional type of electrical fault that can cause a fire, and one which may not be detected and interrupted by a conventional circuit breaker, nor by a ground-fault circuit interrupters (GFCI's). AFCI breakers can fail and should be routinely tested. For more information on AFCI protection, click AFCI Protection

Smoke Detectors: **Smoke Alarm Present**

Yes, Hard wired

For safety reasons, the smoke alarms should be tested upon occupancy. The batteries (if any) should be replaced with new ones upon occupancy, and tested on a monthly basis thereafter.

Smoke Detectors: Smoke Alarm Information

Battery operated ionization smoke alarms must have 10-year batteries and a hush button that allows a person to temporarily turn off the alarm. Hard-wired ionization smoke alarms must also have a hush button to turn off the alarm. According to today's standards (if building a new home or adding on), smoke alarms should be installed in every bedroom, every room, and adjacent to sleeping areas. For Inspection purposes, smoke alarms must be located adjacent to each sleeping area, and at least one alarm on each level of a home.

For safety reasons, the smoke alarms should be properly installed and should be tested upon occupancy. The batteries (if any) should be replaced with new ones upon occupancy, and tested on a monthly basis thereafter. Smoke alarms should be replaced every ten years for overall protection. Here is a link to the Oregon law when selling a home Oregon Law. Here is a link for more information on Smoke alarm placement.

Carbon Monoxide Detectors: Carbon Monoxide Detector Present

Yes

For safety reasons, the carbon monoxide detectors should be tested upon occupancy. The batteries (if any) should be replaced with new ones upon occupancy, and tested on a monthly basis thereafter.



Carbon Monoxide Detectors: Carbon Monoxide (CO) Information

Carbon monoxide (CO) is a deadly, colorless, odorless, poisonous gas. It is produced by the incomplete burning of various fuels, including coal, wood, charcoal, oil, kerosene, propane, and natural gas. Products and equipment powered by internal combustion engines, such as portable generators, cars, lawn mowers, and power washers also produce CO.

For safety reasons, carbon monoxide detectors should be properly installed and should be tested upon occupancy. The batteries (if any) should be replaced with new ones upon occupancy, and tested on a monthly basis thereafter. For inspection purposes, there should be a CO detector installed within 15' of all sleeping areas, and one installed per level of the home, including the basement and upper level. Here is a link on CO detector placement CO detector locations Here is a link on the Oregon CO law when selling a home

CO detectors should be replaced at the expiration date on the detector. If no expiration date is available, they should be replaced every 5-7 years. Here is a link When to replace CO detectors

Carbon Monoxide Detectors: Not an Inspecton for CO

This was not an inspection or testing of carbon monoxide; only the presence of CO detectors.

Deficiencies

10.6.1 GFCI & AFCI

GFCI - MISSING

Safety

There were one or more missing GFCI protected receptacles at the time of this inspection. I recommend having a qualified electrician install GFCI protected receptacles within six feet of wet fixtures/wet areas for safety (bathroom(s), kitchens, utility rooms, garages, carports, exteriors, pool rooms, crawlspaces, basements, etc.).

A single non GFCI protected receptacle can be installed at the clothes washer, so no other electrical equipment can be plugged in. GFCI protected receptacles should not be installed where a refrigerator will be plugged in.

Laundry

10.7.1 Smoke Detectors

Safety

SMOKE ALARMS NEARING EXPIRATION DATE

One or more of the smoke alarms are nearing their expiration date. Smoke alarms should be replaced every 10 years. I recommend replacing the smoke alarms in the near future for safety.

11: KITCHEN(S) / APPLIANCES

		IN	NI	NP	D
11.1	Sink(s), Faucet(s), Drain(s)	X			
11.2	Counters/Cabinets (Representative number of cabinets)	X			X
11.3	Disposal	X			
11.4	Dishwasher(s)	X			
11.5	Ranges/Ovens/Cooktops	X			
11.6	Exhaust Fan	X			
11.7	Microwave equipment (built in only)		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Kitchen(s)

The appliances are turned on to check operational function only; no warranty, express or implied, is given for the continued operational integrity of the appliances, nor their components. Further evaluation by a qualified appliance contractor recommended, if this is a concern.

Limited Access Installed Appliances

There was limited access, due to installed appliances. Appliances are not moved, as it could damage the appliance or the home. Areas above, below, and around appliances are not inspected, if inaccessible.

Refrigerators are not inspected

Refrigerators generally do not stay with the home and are considered personal property. All refrigeration units, including kitchen refrigerators and bar/wine refrigerators, are beyond the scope of this inspection and are not inspected.

Sink(s), Faucet(s), Drain(s): Sink(s)

Adequate water flow and drainage, No leak observed

Sink(s), Faucet(s), Drain(s): Stored Items

There were stored items below the sink(s) which limited an inspection. I recommend further evaluation after the stored items have been removed.

Counters/Cabinets (Representative number of cabinets): Stored items

There were stored items on or in the cabinets, which limited access. I recommend further evaluation after the stored items have been removed.

Disposal: Disposal Operated

The disposal was operated at the available switch and was found to be functional at the time of this inspection.

