WALL-TO-WALL HOME INSPECTIONS, LLC
971-915-3150
office@w2whomeinspections.com
http://w2whomeinspections.com

RESIDENTIAL INSPECTION

1234 Main Street
West Linn, OR 97068

Buyer Name
01/25/2025 9:00AM

Inspector
Chris Hudock
OCHI #2277
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Agent
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agent@spectora.com

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How to read this report:
1. Home Inspector Standards of Behavior and Standards of Practice Administrative Rules.

OREGON REQUIRED STATEMENT: 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.

2. Photographs & Videos: Your report contains several photos and videos. These photos are for informational purposes only and may not include every instance or occurrence of a defect.
3. Comment Key or Definitions: Any recommendation by the inspector to repair or replace a component constitutes a recommendation to get a second opinion or further inspection by a qualified specialist. The specialist may find additional defects that are beyond the scope of this inspection.
"Satisfactory": Means that the inspector visually observed the item, component, or unit. If no other comments are noted, the item, component, or unit appeared to be functioning as intended at the time of inspection, allowing for normal wear and tear.
"Non-Satisfactory": Means that the item, component, or unit is not functioning as intended, or needs further evaluation by a qualified licensed specialist. Items, components, or units that can be repaired to satisfactory condition may not need replacement.
"Not Present or Not Applicable": Means that the item, component, or unit was not found on the property at the time of the inspection.
"Not Inspected (Limitation)": Means that the inspector could not visually inspect this item, component, or unit for some reason, and thus makes no representations as to whether it was functioning as intended. The comment will provide a reason for not inspecting (for example, access was blocked by the occupant's belongings).
4. Categories: The report summary is organized into three categories:
Minor, Information, Optional Updates, Limitation & Exclusion Comments: This category includes items that are not within the scope of a home inspection, recommended upgrades/updates that are not safety related, and information that will help explain a component.
Attention Needed Comments: This category includes defects that, if not addressed, could lead to further problems or could themselves be signs of further problems.

Health, Safety, Moisture, Pest & Structure Concerns: This category includes defective items or components that pose health & safety concerns, require major and/or costly repairs, and/or pose active or highly probable structural, pest, or moisture intrusion concerns.
Purple comments embedded in the report are informational comments.
Blue comments embedded in the report are some of the standard limitations.
Green comments embedded in the report are common maintenance items.

If you have any questions or concerns, please contact us at 971-915-3150 or office@w2whomeinspections.com.

1: INSPECTION DETAILS:

Information

INSPECTION DETAILS & GENERAL LIMITATIONS: A. General:

This section is included to help define the conditions of the property at the time of inspection.

Information Comment: All present and observable materials and components are listed below. All defects of materials and components will be explained in the observations summary.

INSPECTION DETAILS & GENERAL LIMITATIONS: B. Type of Building(s):

Single-Family

Information Comment: Note if applicable: It is common for condominiums. and townhomes to have homeowners associations (HOAs) that are responsible for the exterior. We still inspect as much of the exterior that we can, and recommend using the "Repair Request Builder" feature to share our findings with the HOA.

INSPECTION DETAILS & GENERAL LIMITATIONS: C. Year Built:

2011

INSPECTION DETAILS & GENERAL LIMITATIONS: D. In Attendance:

Client's Agent, Client

INSPECTION DETAILS & GENERAL LIMITATIONS: E. Client's Name

Jessica Worthington

INSPECTION DETAILS & GENERAL LIMITATIONS: F. Client's Agent:

Sarah Renard

INSPECTION DETAILS & GENERAL LIMITATIONS: G. Occupancy (Current Condition):

Occupied & Furnished

Limitations Note: When inspecting occupied homes, inspectors are limited to viewing only readily visible areas of the property. They may not move belongings. Therefore, further inspections may be necessary to view areas not readily visible.

INSPECTION DETAILS & GENERAL LIMITATIONS: H. Temperature Range (F):

30-40s

INSPECTION DETAILS & GENERAL LIMITATIONS: I. Weather:

Heavy Rain

INSPECTION DETAILS & GENERAL LIMITATIONS: J. Soil Conditions:

Wet Soil

2: INFORMATION:

Information

EXTERIOR ORIENTATION: A. Exterior Orientation Photographs:

Information Comment: The photographs of the exterior walls are intended to help the reader orient themselves with the property, or to reference while reading the report.

EXTERIOR ORIENTATION: B. North Exterior:



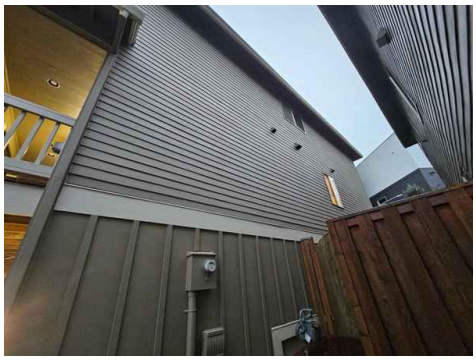
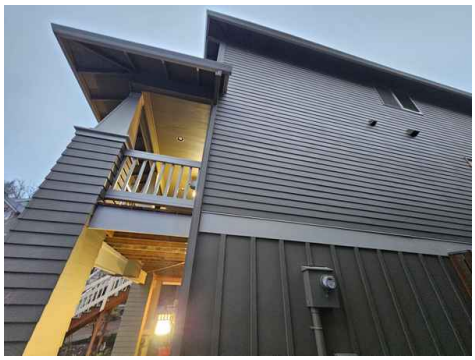
EXTERIOR ORIENTATION: C. South Exterior:



EXTERIOR ORIENTATION: D. East Exterior:



EXTERIOR ORIENTATION: E. West Exterior:

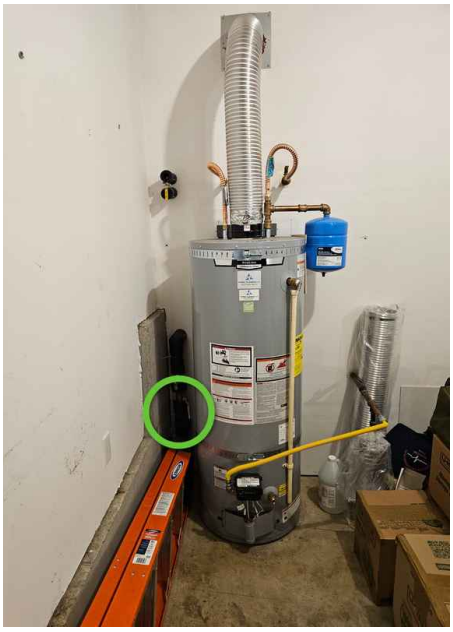




WATER SHUT-OFF LOCATION(S): A. Main Water Shut-Off Location(s) Pictured:

Curbside & Garage

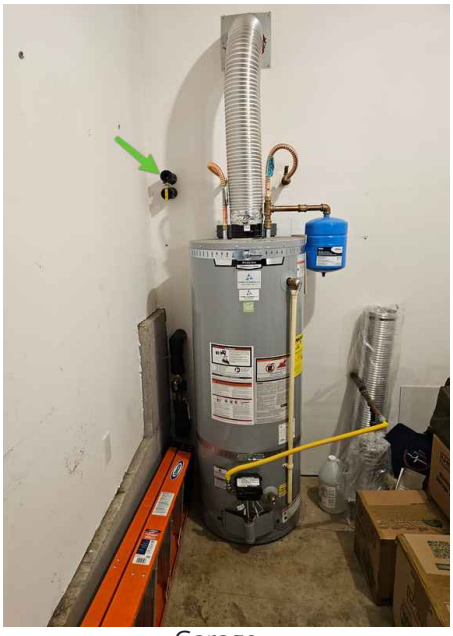
Information Comment: We recommend that adults living in the property familiarize themselves with the location of the main water shut-off valve. In the event of a plumbing emergency, knowing where it is and how to turn the water off can limit damage, save time, and avoid costly repairs from water damage.

Maintenance Tip(s): If the main shut-off is at the curb, we recommend monitoring that the location of the meter doesn't fill up with soil or debris.

