

Yellow call-outs not a part of
the actual inspection report.

Home Inspection Report

1515 Anywhere Place Portland, Oregon 97304



Inspected By: Jason Lewis (Certified Home Inspector)
P: 503-983-6739
jason@gowithevergreen.com

Date: 25 June 2011

Client Information

Customer File: 538
Agent:
Client Name: Client
Current Address:

Phone #:
Email: client@comcast.net

Home Information

Estimate Age: 3
Sq Footage: 2936
Type Structure: 1 Story Single Family Home
Type Foundation: Crawlspace
Direction Front: North
Weather: Sunny

Attendees: Buyer Buyer and Buyer's Agent Seller Seller's Agent

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

TABLE OF CONTENTS

1. [Report Overview](#)
2. [Report Limitations](#)
3. [Structure](#)
4. [Roofing](#)
5. [Exterior](#)
6. [Electrical](#)
7. [Heating](#)
8. [Cooling](#)
9. [Insulation/Ventilation](#)
10. [Plumbing](#)
11. [Interior](#)
12. [Appliances](#)

Table of contents are hyper-linked to each section of the report. You can quickly return here using hyper-links in each section. Easily navigate the entire report without needing to scroll through numerous pages.



REPORT OVERVIEW

THE HOME IN PERSPECTIVE

[TABLE OF CONTENTS](#)

The construction of the home is good quality. The materials and workmanship, where visible, are good. The roof coverings are newer and appear to be in generally good condition. The exterior siding that has been installed on the house is relatively low maintenance. The exterior of the home is generally in good condition. The electrical panel is well arranged and all fuses/breakers are properly sized. The heating system is in generally good condition. This is a well insulated home. On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas. The majority of the doors and windows are good quality. The floors of the home are relatively level and walls are relatively plumb. The appliances are to be in generally good condition.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair/Replace: denotes a system or component which is missing or not performing properly and needs to be repaired or replaced to ensure proper and reliable function.

Improve: denotes improvements which are recommended but not required.

Monitor: denotes a system or component needing further investigation if repairs are necessary.

Deferred Cost: denotes items that have reached or are reaching the end of their useful life and are expected to be replaced at a future date. Items that they may require repair or replacement anytime during the next five years.

The deficiency report is the bottom line, up front issues that we find during our inspection. Categories are numbered and every photo is hyper-linked to the section it is located in. This makes referencing issues a breeze during the negotiations.

Please note that those observations listed under "Deferred Cost" or "Minor Improvements" are not essential repairs, but represent logical long term improvements.

DEFICIENCY REPORT

Click the [DEFICIENCY REPORT](#) tab in each section to return here.

Below is a summary of the major issues, safety concerns and suggested repair/improvement items on your home. The report overview is provided as a courtesy for quicker access to deficiencies within the inspection report. This is not intended as a substitute for reading the inspection report. Items listed may be discussed further on the corresponding report pages. There may also be findings other than what is listed on this page. **PLEASE READ THE ENTIRE REPORT.**

MAJOR CONCERNS

No Major Concerns

SAFETY ISSUES

- Safety:** As of April 1st, 2011 Oregon law requires carbon monoxide detectors be installed on single family dwellings before transfer of possession. Refer to below site for more information. No carbon monoxide detectors were observed at time of inspection. Inspector recommends that buyer consider purchasing dual carbon monoxide/smoke detectors. These can be purchased for between \$30-\$40. Although the seller is required to install carbon monoxide detectors, experience shows they typically install the cheapest brand. Additionally, the home becomes cluttered with detection devices and the home owner must be vigilant in changing out the batteries. More information can be learned at the following link: [Carbon Monoxide Oregon Law](#)

REPAIR ITEMS

- Repair 1:** Surface deterioration (spalling, crumbling material) was observed on the exterior walls. This is a common issue in many homes and does not usually represent a serious structural concern. In an effort to prevent long term deterioration, it would be wise to consider parging (a concrete stucco-like coating) over deteriorated areas. ([Photo 1STR](#))

Photos are categorized and hyper-linked so our clients can immediately look at the issue.