Dishwasher(s): Dishwasher Operated

The dishwasher was operated through a short cycle and was found to be functional at the time of this inspection. There were no leaks observed at the time of this inspection.

Ranges/Ovens/Cooktops: Oven/Cooktop Type

Electric, Oven, Gas, Cooktop

Ovens and cooktops are inspected using a laser thermometer and are inspected for operation only. Convection fans are not turned on. Energy efficiencies and adequacy of these units are beyond the scope of this inspection and are not inspected.

Ranges/Ovens/Cooktops: Oven/Cooktop Operable

The cooktop and oven were inspected and were found to be functional at the time of this inspection.

Exhaust Fan: Exhaust Fan Type

Down draft

The exhaust fan was inspected for operation only. The efficiency and adequacy of the exhaust fan to properly remove moisture, odors, and fumes from the home is not determined.

Exhaust Fan: Exhaust Fan Operable

The exhaust fan was tested for operation only and was found to be functional at the time of this inspection.

Exhaust Fan: Downdraft systems

Downdraft systems are not as effective as hoods and may interfere with the flame on gas cooktops. A cooktop hood can be installed, if this is a concern. Here is more information on downdraft systems

Microwave equipment (built in only): Microwave Not built in

The microwave is not built-in and is beyond the scope of this inspection. The microwave appears to be personal property and was not inspected.

Deficiencies

11.2.1 Counters/Cabinets (Representative number of cabinets)

Maintenance/Monitor

INADEQUATE CAULKING/GROUT AT BACKSPLASHES

The caulking/grout is missing, starting to crack, and/or inadequate at one or more of the backsplashes. I recommend routinely caulking/grouting these areas to prevent water entry/damage. Here is a helpful DIY video on caulking gaps.

12: BATHROOM(S)

		IN	NI	NP	D
12.1	Sink(s), Faucet(s), Drain(s)	X			
12.2	Counters/Cabinets (Representative number of cabinets)	X			X
12.3	Floors/Walls/Ceilings	X			X
12.4	Toilet(s)	X			
12.5	Bathtub(s)	X			
12.6	Shower(s)	X			
12.7	Venting system(s)	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

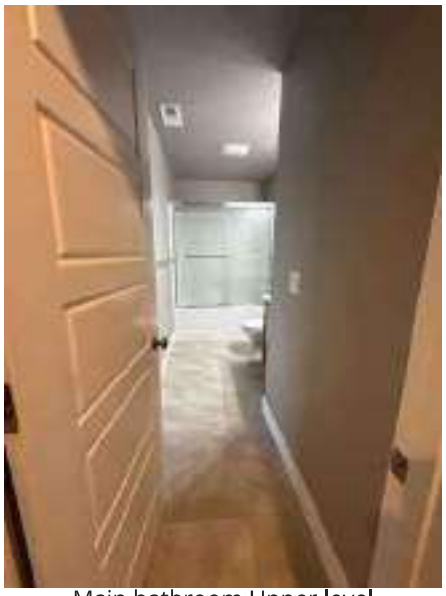
Information

Bathroom Type

1/2 Bathroom, Primary Bathroom, Main Bathroom upper level, Jack and Jill

1/2 bathroom

Jack and Jill



Main bathroom Upper level

Primary bathroom

Sink(s), Faucet(s), Drain(s): Sink(s)

Adequate water flow and drainage, No leak observed





Sink(s), Faucet(s), Drain(s): Stored Items

There were stored items below the sink(s) which limited an inspection. I recommend further evaluation after the stored items have been removed.

Counters/Cabinets (Representative number of cabinets): Stored items

There were stored items on or in the cabinets, which limited access. I recommend further evaluation after the stored items have been removed.

Floors/Walls/Ceilings: Floor Covering(s)

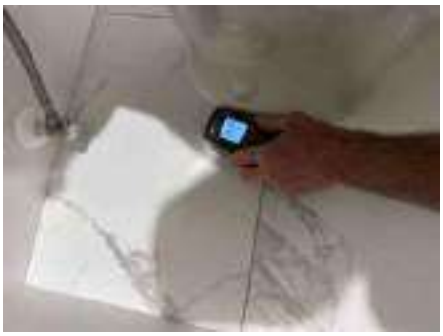
Engineered wood, Tile

Floors/Walls/Ceilings: Floors - No moisture

Although beyond the scope of this inspection, a moisture meter was used on the flooring at the base of the toilet and bathtub/showers. No elevated levels of moisture were detected (unless otherwise noted) at the time of this inspection. Continue routine caulking and monitoring the bathroom floor to prevent water entry/damage.









Floors/Walls/Ceilings: Inaccessible Areas

Areas below carpets, tile, vinyl, planks, laminate, and other flooring types are beyond the scope of this inspection. There may be damage present that was not visible during this inspection.

Toilet(s) : Toilet(s)

Functional, No leaks

Unless otherwise noted the toilet(s) was(were) functional at the time of this inspection. There was adequate water flow and drainage and no leaks were observed.




Bathtub(s) : Bathtub(s)

Bathtub/shower combo

Bathtub(s) : Bathtub(s)- Operable

The bathtub(s) was(were) found to be functional. There was adequate water flow and drainage observed at the time of this inspection.