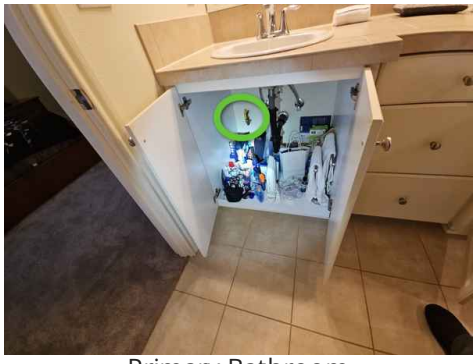



WATER SHUT-OFF LOCATION(S): B. Hose Bib Water Shut-Off Location(s):

Some Locations In Pictures



Garage



Primary Bathroom

CLEAN-OUT LOCATION(S): A. Sewer/Septic System Clean-Out Location Pictured:

North Exterior

Information Comment: We recommend that adults living in the property familiarize themselves with the location of the main sewer/septic clean-out. In the event of all the plumbing backing up, knowing where the clean-out is can limit damage, save time, and avoid costly repairs from water damage.

Maintenance Tip(s):

1. Be sure to keep the clean-out exposed.

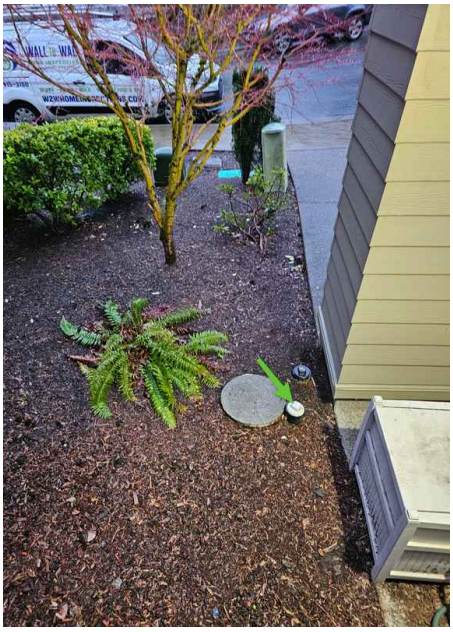
2. Have your sewer line scoped every 3-5 years to check if it needs cleaning.

3. Do not use "flushable" wipes unless you know you have ABS and/or PVC sewer lines.

CLEAN-OUT LOCATION(S): B. Storm Water/Gutter System Clean-Out Location(s):

Downspouts, North Exterior

Information Comment: If water is backing overflowing or backing up, the underground system may be clogged. These clean-outs are the access point to clean this system. It may be necessary to take off a downspout to access the underground system.



FUEL SHUTOFF LOCATION(S): A. Fuel Shut-Off Location Pictured:

West Exterior

Information Comment: We recommend that adults living in the home familiarize themselves with the location of the main shut-off valve for the fuel (gas or oil). If home renovations are being done, it may be necessary to locate and turn off the fuel. If you smell natural gas (sulfur or rotten eggs) in the home, evacuate immediately and contact the gas company.

Maintenance Tip(s): Monitor for the presence of rust or corrosion and call the utility company to make any necessary corrections.

ELECTRICAL SHUTOFF LOCATION(S): A. Electrical Shutoff Location(s) Pictured:

Garage

Information Comment: We recommend that adults living in the property familiarize themselves with the location of the electrical service panel and the disconnect used to shut-off power to the whole building. Knowing the location of the panel may be beneficial for all members of the family, whether it's to be able to reset a tripped breaker or to disconnect power in the event of an emergency.

Maintenance Tip(s): Always keep 36 inches of clearance in front of the panel and about 16 inches on each side for service.

3: MOISTURE EVIDENCE:

Information

MOISTURE EVIDENCE: **A. Moisture Evidence Condition Where Visible:**

Non-Satisfactory

Information Comment: Throughout the inspection, we look for evidence of moisture damage or patching. We visually inspect all readily accessible areas using infrared cameras and moisture meters. Moisture levels should stay below 18% to help prevent the growth of mold. All defects of materials and components will be noted in the observations summary.

Observations & recommendations

3.1.1 MOISTURE EVIDENCE

Health, Safety, Structure, Moisture, Pest

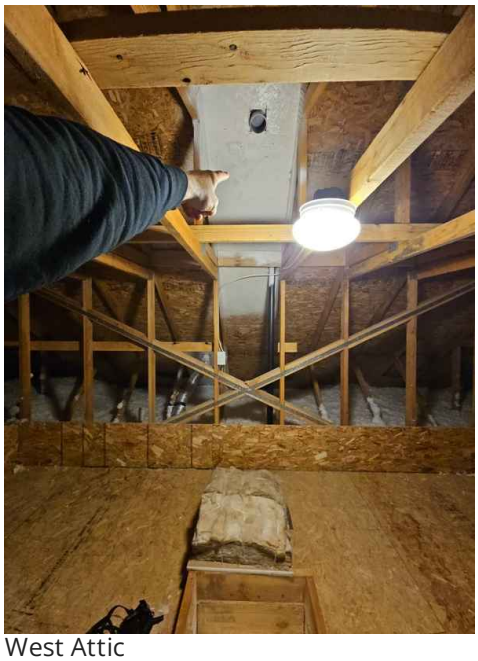
MOISTURE ELEVATED

SOME LOCATIONS IN PICTURES

Elevated moisture levels were noted at the time of inspection. High moisture levels provides an opportunity for mold growth. Recommend a qualified licensed specialist to evaluate the entire system and make all recommended repairs.

Recommendation

Contact a qualified qualified specialist



West Attic

3.1.2 MOISTURE EVIDENCE

Attention Needed

MOLD MITIGATION SPRAY NOTED

SOME LOCATIONS IN PICTURES

There is paint covering the sheathing and some framing. This is typical mold mitigation. Recommend a qualified licensed specialist to re-evaluate and make all recommended repairs. Recommend asking about a possible warranty contract from mold remediation company that did the work.

Recommendation

Contact a qualified environmental specialist

4: PEST EVIDENCE:

Information

PEST EVIDENCE: **A. Pest Evidence Condition Where Visible:**

Satisfactory

Information Comment: Throughout the inspection, we look for evidence of pests and damage caused by pests. We visually inspect all readily accessible areas. All defects of materials and components will be explained in the observations summary.

Visible observation of pest evidence may be limited by the presence of items, building materials or conditions of the property.

Maintenance Tip(s):
1. Pests are typically attracted to moist and protected environments. Try to keep vegetation, wood piles, and items stored away from the building (think of a foot-wide barrier). Air flow around the property is important.

5: ROOFS, GUTTERS & DOWNSPOUTS

Information

ROOF INSPECTION METHOD: **A. Inspection Method(s) & Pictures:**

Ladder at Eaves, Drone

Information Comment: All present and observable materials and components are listed below. All defects of materials and components will be explained in the observations summary.

If your roofing material was made before 2004, it may contain asbestos. Testing may be required for disposal. We offer asbestos testing for you or your roofing company to aid in proper disposal when it is time to replace your roof.

Maintenance Tip(s):

1. We recommend maintaining the roof twice a year to remove debris, moss, and check for other problems. Do not use power-washers or stiff brushes when cleaning asphalt shingle your roof.

2. The life span of a roof can be drastically decreased without proper maintenance.

3. Wood, tile shingle, and flat roofs will need more maintenance and monitoring than asphalt shingles.

4. We recommend yearly inspections.
















COVERINGS: A. Roof Covering Described Where Visible (Observations Noted Below):
Dimensional/Architectural Asphalt Shingle (20-28 average lifespan)

Maintenance Tip(s):

Clean the roof twice a year to remove debris and moss; otherwise, the roof could age and fail prematurely. Do not use power-washers or stiff brushes when cleaning your roof.

COVERINGS: B. Approximate Number of Roof Layers:
One

Information Comment: The presence of multiple layers of roofing (if applicable) drastically compromises the life of the roof and increases the cost of replacement.

COVERINGS: C. Approximate Age of Roofing:
15-20

FLASHINGS & VENTILATION: A. Drip Edge & Rake Flashing Condition Where Visible:
Satisfactory

FLASHINGS & VENTILATION: B. Step, Counter, Kick-Out & Other Flashing Condition Where Visible:
Satisfactory

FLASHINGS & VENTILATION: C. Venting & Plumbing/Utility Jack Boot Condition Where Visible:
Satisfactory

FLASHINGS & VENTILATION: D. Skylight Condition Where Visible:
Not Present

GUTTER/DOWNSPOUT SYSTEM: A. Roof Drainage Condition Where Visible:
Satisfactory

Maintenance Tip(s): It is very important to keep the drainage system clear of debris, confirm proper slope, and proper attachment. We recommend verifying proper function after large storms. Structural and framing damage can occur quickly if the drainage system has been compromised.

GUTTER/DOWNSPOUT SYSTEM: B. Downspout Condition Where Visible:
Satisfactory

Observations & recommendations

5.3.1 FLASHINGS & VENTILATION

Attention Needed

TIE-OFF CAP MISSING

SOME LOCATIONS IN PICTURES

The tie-off cap appears to be missing. This can allow for water to enter. Recommend replacing.