- **Repair 2:** All wood debris and/or trash should be removed from the crawl space. Organic debris around a property increases risk of insect or rot damage. ([Photo 3STR](#))
- **Repair 3:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.
- **Repair 4:** Downspout(s) that discharge onto the roof should be extended to discharge directly into the gutters below. This condition, if left unattended, can result in premature deterioration of the roofing under the end of the downspout. ([Photo 2RF](#))
- **Repair 5:** The loose siding should be re-secured to avoid more wind-damage. ([Photo 2EXT](#))
- **Repair 6:** An outlet in the master bathroom is inoperative. This outlet and circuit should be investigated. ([Photo 1ELE](#))
- **Repair 7:** The light is inoperative in the master bathroom and an exterior, front porch recessed light. If the bulbs are not blown, the circuit should be repaired. ([Photo 2ELE](#))
- **Repair 8:** Preventative measures to reduce the potential for vermin and/or insect activity are recommended in the crawl space. ([Photo 1INS](#))
- **Repair 9:** Damaged or non-functional door hardware should be improved. ([Photo 3INT](#))
- **Repair 10:** The burners on the gas range need servicing. Two burners appear to be not functioning like the other four. Recommend clean burner spouts and re-test. ([Photo 1APP](#))

IMPROVEMENT ITEMS

- **Improve 1:** The air conditioning system was inoperative at the time of the inspection. The system appears to be newer and in good working order. The system needs an outdoor condenser unit for operation. This is discretionary. ([Photo 1AC](#))
- **Improve 2:** Mount for exterior A/C unit (into living room) needs to be improved. ([Photo 2AC](#))
- **Improve 3:** The oven has been lacking maintenance and is dirty. Operation was fine but it should be cleaned.

ITEMS TO MONITOR

- **Monitor 1:** Settlement seams were observed in the crawlspace running horizontally along the foundation wall. This is a normal occurrence in newer homes as a result of settlement of the home. Monitor these areas for any future movement. At time of inspection foundation appeared settled and in good condition. ([Photo 2STR](#))
- **Monitor 2:** Prior repairs to the roofing are evident. This would suggest that problems have been experienced in the past. This area should be monitored. This excessive caulking was only noted in one area of the roof. The repairs appeared to be professionally done. ([Photo 1RF](#))
- **Monitor 3:** Common minor cracks were observed on the on some siding panels at rear of home. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs. ([Photo 1EXT](#))
- **Monitor 4:** No heat source was found in upstairs recreation room. It may be desirable to install a baseboard heater in this location.
- **Monitor 5:** The water heater shows evidence of prior leakage that is causing rusting around burner chamber. This should be carefully monitored. ([Photo 1PLU](#))
- **Monitor 6:** The supply piping shows evidence of corrosion where it meets the water heater. This is a common condition.
- **Monitor 7:** The master bathroom sinks are damaged preventing the sink from being stopped or drained. ([Photo 2PLU](#))
- **Monitor 8:** Minor cracks were noted on living room ceiling. This is a typical drywall flaw and does not represent any serious structural issues. ([Photo 1INT](#))
- **Monitor 9:** Signs of mildew were observed in master bathroom. This is easy to clean and should be done. ([Photo 2INT](#))
- **Monitor 10:** Evidence of vermin activity was found in kitchen. ([Photo 4INT](#))



Phil McGuinness: 503.409.0143
Jason Lewis: 503.983.6739

www.gowithevergreen.com
CCB# 154279 OCHI#1425

Available
7 Days a Week

REPORT LIMITATIONS

Scope of the Inspection:

[DEFICIENCY REPORT](#) [TABLE OF CONTENTS](#)

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion which is not a warranty that the items inspected are defect free, or that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may exist in the future. The report is limited to the components of the property which were visible to the inspector on the date of the inspection and his opinion of their condition at the time of inspection. All components designated for inspection in the Oregon Standards of Practice (see contract) are inspected, except as may be noted in the "limitations of this inspection" paragraphs located at the end of each section. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Homes 25 years or older:

Determining code compliance for older homes (or new) is beyond the scope of this inspection and requirements of the Oregon Standards of Practice (see contract). Although the home inspector may have a limited knowledge of code requirements for a given item, component or system, we focus our inspection on reporting safety and functionality items that can be viewed or assessed on the day of our inspection. These issues may or may not fall within the regulations of local, state or federal governments. Recommended repairs and improvements should be validated by respective professionals.

Buyer Protection Tips:

Home Warranty: If the future operation of the mechanical component of the home is a concern, Evergreen Home Inspections strongly recommend the buyer invest in a home warranty policy designed for repair/replacement of mechanical systems of the home. Our service is NOT a warranty.

Final Inspection: It is important for the home buyer to take advantage of the final walk-through inspection. This is best performed in a "Vacant Home" condition before the purchase is complete.