Shower(s): Shower(s)

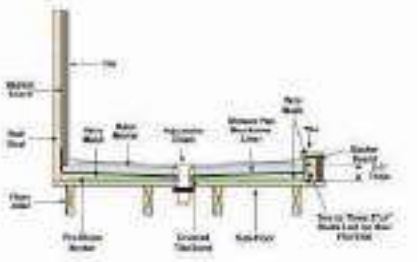
Stand alone shower, Tiled

Shower(s): Shower(s)- Operable

The shower(s) was(were) found to be functional. There was adequate water flow and drainage observed at the time of this inspection.

Shower(s): Shower pan not inspected

Shower pans are beyond the scope of this inspection, due to inaccessible areas. I am not able to determine the type of material used, nor whether it is watertight.



How a shower pan should be constructed

Venting system(s): Exhaust Fan(s)

Functional, Fan only

Exhaust fans are inspected for operation only using a toilet paper test. The efficiency and adequacy to properly remove moisture is not inspected. Exhaust fans should be cleaned as part of ongoing maintenance.





Deficiencies

12.2.1 Counters/Cabinets (Representative number of cabinets)

Maintenance/Monitor

INADEQUATE CAULKING/GROUT AT BACKSPLASHES

The caulking/grout is missing, starting to crack, and/or inadequate at one or more of the backsplashes. I recommend routinely caulking/grouting these areas to prevent water entry/damage. Here is a helpful DIY video on caulking gaps.


12.3.1 Floors/Walls/Ceilings

Finding

INADEQUATE CAULKING/GROUT

The caulking/grout at the base of the bathtub or shower is inadequate or is starting to crack. I recommend re-caulking as part of routine maintenance to prevent water entry/damage.


Jack and Jill


Main bathroom Upper level

13: LAUNDRY

		IN	NI	NP	D
13.1	General	X			
13.2	Venting System(s)	X			
13.3	Sink(s), Faucet(s), Drain(s)	X			
13.4	Counters/Cabinets (Representative number of cabinets)	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

General: Laundry Type

Laundry room, Washer present (limited access), Dryer present (limited access)

General: Dryer Power Source

220 Electric

General: Washer and/or dryer present

There were inaccessible areas in the laundry, due to the presence of a washer and dryer. It is beyond the scope of this inspection to move washers and dryers. Areas behind and below the washer and dryer were inaccessible at the time of this inspection and not inspected. Further evaluation is recommended, after these appliances have been removed.

General: Laundry-Washers and Dryers

Washers and dryers (if any) are beyond the scope of this inspection and are not inspected. Washer and dryer connections are beyond the scope of this inspection and are only inspected for visible leaks. The 220 amp plug is beyond the scope of this inspection and was not inspected.

Venting System(s): Exhaust Fan

Functional, Fan only

Exhaust fans are inspected for operation only. The efficiency and adequacy to properly remove moisture is not inspected. Exhaust fans should be cleaned as part of ongoing maintenance.

Venting System(s): Dryer Vent

The full dryer vent was not visible, Flexible Metal

Areas where vents enter walls, ceilings, floors, or insulation were not inspected.

Venting System(s): Dryer Vents Not Operated

Dryers are not turned on to check airflow through the vent. I recommend routinely cleaning the dryer vent and monitoring during operation of the dryer.

Sink(s), Faucet(s), Drain(s): Sink(s)

Adequate water flow and drainage, No leak observed

Sink(s), Faucet(s), Drain(s): Stored Items

There were stored items below the sink(s) which limited an inspection. I recommend further evaluation after the stored items have been removed.

Counters/Cabinets (Representative number of cabinets): Stored items

There were stored items on or in the cabinets, which limited access. I recommend further evaluation after the stored items have been removed.

14: INTERIOR,DOORS, WALLS, WINDOWS, CABINETS

		IN	NI	NP	D
14.1	Ceilings/Walls	X			X
14.2	Floors	X			X
14.3	Stairs, Steps and Railings	X			
14.4	Doors (Representative number)	X			X
14.5	Windows (Representative number)	X			X
14.6	Skylight(s) (interior only)	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Ceiling Materials
Drywall / Plaster

Wall Material
Drywall / Plaster

Floor Covering(s)
Carpet, Tile, Engineered (Tongue and Groove)

Window Construction
Vinyl

Window Types
Double pane, Fixed, Sliders, Single-hung, Casement

Window Manufacturer
Milgard

Window dressings

The installation of blinds, shutters, or other window dressings limits the inspection of a window and surrounding areas. These items can be removed for further evaluation, if this is a concern.

Furnishings,Storage

Many areas on the interior of the home were inaccessible, due to (but not limited to) home furnishings, floor coverings, wall hangings, storage, appliances, etc. This limits an inspection of items, such as windows, doors, closets, under sinks, electrical components, plumbing systems, etc. To be sure there are no new defects or defects that were not visible at the time of this inspection, a final walk through of the home must be performed after the occupier has moved out of the home.

Ceilings/Walls: Visible Tape Lines/corner bead

There were one or more visible tape lines or popped corner bead observed at the interior ceilings/walls. These areas appeared to be cosmetic and are mentioned as a courtesy. The drywall/tape, corner bead lines can be repaired, if this is a concern.