Recommendation

Contact a qualified roofing specialist

East

5.5.1 LIMITATIONS

Information, Limitation, Exclusion

HEIGHT - LIMITATION

The roof inspection was limited due to the height of the roof.

6: SITE:

Information

GRADING & DRAINAGE: A. Grading (Drainage Flow) Where Visible:
Non-Satisfactory

Maintenance Tip(s):

1. Keep soil level 6-8 inches below the siding, and slope it away from the foundation to allow for proper drainage.

2. When adding bark mulch, be sure to maintain a positive slope and ensure that vents are not blocked.

GRADING & DRAINAGE: B. Exterior Surface Drain Condition Where Visible:
Not Present

Maintenance Tip(s): Be sure to keep all drainage features free of debris and test at least once a year for proper function.

Limitations Note: We do not test exterior drains for function or effectiveness.

VEGETATION: Vegetation Clearance From Property:
Satisfactory

Maintenance Tip(s): Maintain 8 inches of clearance between plants and siding/foundation. Large trees should be at least 15 feet from the foundation. Tree limbs should not hang over the roof. Failure to maintain vegetation can lead to damage in siding, foundation, and problems with pests.

WALKWAYS, DRIVEWAYS, GARAGE/CARPORT, & PATIOS:
Walkways, Driveways, and Patio Condition Where Visible:
Satisfactory

DECKS & BALCONY: A. Deck/Balcony Support Condition Where Visible:
Satisfactory

Maintenance Tip(s): Keep soil away from footings to prevent rot (if applicable).

DECKS & BALCONY: B. Deck/Balcony Attachment(Structure) Condition Where Visible:
Satisfactory

DECKS & BALCONY: C. Deck/Balcony Flashing Condition Where Visible:
Satisfactory

FENCING: Fencing/Gate in Contact with Structure Condition Where Visible:
Non-Satisfactory

Observations & recommendations

6.1.1 GRADING & DRAINAGE

Health, Safety, Structure, Moisture, Pest

SIDING WITHIN 6” OF SOIL/GRADE

SOME LOCATIONS IN PICTURES

Soil/grade does not have proper clearance from siding. Siding wicks moisture from the soil, which can cause rot. Recommend grading soil 6 inches below or away from siding. Recommend a qualified licensed specialist to re-evaluate for further damage and make all recommended repairs.

Vinyl skirt boards (by AZEK) may be an option.

Recommendation

Contact a qualified siding specialist

West

East

6.3.1 WALKWAYS, DRIVEWAYS, GARAGE/CARPORT, & PATIOS

Information, Limitation, Exclusion

TYPICAL CONCRETE CRACKING

Typical cracking on concrete. Large slabs of concrete are almost guaranteed to have drying and settling cracks. If the cracks get large enough that a quarter can fit in them, we recommend having them sealed so that moisture doesn't damage the substrate. May want to have a qualified licensed specialist to re-evaluate for further damage and make all recommended repairs.

Article from This Old House on how to epoxy fix cracks.

Recommendation

Contact a qualified concrete specialist

6.5.1 FENCING

Attention Needed

DEGRADED/DAMAGED/MISSING FENCING/GATE

Although fencing is not part of a home inspection, we observed that the fence, and/or gate, has degraded and/or damaged components. Recommend a qualified licensed specialist to re-evaluate for further damage and make all recommended repairs.

Recommendation

Contact a qualified fencing specialist

West

7: EXTERIOR & GARAGE:

Information

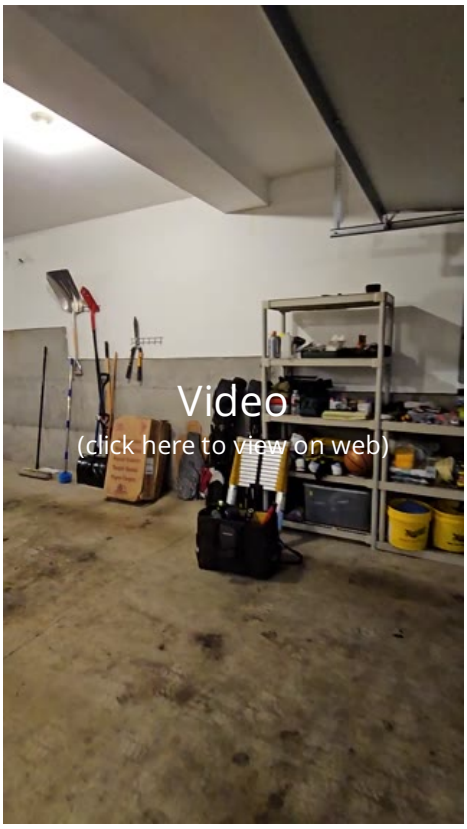
SIDING: A. Siding & Trim Surface Described (Observations Noted Below)
Fiber Cement, Wood

FLASHING: A. Flashing (Drip, L, Z , etc.) Condition Where Visible:
Satisfactory

GARAGE: A. Garage Interior Accessibility:
Satisfactory

FLASHING: B. Clearance On Siding, Flashing, Gutters, Etc.
Satisfactory

GARAGE: B. Bollard (Crash) Post Present:
Not Applicable



8: HEATING & COOLING (HVAC):

Information

INFORMATION: A. General:

Information Comment: All present and observable materials and components are listed below. Heating and cooling components are visually inspected and tested within normal operating procedures, unless limitations are listed below. All defects of materials and components will be explained in the observations summary.

Limitations Note:

1. Limited visibility of the heat exchanger, blower, and other internal components. We cannot do an exhaustive inspection of the unit. You may wish to hire a HVAC specialist to do an exhaustive inspection. At the very least, we recommend a yearly exhaustive inspection and service.

2. Air conditioners cannot be operated if the outside temperatures are below 65 degrees. Doing so would damage the unit.

INFORMATION: B. Cooling System Described:

Central Air Conditioner

LIMITATION - AIR CONDITIONERS CANNOT BE RUN WHEN THE OUTSIDE TEMPERATURE IS BELOW 65 DEGREES. DOING SO CAN DAMAGE THE UNIT. THIS APPLIES TO ALL INSPECTORS AND HVAC SERVICE TECHNICIANS.

INFORMATION: C. Heat Distribution Described:

Forced Air Furnace

LIMITATION - HEAT PUMPS CANNOT BE RUN TO TEST THE HEAT PUMP SIDE WHEN THE OUTSIDE TEMPERATURE IS ABOVE 70 DEGREES. DOING SO CAN DAMAGE THE UNIT. THIS APPLIES TO ALL INSPECTORS AND HVAC SERVICE TECHNICIANS.

Maintenance Tip(s):
1. Have the HVAC system professionally serviced yearly to ensure the units are operating safely and correctly.
2. Replace filters every 1-3 months if 1 inch thick, and 3-6 months if more than 3 inches thick. Consider a filter subscription service like Second Nature.
3. Turn off the power to the wall heaters and clean your heater every six months. Link: Five Steps To Clean Your Electric Wall Heater

INFORMATION: D. Heat Source Present in Each Appropriate Room:

Inspected

Information Comment: A heat source should be present in each room, or should have sufficient air exchange. Laundry rooms and half-bathrooms may be exempt.

Limitations Note: Inspectors are not required to test for uniformity or adequacy of heat supply to individual rooms.

INFORMATION: E. Thermostat
Condition & Location:

Location in Pictures

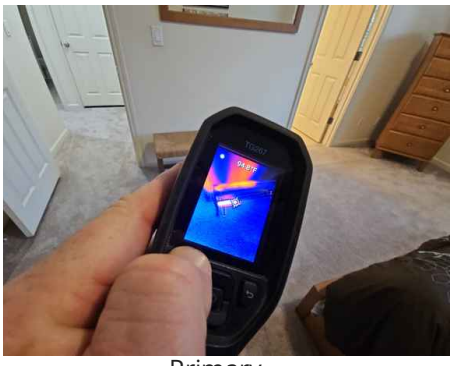
INFORMATION: **F. Heating Temperature Differential (Infrared Readings Included):**

Satisfactory

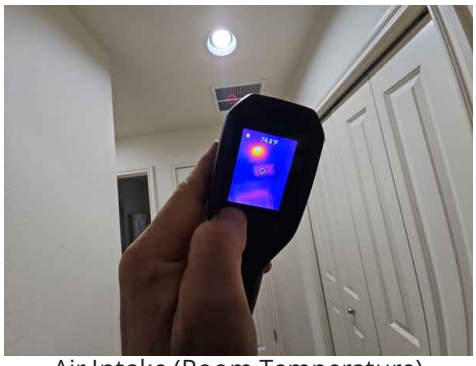
Information Comments:

1. While there isn't any perfect temperature you should set your HVAC system to, there is an ideal temperature difference between the supply and return air, which should be between 16 and 22 degrees Fahrenheit. This difference in temperature is the evaporator Delta T.