Please Remember: Our service is established to help you identify and document most of the conditions of the property. The inspection report is not intended to be an all inclusive list of every condition, but rather to identify the major issues that were visible and/or accessible on the day of inspection. Please remember that cosmetic items are subjective and beyond the scope of our evaluation.

THIS REPORT IS INTENDED AS A "CHECKLIST" OF RELEVANT QUESTIONS REGARDING THE CONDITIONS OF THE ITEMS INCLUDED IN THE REPORT. ALL EVALUATIONS HAVE BEEN FACTORED BY THE AGE OF THE PROPERTY AND OTHER RELEVANT CONDITIONS SUCH AS WEATHER ON THE DAY OF THE INSPECTION. THOSE AREAS NOT VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION WERE NOT INSPECTED. WE PROVIDE SELLERS AND SELLER'S AGENTS WITH A ONE-PAGE PRE-INSPECTION CHECKLIST THAT OUTLINES THEIR RESPONSIBILITIES.

OUR SERVICE CONTRACT (OR CONTRACT FOR SERVICES) PROVIDES ADDITIONAL DETAILS CONCERNING WHAT YOUR INSPECTION INCLUDES. PLEASE READ IT CAREFULLY. PLEASE REVIEW THE OREGON STANDARDS OF PRACTICE THAT IS INCLUDED AT THE END OF THIS REPORT.

STRUCTURE

DESCRIPTION OF STRUCTURE

[DEFICIENCY REPORT](#)

[TABLE OF CONTENTS](#)

- | | |
|--------------------|-------------------------------------|
| Foundation: | •Crawl Space Configuration |
| Columns: | •Wood |
| Floor Structure: | •Wood Joist |
| Wall Structure: | •Not Visible |
| Ceiling Structure: | •Wood Joist |
| Roof Structure: | •Trusses •Waferboard Sheathing |

Hyper-links at the beginning of each section will take you back to either deficiency report or table of contents.

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good.

RECOMMENDATIONS / OBSERVATIONS

Foundation:

- **Repair:** Surface deterioration (spalling, crumbling material) was observed on foundation walls. This condition is common in many homes and does not usually represent a serious structural concern unless there is substantial loss of material. In an effort to prevent long term deterioration, it would be wise to consider parging (a concrete stucco-like coating) over deteriorated areas.(Photo 1STR)
- **Monitor:** Settlement seams were observed in the crawlspace running horizontally along the foundation wall. This is a normal occurrence in newer homes as a result of settlement of the home. Monitor these areas for any future movement. At time of inspection foundation appeared settled and in good condition. (Photo 2STR)

Crawl Space

- **Repair:** All wood debris and/or trash should be removed from the crawl space. Organic debris around a property increases risk of insect or rot damage. (Photo 3STR)



Photo 1STR: Minor spalling of this corner of home. Recommend parge/seal with concrete mixture to mitigate moisture penetration.



Photo 2STR: Settlement seams developed in the foundation wall in the crawlspace. This is typical and appears to have no structural significance.



Photo 3STR: This debris in crawlspace should be removed.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- The roof space/attic was viewed from the access hatch only.

ROOFING

DESCRIPTION OF ROOFING

[DEFICIENCY REPORT](#)

[TABLE OF CONTENTS](#)

Roof Covering:	•Asphalt Shingle
Roof Flashings:	•Metal
Roof Drainage System:	•Galvanized Steel •Downspouts discharge above & below grade
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings are newer and appear to be in generally good condition.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Monitor:** Prior repairs to the roofing are evident. This would suggest that problems have been experienced in the past. This area should be monitored. This excessive caulking was only noted in one area of the roof. The repairs appeared to be professionally done. (Photo 1RF)

Gutters & Downspouts

- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.
- **Repair:** Downspout(s) that discharge onto the roof should be extended to discharge directly into the gutters below. This condition, if left unattended, can result in premature deterioration of the roofing under the end of the downspout. (Photo 2RF)



Photo 1RF: This problem may have been at installation with roofers providing extra nails to secure shingle. This is topmost ridge cap.



Photo 2RF: This gutter is cut to allow water to drain directly on shingles. Recommend piece of metal flashing underneath.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

EXTERIOR

DESCRIPTION OF EXTERIOR

[DEFICIENCY REPORT](#)

[TABLE OF CONTENTS](#)

Wall Covering:	•Composite Wood	
Eaves, Soffits, And Fascias:	•Wood	
Exterior Doors:	•Solid Wood	•French Doors
Window/Door Frames and Trim:	•Vinyl-Covered	
Entry Driveways:	•Concrete	
Porches, Decks, Steps, Railings:	•Wood	
Overhead Garage Door(s):	•Steel	•Automatic Opener Installed

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance.