Ceilings/Walls: "Nail Pops" Observed

There were one or more nail "pops" observed at the interior ceilings/walls. These areas appeared to be cosmetic and are mentioned as a courtesy. Generally, this is caused by a rusty fastener or moisture in contact with the fastener during construction. The fasteners can be pulled and the drywall repaired, if this is a concern. Here is a link on how to repair nail "pops"

Floors: Floor Squeaks

There were floor squeaks/pops observed at the time of this inspection. The floor squeaks/pops appeared to be a nuisance, but did not appear to have structural significance and can be repaired, if they are a concern. How to repair floor squeaks

Stairs, Steps and Railings: General Railing Information

Generally, a handrail is required when the height of the landing is 34" or greater and/or 3 or more stair treads high. It is a good idea to install handrails at all steps/stairs, regardless of height or number of steps, for overall safety.

Doors (Representative number): Interior Doors

Functional, Adjustment needed

The interior doors were inspected for operation and, unless otherwise noted, were in serviceable/functional condition at the time of this inspection. Minor damage/adjusting to interior doors is beyond the scope of this inspection and is not inspected.

Skylight(s) (interior only): Skylights-No leaks observed

There were one or more skylights observed from the interior of the home. The skylight(s), unless otherwise noted in the report, did not appear to leak at the time of this inspection. The only way to be sure a skylight is not leaking is to monitor it during a heavy rain.

Due to conditions such as dirty glass and weather, it is not always possible to determine if there are skylights with faulty seals. Please note that energy efficiencies are beyond the scope of this inspection.



Deficiencies

14.1.1 Ceilings/Walls

Maintenance/Monitor

SEAL WALL PENETRATIONS

Areas where plumbing pipes or other items enter the interior walls (including under sinks) should be sealed to maintain proper separation of space. I recommend properly sealing these areas to prevent drafts/pest entry.


Jack and Jill


Main bathroom Upper level


Primary bathroom

14.1.2 Ceilings/Walls

Maintenance/Monitor

SETTLING CRACKS - MONITOR

There were settling/shrinkage cracks observed on the ceilings/walls at one or more locations in the home. Unless otherwise noted, these cracks appeared to be normal at the time of this inspection. I recommend monitoring all cracks and making repairs as needed. A qualified contractor can be consulted for repairs, if this is a concern.


Kitchen


1/2 bathroom

14.2.1 Floors

Maintenance/Monitor

SEAL FLOOR PENETRATIONS

Areas where pipes/conduits/etc. enter the floors (including below sinks) should be sealed to maintain proper separation of space. This is noted as a courtesy only, as energy efficiencies and pests are beyond the scope of this inspection. I recommend properly sealing these areas to prevent drafts and pest entry.


Below cooktop

14.4.1 Doors (Representative number)

Maintenance/Monitor

INTERIOR DOOR-STOPS MISSING

There were one or more missing door stops or door stops that were in need of adjustment. Properly installing door stops may prevent damage. The door stops should be installed/adjusted as needed.

14.4.2 Doors (Representative number)

Maintenance/Monitor

INTERIOR DOOR-ADJUSTMENT NEEDED

One or more of the interior doors were in need of adjustment/repair to maintain normal operation. The doors should be adjusted as needed to maintain normal operation. Here is a helpful DIY article on how to fix a sticking door. Here is a DIY article on fixing loose hinges. A qualified contractor should be consulted for adjustment/repair if this is a concern.


Entry closet door rubs on the floor


Office door rubs on the floor

14.4.3 Doors (Representative number)

Maintenance/Monitor

INTERIOR DOOR-ADJUST HANDLES/LATCHES

There were one or more door latches and/or handles that need to be adjusted to maintain normal operation. The latches/handles should be adjusted as needed to maintain normal operation.

1/2 bathroom does not properly latch

14.5.1 Windows (Representative number)

Safety

INTERIOR WINDOW-LOCKS MISSING/DAMAGED/LOOSE

One or more of the window locks are missing/damaged or in need of adjustment. I recommend further evaluation and repair by a qualified contractor to maintain proper operation and safety.

Kitchen

14.5.2 Windows (Representative number)

Maintenance/Monitor

INTERIOR WINDOW - MISSING WINDOW SCREENS

There were one or were missing window screens. Window screens are beyond the scope of this inspection that are noted as a courtesy. I recommend replacing the missing screens.

15: ATTIC(S)

		IN	NI	NP	D
15.1	General	X			
15.2	Roof Structure	X			
15.3	Attic Ventilation	X			
15.4	Attic Insulation	X			
15.5	Exhaust Vents Observed		X		
15.6	Ventilation Fans and Controls			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

General: **Attic Access Location**

Garage, Hallway closet

General: **Attic Access Type**

Scuttle

General: **Method Used to Observe Attic**

Partially walked, Limited access due to, Low clearance at eves/overhangs, Insulation, Lack of a walkway, HVAC ducts

General: **No Leaks Observed**

There were no active leaks observed in the visible areas of the attic space at the time of this inspection. The attic space should be routinely monitored during wet weather to be sure there are no active leaks.