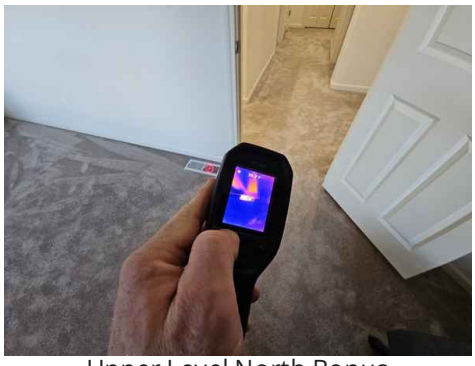
2. We take a reading at the air intake and what is evaluated to be the furthest vent from the blower unit. We choose the furthest vent from the unit because if there is a leak in the line, it should be noticed at this point.



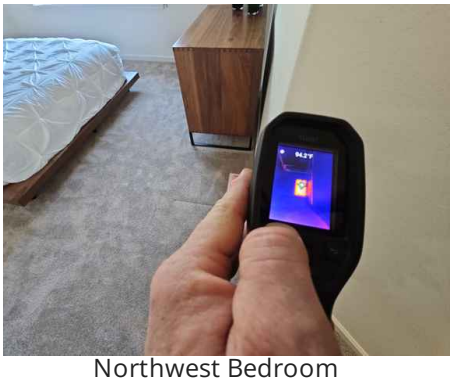
Primary



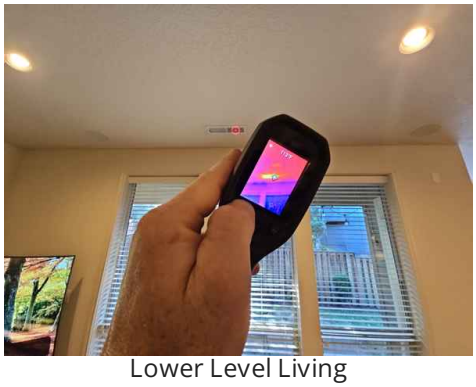
Air Intake (Room Temperature)



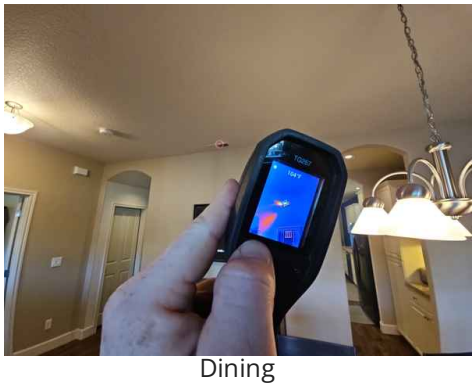
Upper Level North Bonus



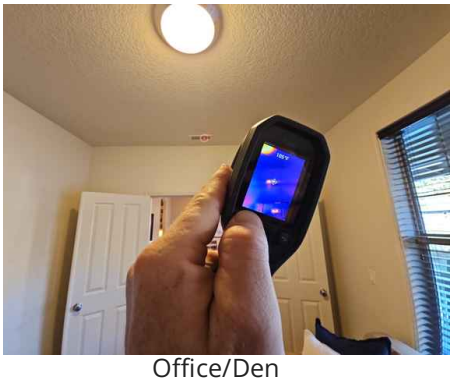
Northwest Bedroom



Lower Level Living



Dining



Office/Den

INFORMATION: G. Cooling Temperature Differential (Infrared Readings Included):

Not Inspected (Limitation Noted)

LIMITATION: THE AIR CONDITIONER CANNOT BE TESTED WHEN THE TEMPERATURE IS BELOW 65 DEGREES. DOING SO CAN DAMAGE THE UNIT.

Information Comments:

1. While there isn't any perfect temperature you should set your HVAC system to, there is an ideal temperature difference between the supply and return air, which should be between 16 and 22 degrees Fahrenheit. This difference in temperature is the evaporator Delta T.

2. We take a reading at the air intake and what is evaluated to be the furthest vent from the blower unit. We choose the furthest vent from the unit because if there is a leak in the line, it should be noticed at this point.

COOLING SYSTEM: A. Cooling System Pictures & Location (Observations Noted Below):

South Exterior

Maintenance Tip(s):
1. Keep soil and vegetation away from the unit to increase air flow and help prevent corrosion.

2. Try to keep the unit out of direct sunlight to increase efficiency.

3. During winter, cover only the top of the unit with a weighted piece of painted plywood to help prevent corrosion. Aftermarket covers can trap moisture and increase the likelihood of corrosion.

4. In short, the 20-degree rule of air conditioning states that you should always keep your AC unit at no more than 20 degrees lower than the outside temperature. It means that, if the outdoor conditions are at 95 degrees, you should set your thermostat at no less than 75 degrees.

COOLING SYSTEM: B. Approximate Manufacture Date:
2021 Made in

COOLING SYSTEM: C. Electrical Disconnect Condition Where Visible (Must be in sight of unit):
Satisfactory

COOLING SYSTEM: D. Visible Fins/Coil Condition Where Visible:
Satisfactory

COOLING SYSTEM: E. Refrigerant Type Where Visible:
R-410A(+2010/20)

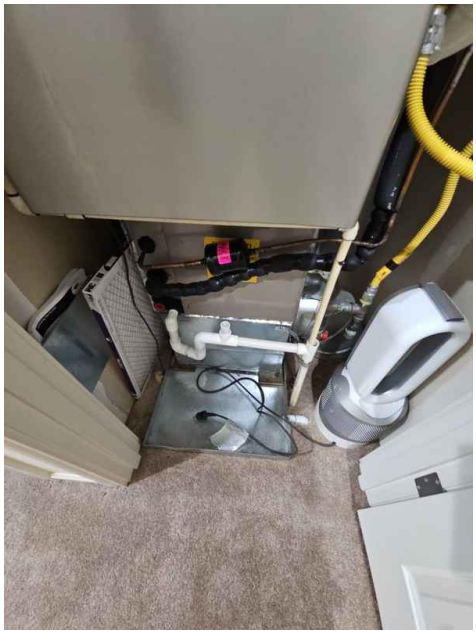
Information Comment: Refrigerants have changed through the years, and it may be difficult or impossible to get certain gases like R-22 to recharge your air conditioner's refrigerant levels. Click here for a helpful article about refrigerants.

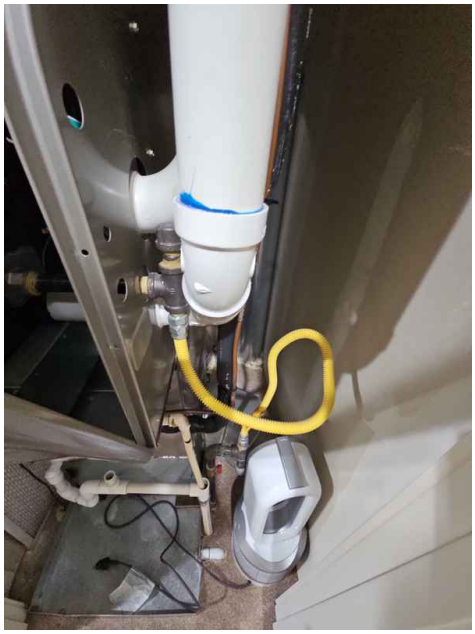
COOLING SYSTEM: F. Refrigerant Lines Condition Where Visible:
Satisfactory

Maintenance Tip(s): Wrap insulation with a UV-safe material like foil ducting tape (which is different than duct tape).