General Comments

The exterior of the home is generally in good condition.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Monitor:** Common minor cracks were observed on the on some siding panels at rear of home. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs. (Photo 1EXT)
- **Repair:** The loose siding should be re-secured to avoid more wind-damage. (Photo 2EXT)



Photo 1EXT: Several panels are cracked in this way. Repair is discretionary. Recommend caulk and monitor.



Photo 2EXT: These panels should be better secured to house sheathing.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Access below decks and/or porches was extremely limited.

ELECTRICAL

DESCRIPTION OF ELECTRICAL

[DEFICIENCY REPORT](#)

[TABLE OF CONTENTS](#)

Size of Electrical Service:	•120/240 Volt Second Service - Service Size: 200 Amps
Service Drop:	•Underground
Service Entrance Conductors:	•Aluminum
Main Disconnects:	•Main Service Rating 200 Amps •Breakers
Service Grounding:	•Copper
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Exterior •Garage •Kitchen
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

The electrical panel is well arranged and all fuses/breakers are properly sized.

RECOMMENDATIONS / OBSERVATIONS

Outlets

- **Repair:** An outlet in the master bathroom is inoperative. This outlet and circuit should be investigated. (Photo 1ELE)

Lights

- **Repair:** The light is inoperative in the master bathroom and an exterior, front porch recessed light. If the bulbs are not blown, the circuit should be repaired. (Photo 2ELE)



Photo 2ELE: This master bathroom outlet did not function when tested.



Photo 1ELE: Lights did not operate.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- Access was restricted to attic area above garage.



Phil McGuinness: 503.409.0143
Jason Lewis: 503.983.6739

www.gowithevergreen.com
CCB# 154279 OCHI#1425

Available
7 Days a Week

HEATING

DESCRIPTION OF HEATING

[DEFICIENCY REPORT](#)

[TABLE OF CONTENTS](#)

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace •Manufacturer: Lennox
Vents, Flues, Chimneys:	•Metal-Multi Wall
Heat Distribution Methods:	•Ductwork

HEATING OBSERVATIONS

Positive Attributes

The heating system is in generally good condition.

RECOMMENDATIONS / OBSERVATIONS

Discretionary Improvements

Baseboard Heaters

- **Monitor:** No heat source was found in upstairs recreation room. It may be desirable to install a baseboard heater in this location.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

COOLING/HEAT PUMPS

DESCRIPTION OF COOLING / HEAT PUMPS

[DEFICIENCY REPORT](#)

[TABLE OF CONTENTS](#)

Central System Type:	•Air Source Heat Pump System •Manufacturer: Lennox
Through-Wall Equipment:	•In Living Room and Master Bedroom
Other Components:	•Air Handler/Fan

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

The heat pump serves to air-condition the home and provide heat during cooler weather conditions.

General Comments

Based on the size and configuration of the cooling system, supplemental cooling may be desirable in some locations.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Improve:** The air conditioning system was inoperative at the time of the inspection. The system appears to be newer and in good working order. The system needs an outdoor condenser unit for operation. This is discretionary. (Photo 1AC)
- **Improve:** Mount for exterior A/C unit (into living room) needs to be improved. (Photo 2AC)



Photo 1AC: This unit is a supplemental heat pump/air handler system designed to reduce energy costs for cooling and heating. The primary system is gas furnace. The system will need an outside condenser unit and lines connecting it for operation. This is discretionary. Good system to have.



Photo 2AC: This mount is not recommended. The unit should be sitting on more of the concrete block.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.
- As the cooling system was not connected to an outdoor condensing unit, it could not be tested at the time of the inspection.