General: Absence of Leaks

The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain.

General: Vaults Not Entered

Areas over the vaulted ceilings were not entered, due to lack of clearance. These areas were limitedly observed from the accessible areas of the attic space with the use of a flashlight. There were inaccessible areas in these portions of the attic space.

General: Attic Safety

Attics are entered if readily accessible only. Inspectors do not enter attics if doing so would damage the home's insulation, HVAC ducts, ceilings, etc. Attics are not entered if extreme temperatures are present (normally in the summer months), due to the threat to the inspector's health. In these cases, the attic space will be limitedly inspected from the access opening.

Roof Structure: Roof Structure
Engineered wood trusses

Roof Structure: Sheathing Material
OSB(waferboard)

Attic Ventilation : Attic Ventilation Type
Soffit Vents, Roof vents

Attic Insulation : Attic Insulation Type
Blown, Batt, Fiberglass

Attic Insulation : Approximate Depth
16 to 18 inches

Exhaust Vents Observed : Vents Inaccessible in the Attic

I was not able to see one or more of the exhaust vents in the attic space (bath, kitchen, laundry, etc.). I could not determine if the vents terminate into the attic space, or if a vent is installed but covered by insulation. A qualified contractor can be consulted for further investigation, if this is a concern.

16: WOOD DESTROYING INSECT REPORT

Information

Wood Destroying Organism Report

WOOD DESTROYING ORGANISM INSPECTION REPORT

A wood destroying organism inspection report is a written opinion of a qualified inspector based upon what was visible and evident at the time of the inspection. As such, the inspection report does not in any way represent or guarantee the structure to be free from wood destroying organisms or their damage, nor does it represent or guarantee that the total damage or infestation is limited to that disclosed in the report.

INSPECTION PROCEDURES

The inspector shall make an inspection of the subject structure to render an opinion on the presence and extent of wood destroying organisms. These shall include subterranean termites, damp wood termites,carpenter ants, wood boring beetles and wood decay fungi. In addition, he shall look for those conditions which are conducive to wood destroying organisms. Conducive conditions shall include, but not be limited to:

FAULTY GRADE LEVELS: This condition shall exist when the top of the foundation is less than six inches above the adjacent earth. This condition shall also exist whenever the bottom of a sub-area foundation vent is less than six inches above the adjacent earth or when wood siding is less than six inches above the adjacent earth.

INADEQUATE CLEARANCE: This shall exist where there is less than 18" clear space between the bottom of the floor joists and the unimproved ground area in any crawlspace or portion thereof.

EARTH-WOOD CONTACT: This condition exists where wood of the structure is in direct contact with the soil.

CELLULOSE DEBRIS: Cellulose debris in the sub-structure crawl area shall be considered any wood, paper, or cardboard material that can be raked (with a standard garden rake) or larger.

INSUFFICIENT VENTILATION: This condition shall exist when the lack of ventilation is contributing to the growth of wood destroying organisms.

EXCESSIVE MOISTURE: Excessive moisture shall constitute any condition such as wet soil in the crawlspace, improper drainage that contributes to standing water and/or seasonal standing water in the crawlspace, plumbing leaks, or any other commonly controllable moisture condition that poses a threat to structural members or prevents inspection of the crawlspace.

LIMITATIONS OF INSPECTIONS

VISUAL ONLY: Statements, representations, or conclusions of a wood destroying organism inspection report are based solely upon a visual examination of the exposed areas of the structure. The inspector does not deface, nor probe into, finished window or door frames, trim work, floor coverings, walls, ceilings, or other finished surfaces. As such, the inspecting firm will not be held liable for infestations and/or infections that were not evident, except by probing or marring finished surfaces.

INACCESSIBLE AREAS: Certain areas of a structure which are inaccessible by the nature of the structure may be subject to infestation by wood destroying organisms. Such "inaccessible areas" cannot be seen by a visual inspection unless they are excavated, torn out, or unless physical obstructions are removed. Such areas include, but are not limited to, wall voids, spaces between floors, portions of the substructure concealed by sub floor insulation, floors beneath coverings, and areas concealed by furniture, appliances, built-in cabinets, and/or personal possessions.

The inspecting firm shall not be held responsible in any matter by any party of any condition of wood destroying organisms or for any consequences of such infestations, if such conditions were concealed in inaccessible areas and were not reasonably apparent by a visual inspection at the time of the inspection. Inaccessible substructure crawlspace areas, which are discovered by the inspector, will be indicated on the inspection report.

ROOFS, GUTTERS, AND INSIDE ATTIC SPACES: Unless otherwise indicated on the report, roofs, gutters and inside attic spaces are excluded from the scope of a wood-destroying organism inspection. A wood destroying organism inspector is not an expert in the roofing field. The inspecting firm shall not be held responsible or assume liability in any manner concerning the condition of any portion of the roof area, including outside coverings, soffits, gutters and inside attic areas, their soundness or estimated life. It is therefore recommended that, if professional opinions or certifications are needed for these areas, the interested parties contact a qualified, licensed roofing contractor.