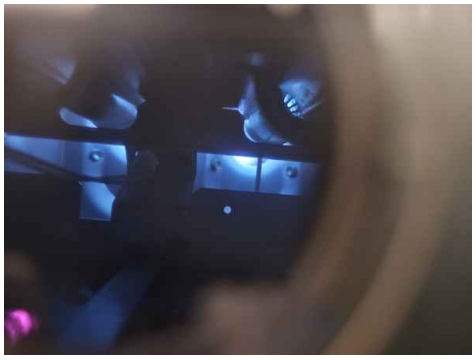
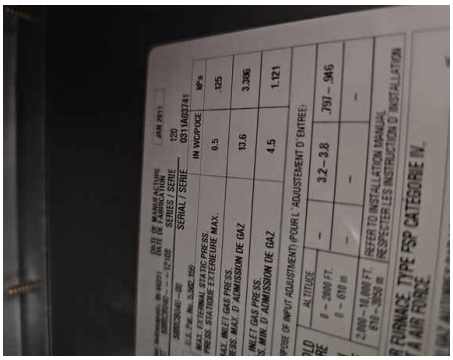
COOLING SYSTEM: G. Condensation Removal Condition Where Visible:
Satisfactory

HEATING SYSTEM: A. Heating System Pictures & Location (Observations Noted Below):
Hallway Closet








HEATING SYSTEM: B. Service Clearance:
Satisfactory

Maintenance Tip(s): Always maintain good air flow around the unit.

HEATING SYSTEM: C. Energy Source Described & Components Pictured (Observations Noted Below):
Gas-Fired Heat

HEATING SYSTEM: D. Flue/Vent Condition Where Visible:
Satisfactory

HEATING SYSTEM: E. Automatic Safety Controls Condition Where Visible (Must be in sight of unit):
Satisfactory

HEATING SYSTEM: I. Condensation Removal & P-Trap Condition Where Visible:
Satisfactory

Maintenance Tip(s): If you have a pump, clean out the container and make sure the line is flowing every 3-6 months.

HEATING SYSTEM: J. Catch Pan, Shut-Off Switch/Alarm, or Floor Drain Condition Where Visible (If Applicable):
Satisfactory

Maintenance Tip(s): If the unit is in the attic, indoors, or in another moisture-sensitive area, place a catch pan under the main unit.

HEATING SYSTEM: K. Approximate Manufacture Date:
2011 Made in

HEATING SYSTEM: L. Filter Condition Where Visible (Size, Type & Location Included in Picture):
At Unit 16x25x1-5
Satisfactory

Maintenance Tip(s): Filters should be replaced every 1-3 months if 1 inch thick, and 3-6 months if more than 3 inches thick. Consider a subscription service like SECONDNATURE.COM.

DISTRIBUTION SYSTEM: A. Ductwork Condition, Support, & Insulation Where Visible:
Satisfactory

Maintenance Tip(s):

1. Have ducting professionally cleaned every few years or more often as needed to reduce allergies and dust. Here is a good article from the EPA: *Should You Have the Air Ducts in Your Home Cleaned*.

2. Have ducting cleaned if you are moving into a previously occupied property.

FIREPLACE: A. Fireplace Fuel Source & Picture (Observations Noted Below):
Family
Gas Log

Maintenance Tip(s): It is recommended that all solid fuel fireplaces and stoves have a yearly cleaning and a Level 2 Chimney Inspection by a licensed professional to prevent creosote building-up and to determine the need of repairs. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device.

FIREPLACE: B. Mantel & Hearth Condition Where Visible:
Satisfactory

FIREPLACE: C. Fire Box Condition Where Visible:
Satisfactory

FIREPLACE: D. Metal Damper Operation Where Applicable:
Not Applicable

FIREPLACE: E. Flue Condition Where Visible:
Not Applicable

Wall-To-Wall Home Inspections recommends a complete cleaning and inspection from a licensed, qualified fireplace expert before use of the fireplace.

FIREPLACE: F. Certification of Solid Fuel Fireplace Where Visible:
Not Applicable

Observations & recommendations

8.2.1 COOLING SYSTEM

Attention Needed

COMPRESSOR, NOT LEVEL

Concrete pad supporting the outdoor condensing unit is not level. This can cause accelerated deterioration of components. Recommend having a qualified, licensed HVAC technician level the unit.

Recommendation

Contact a qualified hvac specialist

8.6.1 LIMITATIONS

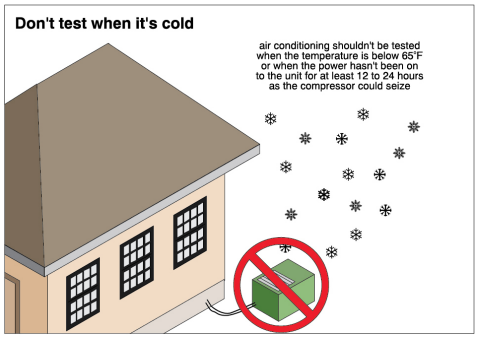
Information, Limitation, Exclusion

AIR CONDITIONER TEMPERATE LIMITATION

The air conditioner can not be fully tested when the temperature is below 65 degrees. Recommend a qualified licensed specialist to evaluate the entire system and make all recommended repairs.

Recommendation

Contact a qualified hvac specialist



9: ELECTRICAL:

Information

GENERAL ELECTRICAL: A. General & Service Method:

Below Ground

Information Comment: All present and observable materials and components are listed below. All outlets and switches that were accessible were tested. All defects of materials and components will be explained in the observations summary.

Electrical Inspection Limitations:

1. Inspectors are not obligated to remove panel fronts if deemed dangerous (i.e. Federal Pacific fronts or condition of space) or move belongings to get to panels, and may not be able to test circuit interrupters in occupied homes.

2. Exterior light fixtures can be on motion detectors, from dusk to dawn sensors, timers, etc. For this reason, we are not always able to confirm whether exterior lights work.

3. Internet, phone, low-voltage, and other similar wiring is not part of a the inspection.

GENERAL ELECTRICAL: B. Service Drop Clearance (3' openings,10' walkways, 18' roadways) Where Visible:

Not Applicable

Maintenance Tip(s): Keep tree limbs and other vegetation trimmed away from power lines.

GENERAL ELECTRICAL: C. Security Tag on Meter Where Visible:

Satisfactory

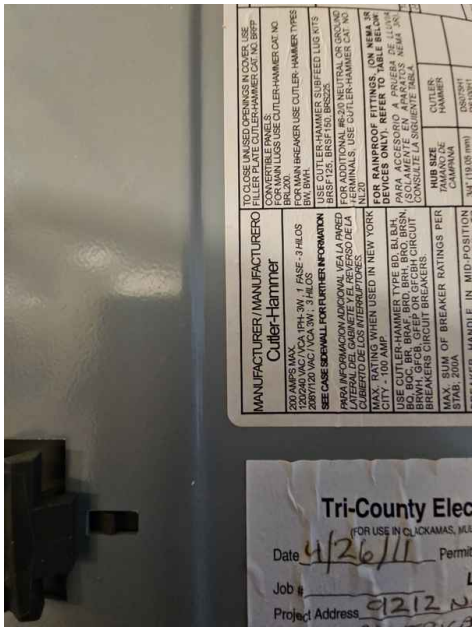
GENERAL ELECTRICAL: D. Grounding, Plumbing & Fuel Line Bonding Where Visible:

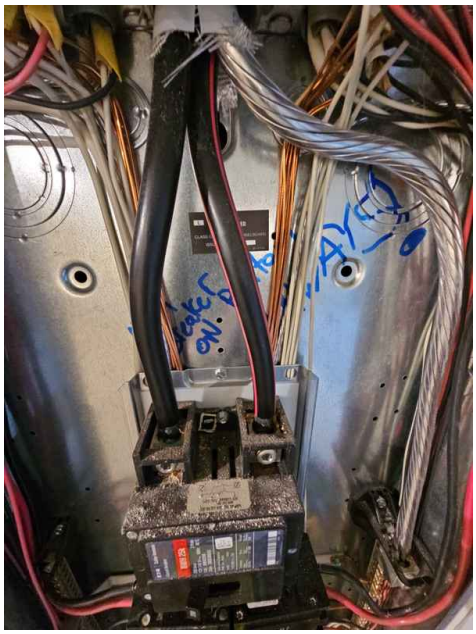
Satisfactory

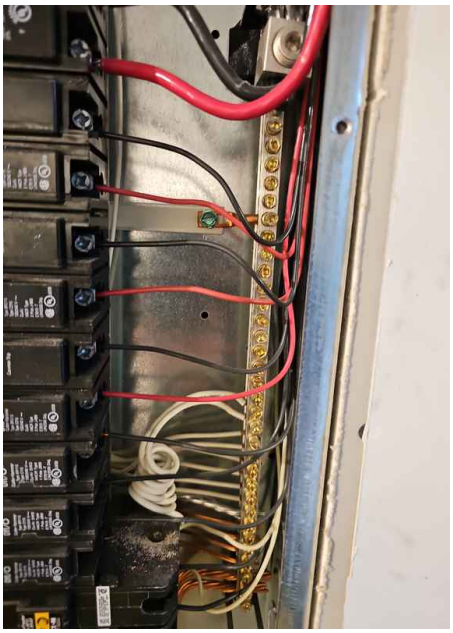
SERVICE/ELECTRICAL PANEL: A. Panel Manufacturer Where Visible:

Crouse-Hinds - Cutler Hammer - Eaton

Information Comment: The smallest component of the panel amperage, main turn-off amperage, and the gauge of the supply wire will give the service amperage capacity. Example: 200 AMP panel, 100 AMP main, and 200 AMP supply is 100 AMP max capacity.