INSULATION/VENTILATION

DESCRIPTION OF INSULATION / VENTILATION

[DEFICIENCY REPORT](#)

[TABLE OF CONTENTS](#)

Attic Insulation:	•R30 Fiberglass in Main Attic
Exterior Wall Insulation:	•Not Visible
Crawl Space Insulation:	•R20 in Floor above Crawl Space
Vapor Retarders:	•Plastic
Roof Ventilation:	•Roof Vents •Soffit Vents
Crawl Space Ventilation:	•Exterior Wall Vents
Exhaust Fan/vent Locations:	•Bathroom •Kitchen •Dryer

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

This is a well insulated home.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Crawl Space

- **Repair:** Preventative measures to reduce the potential for vermin and/or insect activity are recommended in the crawl space. (Photo 1INS)



Photo 1INS: This vent screen is torn away to allow TPR piping to exterior. This hole should be covered to prevent vermin entry.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

PLUMBING

DESCRIPTION OF PLUMBING

[DEFICIENCY REPORT](#)

[TABLE OF CONTENTS](#)

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Plastic
Main Water Valve Location:	•Not Found
Interior Supply Piping:	•Steel
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Gas •Approximate Capacity (in gallons): 50 •Manufacturer: Bradford White
Other Components:	

PLUMBING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Monitor:** The water heater shows evidence of prior leakage that is causing rusting around burner chamber. This should be carefully monitored. (Photo 1PLU)
- **Monitor:** The supply piping shows evidence of corrosion where it meets the water heater. This is a common condition.

Fixtures

- **Monitor:** The master bathroom sinks are damaged preventing the sink from being stopped or drained. (Photo 2PLU)



Photo 1PLU: Unusual rusting is taking place around the water heater burner unit. Recommend service to determine problem.



Photo 2PLU: Both sink stoppers are inop. Right side sink will not drain water.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.



INTERIOR

DESCRIPTION OF INTERIOR

[DEFICIENCY REPORT](#)

[TABLE OF CONTENTS](#)

- | | |
|--------------------------------------|-------------------------------------|
| Wall And Ceiling Materials: | •Drywall |
| Floor Surfaces: | •Carpet •Tile •Wood |
| Window Type(s) & Glazing: | •Sliders •Fixed Pane •Double Glazed |
| Doors: | •Wood-Hollow Core •French Doors |

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

General Condition of Windows and Doors

The majority of the doors and windows are good quality.

General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Minor cracks were noted on living room ceiling. This is a typical drywall flaw and does not represent any serious structural issues. (Photo 1INT)
- **Monitor:** Signs of mildew were observed in master bathroom. This is easy to clean and should be done. (Photo 2INT)

Doors

- **Repair:** Damaged or non-functional door hardware should be improved. (Photo 3INT)

Interior

- **Monitor:** Evidence of vermin activity was found in kitchen. (Photo 4INT)

Environmental Issues

- **Safety:** As of April 1st, 2011 Oregon law requires carbon monoxide detectors be installed on single family dwellings before transfer of possession. Refer to below site for more information. No carbon monoxide detectors were observed at time of inspection. Inspector recommends that buyer consider purchasing dual carbon monoxide/smoke detectors. These can be purchased for between \$30-\$40. Although the seller is required to install carbon monoxide detectors, experience shows they typically install the cheapest brand. Additionally, the home becomes cluttered with detection devices and the home owner must be vigilant in changing out the batteries. More information can be learned at the following link: [Carbon Monoxide Oregon Law](#)



Photo 1INT: There are hairline cracks in apex of vaulted ceiling in living room. This is a typical issue with drywall and is not a major concern.



Photo 2INT: Mildew is accumulating at the base of this shower in master bathroom. Recommend clean this.



Photo 3INT: Guest bedroom closet door is missing a handle. Easy fix.



Photo 4INT: Several mouse traps were discovered in various kitchen cabinets. Recommend seal crawlspace exterior vents and clean all food particles from cabinets to mitigate.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

APPLIANCES

DESCRIPTION OF APPLIANCES

[DEFICIENCY REPORT](#)

[TABLE OF CONTENTS](#)

Appliances Tested:

- Electric Range •Built-in Electric Oven •Gas Cooktop •Microwave Oven
- Dishwasher •Waste Disposer •Refrigerator

Laundry Facility:

- 240 Volt Circuit for Dryer

Other Components Tested:

- Kitchen Exhaust Hood •Kitchen Exhaust Fan •Cooktop Exhaust Vent/Fan
- Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

The appliances are to be in generally good condition.

RECOMMENDATIONS / OBSERVATIONS

Oven

- **Improve:** The oven has been lacking maintenance and is dirty. Operation was fine but it should be cleaned.

Gas Range

- **Repair:** The burners on the gas range need servicing. Two burners appear to be not functioning like the other four. Recommend clean burner spouts and re-test. (Photo 1APP)



Photo 1APP: Burner with arrow is showing unusual amounts of yellow flame. Circled burner is much lower flame. Recommend spouts be cleaned.

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.