SHEDS, DETACHED GARAGES, OUTBUILDINGS, AND DETACHED WOOD DECKS:Sheds, detached garages and carports, outbuildings, detached wood decks, or other structures on the property which are not attached to the main structure will not be included in the inspection and report. The inspecting firm may inspect detached structures, if an additional fee for such structures is agreed upon prior to the inspection.

FUTURE CONDITIONS: The inspection shall cover only current conditions, visible and evident at the time of the inspection. It shall not cover latent conditions, not visible at the time of inspection. The inspection firm shall in no way be held responsible for future conditions, damages or infestations that were not reasonably evident at the time of the inspection.

MINOR ROT CONDITIONS: In certain geographical areas of the State of Oregon, where wet climate is common, a large percentage of structures are subject to minor rot conditions. While such conditions are technically fungi infestations, they may not substantially affect the quality, structural soundness, or anticipated future life of the structure. Such conditions as spot areas on doors, window casings, porch steps, railings, and portions of wood decks, and common

weathering on siding, decks, and non-supporting wooden members shall not be reported on inspection reports, except at the discretion of the inspecting firm for purposes of clarification only.

OTHER CONDITIONS: This inspection does not include inspection of electrical, plumbing, heating, or other mechanical systems of the structure, nor will it detect building code violations, nor address asbestos, radon, lead, mold, or any other environmental hazards.

CONDITIONS REVEALED DURING PERFORMANCE OF RECOMMENDATIONS

The inspecting firm shall not be liable, nor responsible in any way for infestations, infections, or damage that may be revealed in inaccessible areas in the course of performing repairs, or other work recommendations, whether work is performed by the inspecting firm or others. Should any wood destroying organism, damage, or conducive conditions be revealed during the performance of work recommendations, whether done by owner, purchaser, or contractor other than the inspecting firm, the inspecting firm must be notified of such conditions for the purpose of having an opportunity to inspect the area and determine any additional work recommendation before such conditions are covered up. The owner, purchaser, or their agents undertaking the work shall be responsible for such notification. The inspecting firm, upon discovery of hidden infestations, infections, or damage, or if notified as provided herein, shall perform an additional inspection and issue additional work recommendations that are deemed necessary. Nothing contained herein shall prevent the inspecting firm from making an additional charge for each additional inspection.

TIME LIMITS

Because conditions can change considerably within short periods of time, no report should be relied upon for the closing of any real estate transaction that is four months old or older. The inspecting firm shall not be held liable for any conditions reported or not reported on any report that is four months old or older at the time of the closing of any real estate transaction.

All inspections and reports are made on the basis of what was visible and evident at the time of the inspection. We do not render opinions covering areas that are enclosed, obstructed, or inaccessible.

The following areas inaccessible for inspection and no economically practical method to make these areas accessible. These areas may be subject to attack by wood destroying organisms. No opinion is rendered concerning the conditions in these areas:

- The interiors of hollow walls and all enclosed spaces, such as between a floor or porch deck and the ceiling or soffit below.
- Portions of the sub-area concealed or made inaccessible by ducting and/or plumbing.
- Areas concealed behind stucco, brick, masonry or planters
- Areas concealed by floor coverings in bathrooms, kitchen, living areas.
- Portions of the sub-area concealed by insulation and/or floor barrier, including the sill plate
- Enclosed bay windows
- Areas concealed by metal/vinyl/concrete siding
- Areas concealed by built-in cabinet work
- Areas of insulation held by poultry wire/netting
- Areas beneath wood floors over concrete

Some areas may be inaccessible at the time of inspection and can be inspected for an additional charge, if they are made accessible by the owner/agent at their expense. No opinion is rendered concerning the condition of these areas at this time.

- Occupied houses that are furnished or vacant houses that are staged. Interior and exterior areas concealed by furnishings, storage (including under sinks and in closets), staging, etc.
- Areas concealed or made inaccessible due to excessive moisture and/or standing water.
- Areas concealed or made inaccessible by stacked fire wood.
- Areas concealed by appliances
- Areas concealed by vegetation
- Areas where locks prevented access
- Areas concealed or made inaccessible due to animal feces in the crawlspace

Sheds, trellises, fences, wood decks, deck overhangs, wood porches, detached garages or other buildings or fixtures on the property are not included in this inspection report, unless specifically requested and noted; if requested, these areas will be inspected at an additional charge.When items of repair or alteration recommended by this firm have been performed by persons other than this firm or its sub-contractors, a signed "THIRD PARTY AGREEMENT" from the owner/seller and/or the person/firm who performed the work must be given to this firm before a "COMPLETION CERTIFICATE" will be issued. If requested, a re-inspection to determine the completion of items of work recommended by this firm, will be made within 10 working days of such request, provided that such inspection can be completed prior to four (4) months from the date of the "ORIGINAL" inspection. This firm does not guarantee nor warranty in any way, either expressed or implied, the quality of materials or workmanship of others.

In the event that we report no visible evidence of termites, carpenter ants, or other wood destroying organisms in any portion of the structure inspected, we do not assume any responsibility for a termite, carpenter ant, or other wood destroying organism condition that may exist or may be starting and was not visible or found by our representatives at the time of the inspection. This disclaimer is necessary, due to the fact that the inspection has been made only on a visual basis of accessible areas of the building, and the possibility of infestation or damage exists in areas that are inaccessible for inspection or were not included in the inspection. Due to the insidious habits of all wood destroying organisms, this possible infestation or damage could spread or become visible at any time subsequent to this inspection.