SERVICE/ELECTRICAL PANEL: B. **Panel Location Where Visible:**

SERVICE/ELECTRICAL PANEL: C. **Panel Type Where Visible:**

SERVICE/ELECTRICAL PANEL: D. **Service Clearance Around Panel**

Garage

Circuit Breaker

(30" wide by 3' deep):
Satisfactory

SERVICE/ELECTRICAL PANEL: E. Labels Condition Where Visible:
Satisfactory

SERVICE/ELECTRICAL PANEL: F. Lock-Out/Service Safety Features Installed (2012):
Not Applicable

SERVICE/ELECTRICAL PANEL: G. Main Electrical Turn-Off Amperage:
200 amps

SERVICE/ELECTRICAL PANEL: H. Panel Amperage Capacity Described Where Visible:
200 AMP

SERVICE/ELECTRICAL PANEL: I. Service Conductor Approximate Gauge Described Where Visible (Observations Noted Below):
4/0 Al (200 amps)

Information Comment: Al is for aluminum, and Cu is for copper. Temperature, distance, and use dictate what the amperage can be.

Limitations Note: It is not within the state inspection standards to calculate the temperature, distance, or use.

SERVICE/ELECTRICAL PANEL: J. Branch Wiring Inside Panel Described Where Visible (Observations Noted Below):
Copper (Cu), Stranded Aluminum (Al)

Information Comment: *Solid aluminum can be used for 4 AWG or larger

SERVICE/ELECTRICAL PANEL: K. Panel Bonding Present:
Satisfactory

OUTLETS, SWITCHES & FIXTURES: A. Doorbell Function:
Satisfactory

OUTLETS, SWITCHES & FIXTURES: B. Outlets Condition (Representative Number) Where Visible:
Satisfactory

It does not change function if an outlet is installed up-side-down, and is actually recommended for areas like kitchen, bathrooms, and garages.

OUTLETS, SWITCHES & FIXTURES: C. Switches Condition (Representative Number) Where Visible:
Satisfactory

Information Note: Some switches may be designated for outlets.

OUTLETS, SWITCHES & FIXTURES: D. Fixtures Condition of a Representative Number Where Visible:
Satisfactory

OUTLETS, SWITCHES & FIXTURES: E. Switches for Stairs (3-Way for 6 or more risers):
Satisfactory

BRANCH CIRCUITS: A. Branch Circuits Described Where Visible (Defects Noted Below):
Non-Metallic Sheathing (NM(Romex)/SE/Plastic or Liquid Tight Conduit/Etc.), Metallic Conduit (BX/AC/EMT/RMC/Etc.)

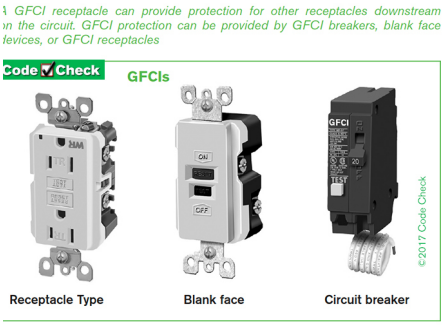
BRANCH CIRCUITS: B. Branch Circuit Condition & Support Where Visible:
Satisfactory

GROUND & ARC FAULT INTERRUPTERS: A. GFCI (Ground Fault Circuit Interrupter) Function Tested at Each Visible Location:

Satisfactory

Limitation Note: Circuit interrupters may not have been tested due to the property being occupied.

Information Comment: What is a Ground Fault Circuit Interrupter?



GROUND & ARC FAULT INTERRUPTERS: B. AFCI (Arc Fault Circuit Interrupters) Breakers (2003/2014):

Satisfactory

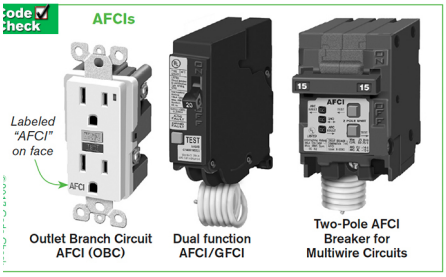
Maintenance Tip:

1. AFCI (Arc Fault Circuit Interrupters) and GFCI (Ground Fault Circuit Interrupters) should be tested monthly. Hit the test button, and reset if it trips. If it doesn't trip, or won't reset, call a licensed electrical contractor.

2. AFCI has been required for bedrooms since 2003, and required for living areas since 2014, except where GFCI and designated circuits exist. May want to upgrade if not present.

Limitations Note: Circuit interrupters may not have been tested due to the property being occupied.

Information Comment: What are Arc-Fault Circuit Interrupters?



SMOKE & CARBON MONOXIDE (CO) DETECTORS:: A. Smoke Detector Condition Where Accessible:

Not Present

Smoke and CO Detector Limitations Note: Inspectors are required to observe the presence or absence of smoke and CO alarms, if accessible, except when detectors are part of a central security system, and inspectors are not required to remove the detector to see if it is up-to-date.

Maintenance Tip(s): Test detectors every six months, and change the batteries every year (even if rated for 10 years).

Information Comment: See the Lofgren and Zander Memorial Law for more information.

SMOKE & CARBON MONOXIDE (CO) DETECTORS:: B. Carbon Monoxide (CO) Detector Condition Where Accessible:

Satisfactory

Smoke and CO Detector Limitations Note: Inspectors are required to observe the presence or absence of smoke and CO alarms, if accessible, except when detectors are part of a central security system, and inspectors are not required to remove the detector to see if it is up-to-date.

Maintenance Tip(s): Test detectors every six months, and change the batteries every year (even if rated for 10 years).

Even though CO detectors may not be required in some situations; Wall-To-Wall Home Inspections recommends a detector on each level.

Information Comment: See the Lofgren and Zander Memorial Law for more information.

LIMITATIONS: A. Oregon Standards of Practice for Electrical:

812-008-0209 - Electrical (1) The Oregon certified home inspector shall observe:
(a) Service entrance conductors; (b) Service equipment, grounding equipment, main overcurrent device, and distribution panels; (c) Amperage and voltage ratings of the service; (d) Branch circuit conductors, their overcurrent devices, and the compatibility of their amperages and voltages; (e) The operation of a representative number of installed ceiling fans, lighting fixtures, switches, and receptacles located inside the house, garage, and on the dwelling's exterior walls; (f) The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; (g) The operation of ground fault or arc fault circuit interrupters; (h) Smoke alarms; and (i) Carbon monoxide detectors.
(2) The Oregon certified home inspector shall describe:
(a) Service amperage and voltage; (b) Service entry conductor materials; and (c) Service type as being overhead or underground;
(3) The Oregon certified home inspector shall report:
(a) Any observed 110 volt aluminum branch circuit wiring; and (b) The presence or absence of smoke alarms, and operate their test function, if accessible, except when detectors are part of a central security system.
(4) The Oregon certified home inspector is not required to:
(a) Insert any tool, probe, or testing device inside the panels; (b) Test or operate any overcurrent device or safety device in the electrical service panel or elsewhere that may adversely affect the personal property of the resident; (c) Dismantle any electrical device or control other than to remove the covers of the main or auxiliary distribution panels; (d) Observe: (A) Low-voltage systems except to report the presence of solenoid-type lighting systems; (B) Security system devices or heat detectors; (C) Telephone, security, TV, intercoms, lightening arrestors or other ancillary wiring that is not a part of the primary electrical distribution system; or
(D) Built-in vacuum equipment.

https://www.oregon.gov/ccb/Documents/pdf/Home%20Inspector%20Standards.pdf

Observations & recommendations

9.5.1 GROUND & ARC FAULT INTERRUPTERS

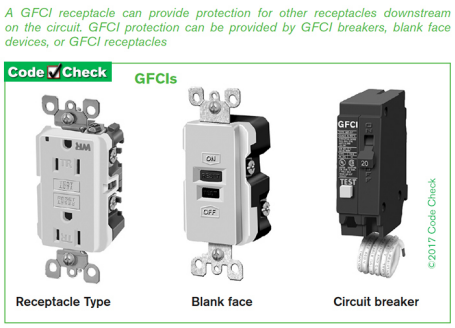
Health, Safety, Structure, Moisture, Pest

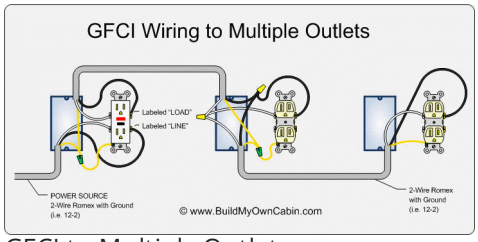
GFCI MISSING

Safety Concern: Current safety standards require ground fault circuit interrupters (GFCI) to be outside, kitchens, bathrooms, garages, laundry rooms, unfinished basements, etc.. Recommend updating to GFCI outlets or circuits to improve safety, and having a licensed electrician add.