This property was not inspected for the presence of or absence of health-related molds or fungi. By Oregon law, a wood destroying organism (structural pest control) inspector is neither qualified, authorized, nor licensed to inspect for health-related molds or fungi. If you desire information about the presence or absence of health-related molds or fungi, you should contact an industrial hygienist.

Due to the natural habits of carpenter ants to be inactive during the winter months, carpenter ants may go undetected if this inspection was performed during cold weather, and no responsibility is assumed.

Due to seasonal changes, moisture conditions, such as standing water may go undetected at the time of inspection.

If there is visible evidence of infestation of termites, wood-decay fungi, or other wood destroying organisms, it should be assumed that there is possible hidden damage to the building, caused by this infestation or infection.

No Active Infestation was observed

This is to certify that the above property was inspected on the date indicated, and that no evidence of active infestation of wood destroying insects were found in the visible and accessible areas inspected. This certification statement does not pertain to conditions conducive to attack by wood destroying insects. It is recommended that interested parties refer to the complete inspection report for additional information.

Treatment Recommended

No

Carpenter Ants: No Carpenter Ant Activity Observed

There was no carpenter ant activity observed at the time of this inspection. Please continue to monitor the home for active carpenter ants. A qualified pest control operator may need to be consulted in the future, if live carpenter ants are observed. Here is a link to a blog on carpenter ants. https://blogs.oregonstate.edu/mgmetro/2018/04/01/carpenter-ants/

Dampwood Termites : No Dampwood Termite Activity Observed

There was no dampwood termite activity observed at the time of this inspection. Please continue to monitor the home for dampwood termites. A qualified pest control operator may need to be consulted in the future, if live dampwood termites are observed.

Subterranean Termites : No Subterranean Termite Activity Observed

There was no subterranean termite activity observed at the time of this inspection. Please continue to monitor the home for subterranean termites. A qualified pest control operator may need to be consulted in the future, if live subterranean termites or new shelter tubes/mud tubes are observed.

Wood Boring Beetles: No Wood Boring Beetle Activity Was Observed

There was no wood boring beetle activity observed at the time of this inspection. Please continue to monitor the home for wood boring beetles. A qualified pest control operator may need to be consulted in the future, if live wood boring beetles/new exit holes/powder-like substances are observed.

Velvety Tree Ant: No Velvety Tree Ant Activity Observed

There was no velvety tree ant activity observed at the time of this inspection. Although not considered a wood destroying insect, these ants can cause damage to the structure. Please continue to monitor the home for active velvety tree ants. A qualified pest control operator may need to be consulted in the future, if live velvety tree ants are observed. Here is an article on velvety tree ants. https://extension.usu.edu/pests/ipm/notes_nuisance/velvety-tree-ant

STANDARDS OF PRACTICE

Inspection Details

Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or dry wells, Determine the integrity of multi-pane window glazing or the thermal window seals.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Foundation, Structure, Crawlspace and Basement

The inspector shall inspect: The basement; the foundation; the crawlspace; the visible structural components; any present conditions or clear indications of active water penetration observed by the inspector. The inspector shall report any general indications of foundation movement that are observed by the inspector, such as but not limited: to sheet rock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector; move stored items or debris; operate sump pumps with inaccessible floats; identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems; provide any engineering or architectural service; report on the adequacy of any structural system or component.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

The inspector shall inspect: Insulation in unfinished spaces, including attics, crawlspaces and foundation areas. Ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and mechanical exhaust systems in the kitchen, bathrooms and laundry area. The inspector shall describe: The type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. The inspector shall report as in need of correction: The general absence of insulation or ventilation in unfinished spaces.

The inspector is not required to: Enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. Move, touch or disturb insulation. Move, touch or disturb vapor retarders. Break or otherwise damage the surface finish or weather seal on or around access panels or covers. Identify the composition or R-value of insulation material. Activate thermostatically operated fans. Determine the

types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. Determine the adequacy of ventilation.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Roof
The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashing's, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Fireplace/Chimney
The inspector shall inspect: Readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and clean out doors and frames. The inspector shall describe: the type of fireplace. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and clean outs not made of metal, pre-cast cement, or other non-combustible material.

The inspector is not required to: Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted,ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

The Fireplace system of this home was inspected and reported on with the above information but it is incomplete. The liner or the safety aspect of the liner was not inspected. The inspection is not meant to be technically exhaustive and does not substitute an inspection by a certified chimney sweep. The inspection does not determine the safety of the fireplace in terms of the condition of liner or the absence of a liner. Any comments made by the inspector does not remove the need for an inspection by a certified chimney sweep. Chimneys should be inspected at least annually. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that a certified chimney sweep inspect the liner for safe operation.

Heating
The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls; and report as in need of repair electric furnaces which do not operate; and report if inspector deemed the furnace inaccessible; the central cooling equipment using normal operating controls.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks; inspect underground fuel tanks; determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply

adequacy of the heating system; light or ignite pilot flames; activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment; override electronic thermostats; evaluate fuel quality; verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks; determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system; inspect window units, through-wall units, or electronic air filters; operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment; inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks; examine electrical current, coolant fluids or gasses, or coolant leakage.The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover.

Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Cooling
The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls; and report as in need of repair electric furnaces which do not operate; and report if inspector deemed the furnace inaccessible; the central cooling equipment using normal operating controls.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks; inspect underground fuel tanks; determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system; light or ignite pilot flames; activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment; override electronic thermostats; evaluate fuel quality; verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks; determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system; inspect window units, through-wall units, or electronic air filters; operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment; inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks; examine electrical current, coolant fluids or gasses, or coolant leakage.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Plumbing
The inspector shall: Verify the presence of and identify the location of the main water shutoff valve; inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves; flush toilets; run water in sinks, tubs, and showers; inspect the interior water supply including all fixtures and faucets; inspect the drain, waste and vent systems, including all fixtures; describe any visible fuel storage systems; inspect the drainage sump pumps testing sumps with accessible floats; inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves; inspect and determine if the water supply is public or private; inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets; inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames; determine the size, temperature, age, life expectancy or adequacy of the water heater; inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems; determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply; determine the water quality or potability or the reliability of the water supply or source; open sealed plumbing access panels; inspect clothes washing machines or their connections; operate any main, branch or fixture valve; test shower pans, tub and shower surrounds or enclosures for leakage; evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping; determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices; determine whether there are sufficient clean-outs for effective cleaning of drains; evaluate gas, liquid

propane or oil storage tanks; inspect any private sewage waste disposal system or component of; inspect water treatment systems or water filters; inspect water storage tanks, pressure pumps or bladder tanks; evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements; evaluate or determine the adequacy of combustion air; test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves; examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Electrical
The inspector shall inspect: The service line; the meter box; the main disconnect; and determine the rating of the service amperage; panels, breakers and fuses; the service grounding and bonding; a representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection; and report the presence of solid conductor aluminum branch circuit wiring if readily visible; and report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present; the service entrance conductors and the condition of their sheathing; the ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester; and describe the amperage rating of the service; and report the absence of smoke detectors; service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weather heads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures; operate electrical systems that are shut down; remove panel covers or dead front covers if not readily accessible; operate over current protection devices; operate non-accessible smoke detectors; measure or determine the amperage or voltage of the main service if not visibly labeled; inspect the alarm system and components; inspect the ancillary wiring or remote control devices; activate any electrical systems or branch circuits which are not energized; operate overload devices; inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices; verify the continuity of the connected service ground; inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility; inspect spark or lightning arrestors; conduct voltage drop calculations; determine the accuracy of breaker labeling.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Kitchen(s) / Appliances
The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; range, cook top, and permanently installed oven; trash compactor; garbage disposal; ventilation equipment or range hood; and permanently-installed microwave oven.

The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; non built-in appliances; refrigeration units; water softeners or water purifiers; whole house vacuum systems; in-wall air conditioners; or clothes washers or dryers. The home inspector is not required to operate: appliances in use, or any appliance that is shut down or otherwise inoperable. The appliances are turned on to check operational function only; no warranty, express or implied, is given for the continued operational integrity of the appliances or their components. Further evaluation by a licensed appliance professional is recommended if this is a concern to the home buyer.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Interior,Doors, Walls, Windows, Cabinets

The home inspector shall observe: Walls, ceiling, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: operate a representative number of windows and interior doors, and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. **The home inspector is not required to observe:** paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; carpeting; or draperies, blinds, or other window treatments.

The inspector shall: open and close a representative number of doors and windows; inspect the walls, ceilings, steps, stairways, and railings; inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control; and report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door; and report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use; and report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: inspect paint, wallpaper, window treatments or finish treatments; inspect central vacuum systems. Inspect safety glazing; inspect security systems or components; evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises; move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure; move drop ceiling tiles; inspect or move any household appliances; inspect or operate equipment housed in the garage except as otherwise noted; verify or certify safe operation of any auto reverse or related safety function of a garage door; operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards; operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices; operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights; inspect microwave ovens or test leakage from microwave ovens; operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices; inspect elevators; inspect remote controls; inspect appliances; inspect items not permanently installed; examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment; come into contact with any pool or spa water in order to determine the system structure or components; determine the adequacy of spa jet water force or bubble effect; determine the structural integrity or leakage of a pool or spa.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Attic(s)
The inspector shall inspect: Insulation in unfinished spaces, including attics, crawlspaces and foundation areas. Ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and mechanical exhaust systems in the kitchen, bathrooms and laundry area. The inspector shall describe: The type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. The inspector shall report as in need of correction: The general absence of insulation or ventilation in unfinished spaces.

The inspector is not required to: Enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. Move, touch or disturb insulation. Move, touch or disturb vapor retarders. Break or otherwise damage the surface finish or weather seal on or around access panels or covers. Identify the composition or R-value of insulation material. Activate thermostatically operated fans. Determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. Determine the adequacy of ventilation.