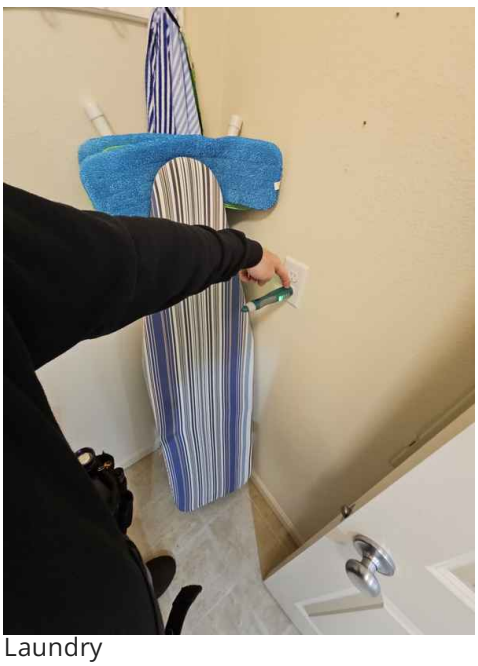
Recommendation

Contact a qualified electrical specialist





GFCI to Multiple Outlets


Laundry

10: PLUMBING:

Information

WATER HEATER: A. Water Heating System Location & Pictures Where Visible (Observations Noted Below):

Garage

Information Comment: The water heater(s) was visually inspected in order to ensure proper installation and that no leaks, rust, or corrosion were present. The temperature of the water was also checked to ensure the water heater was functioning properly. Only water heaters that have an open flame are required to be on a stand when located near possible ignition sources. Any defects are noted below.

Maintenance Tip(s):

1. Click this link for a good maintenance guide from Lowe's.

2. It is recommended to have a catch pan under the main unit when it is located in the attic, indoors, or in another moisture-sensitive area.

WATER HEATER: B. Approximate Manufacture Date:

2021 MADE IN (Most water heaters last 10-15 years.)

WATER HEATER: C. Capacity:

50 Gallons

WATER HEATER: D. 18 Inches Minimum from Ground (Where Applicable):

Not Applicable

WATER HEATER: E. Energy Source Described & Components

WATER HEATER: F. Flue/Vent Condition Where Visible:

WATER HEATER: G. Cold Water Turn-Off Condition Where Visible:

Pictured (Observations Noted Below):
Gas-Fired Heat

Satisfactory

WATER HEATER: H. Temperature Pressure Release Valve (TPRV) Pipe Condition Where Visible:
Satisfactory

Satisfactory

WATER HEATER: I. Seismic Strapping Condition Where Visible:
Satisfactory

WATER HEATER: J. Catch Pan, Shut-Off Switch/Alarm, or Floor Drain Condition Where Visible (If Applicable):
Not Present

Maintenance Tip(s): If the unit is in the attic, indoors, or in another moisture-sensitive area, place a catch pan under the main unit.

WATER HEATER: K. Thermal Pressure Expansion Tank Condition Where Visible:
Satisfactory

If the property has a back flow valve on the main water supply then there needs to be an expansion tank, so the potential build-up of pressure has someplace to go since it can't release the excess pressure back into the city supply. Otherwise, an expansion tank is a nice to have item that can help the water heater last longer.

WATER HEATER: L. Filter & Condensation Removal Condition Where Visible (Heat Pump Style Only):
Not Applicable

WATER HEATER: M. Temperature Reading Between 100-120 Degrees:
Satisfactory

Information Comment:

1. The temperature reading is taken at the beginning of the inspection and monitored after running multiple fixtures for at least 5-10 minutes.

2. Adjusting a water heater to a higher temperature must always be accompanied by the professional installation of anti-scald devices to prevent potential burn injuries.

Link to an article about scalding water.

WATER SUPPLY SYSTEM: A. Water Supply & Distribution Described Where Visible (Observations Noted Below):

PEX (100+ yr. lifespan)

Due to the some water line being underground and/or in walls, we may be limited to identify the materials.

WATER SUPPLY SYSTEM: B. Water Supply Lines Condition, Support, & Insulation Where Visible:

Satisfactory

WATER SUPPLY SYSTEM: C. Functional Flow Inspected While Running Multiple Fixtures:

Satisfactory

WATER SUPPLY SYSTEM: D. Water Pressure Reading From Hose Bib (Pictured):

Satisfactory

WATER VALVES & FAUCETS: A. Exterior Faucets/Fixtures/Back-Flow Condition Where Visible:

Satisfactory

Information Comment: All accessible faucets where check for flow, function, and basic temperatures where applicable. All defects of materials and components will be explained in the observations summary.

Limitation - Inspectors are not required to operate any valve except toilet flush valve mechanisms, fixture faucets, and hose faucets.

Maintenance Tip(s):

1. Recommend removing the hoses during winter to reduce the chance of damage from freezing.

2. Recommend covering the exterior hose bibs during winter with a faucet sock/sleeve. Styrofoam is not good for the environment.

WATER VALVES & FAUCETS: B. Interior Valve & Faucet Condition Where Visible:

Satisfactory

Information Comment: All accessible faucets where check for flow, function, and basic temperatures where applicable. All defects of materials and components will be explained in the observations summary.

Limitation - Inspectors are not required to operate any valve except toilet flush valve mechanisms, fixture faucets, and hose faucets.

FIXTURES & SURROUNDS: A. Fixtures & Surrounds Condition Where Visible:

Satisfactory

FIXTURES & SURROUNDS: B. Toilet Secured Where Accessible:

Satisfactory

DRAIN, WASTE & VENT SYSTEM: A. Drain, Waste & Vent Line Described Where Visible (Observations Noted Below):

ABS & PVC

Maintenance Tip(s): Clean out plumbing from sinks/tubs/showers using baking soda, vinegar, and hot (not boiling water) every 3-6 months. Fill the drain with baking soda, follow with vinegar, and flush with hot (not boiling) water.

DRAIN, WASTE & VENT SYSTEM: B. Sewer Waste Ejector Pump & Ejector Pump Alarm Condition Where Visible:

Not Applicable

Limitations Note: Sewer Waste Ejector Pump Disclaimer: These systems are sealed systems, and are not opened during the inspection. We recommend having a plumbing company service the unit, make all needed repairs, and/or to get records of service from the seller.

Maintenance Tip(s):

1. Check for liquid around the unit and test the alarm a couple of times a year.

2. Never flush wipes, feminine hygiene products, or other unapproved items down the line, as they will jam the grinder.

FUEL SYSTEM: A. Fuel Line Condition & Support Where Visible:

Satisfactory

Maintenance Tip(s): Paint exposed gas lines to help prevent rust and possible gas leaks.

FUEL SYSTEM: B. Drip-Legs/Sediment Trap Present Where Visible:

Non-Satisfactory

FUEL SYSTEM: C. Fuel Tank Evidence:

Not Present

Observations & recommendations

10.2.1 WATER SUPPLY SYSTEM

Attention Needed

WATER PRESSURE, LOW (BELOW 40 PSI)

The water pressure is low when more than one fixture is being run in the house. Recommend re-evaluation.

Recommendation

Contact a qualified plumbing specialist

Primary Bathroom

10.3.1 WATER VALVES & FAUCETS

Information, Limitation, Exclusion

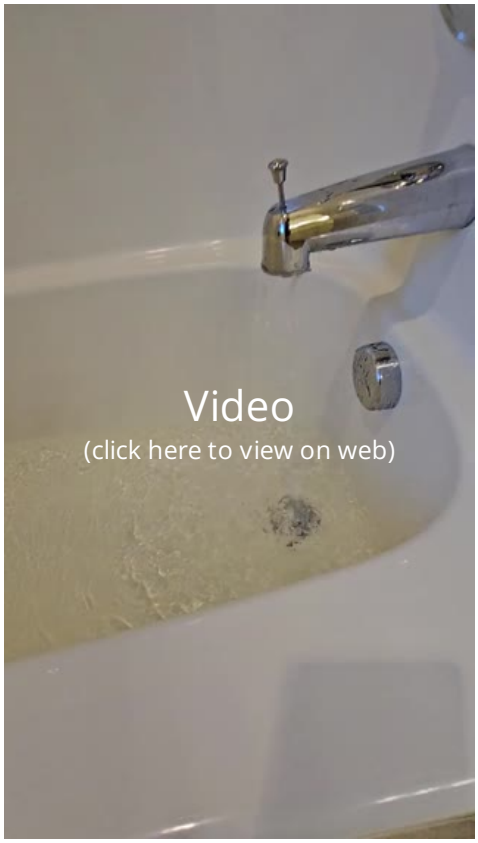
SHOWER DIVERTER

BATHROOM

The shower diverter valve is letting a lot of water by, rather than diverting the water to the shower head. Recommend cleaning or replacing.

Recommendation

Contact a qualified handyperson/diy



Upper Level Hallway Bathroom

10.4.1 FIXTURES & SURROUNDS

OVERFLOW DRAIN NON-FUNCTIONAL

Attention Needed

One of the overflow drains appears to be clogged. Recommend re-evaluation and all needed repairs.

Recommendation

Contact a qualified plumbing specialist

Drain Clog Tool

Primary Bathroom

10.6.1 FUEL SYSTEM

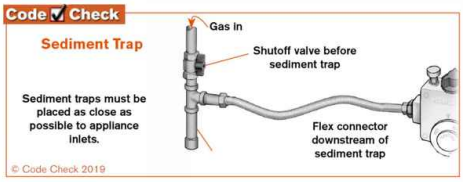
DRIP LEG/SEDIMENT TRAP MISSING/INCORRECT

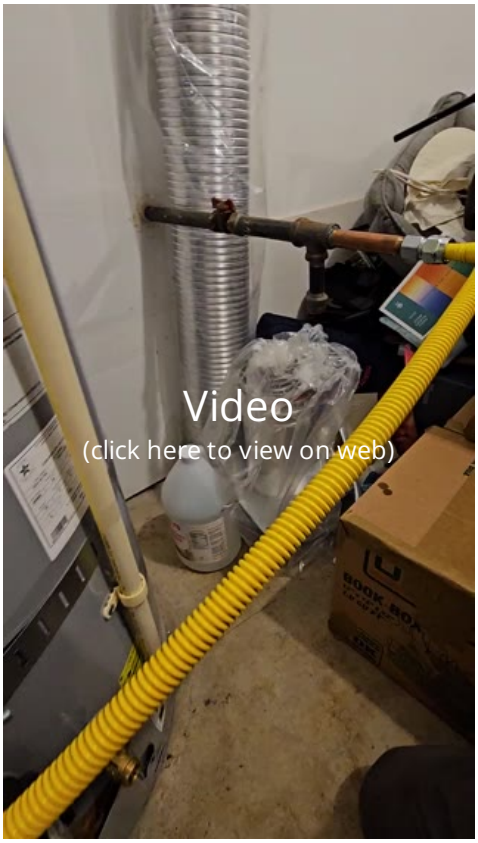
Health, Safety, Structure, Moisture, Pest

Safety Concern: Recommend having a licensed plumber or HVAC contractor correctly install the gas drip leg.

Recommendation

Contact a qualified hvac specialist





10.6.2 FUEL SYSTEM

Health, Safety, Structure, Moisture, Pest

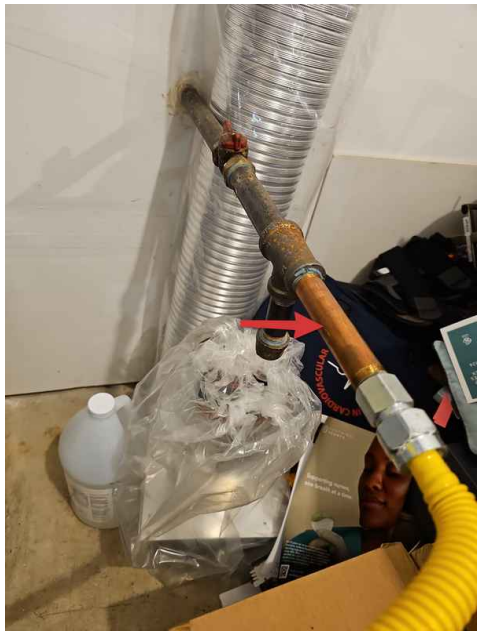
GAS LINE, COPPER

GARAGE@ H20 HEATER

Safety Concern: Copper piping is being used as a gas line. This has never been allowed. Recommend a licensed plumber to reevaluate the entire system and repair.

Recommendation

Contact a qualified plumbing specialist



10.7.1 LIMITATIONS

Information, Limitation, Exclusion

LANDSCAPE & FIRE SPRINKLERS - LIMITATION/EXCLUSION

LANDSCAPE AND FIRE SPRINKLERS ARE NOT INSPECTED. Landscape and fire suppression systems are not tested as part of a home inspection (OAR 812-008-0208). If these systems are present, we recommend contacting qualified specialists to evaluate them.

Recommendation

Contact a qualified qualified specialist

11: DOORS & WINDOWS:

Information

EXTERIOR/GARAGE DOORS: A. Door & Weather-Stripping Condition (Representative Number) Where Visible:
Satisfactory

EXTERIOR/GARAGE DOORS: B. Garage Occupant (Service) Door & Weather-Stripping Condition:
Satisfactory

Maintenance Tip(s): If it isn't already present, we recommend installing a self-closing mechanism on the service door that goes from the attached garage to the home to help prevent the spread of fire and contain harmful gases from vehicles and mechanicals. Here's an article about how to do that yourself.

GARAGE (VEHICLE) DOORS: A. Garage Door Operation Type:
Mechanized

GARAGE (VEHICLE) DOORS: B. Garage Door Balance (Spring) Condition:
Satisfactory

We pull the safety release, if applicable, and try to have the door in the middle position, so the springs are holding up the door. It should be able to stay in the middle position without movement.

Maintenance Tip(s): The balance of the springs should be tested yearly. Open the door halfway without using without the mechanical opener; the door should stay open.

GARAGE (VEHICLE) DOORS: C. Garage Door Safety Reverse Features (Photo Sensor Eyes, Pressure Reverse, & Pull Cord Tested):
Satisfactory

We test this by interrupting the photo-sensor eyes, and placing 2x4 block under the door to test the pressure reverse functions. These are considered standard testing procedures by most manufacturers.

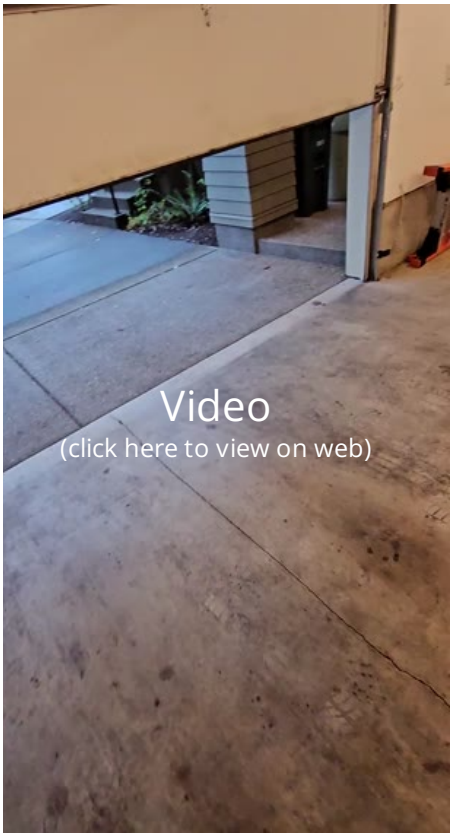
Maintenance Tip(s):

1. It is recommended to test the safety reverse features each month. Here is a helpful video link.

2. The photo sensor eyes should be clean, and should be triggered just by walking under the door when it is closing.

3. The pressure reverse should be tested by lying a 2x4 piece of wood on its side near the track and closing the door.

4. For more information, check the door opener's website or contact a professional garage door repair contractor.



INTERIOR DOORS: A. Door Function (Representative Number) Where Accessible:
Satisfactory

WINDOWS: A. Window Frame Condition (Representative Number) Where Visible:
Satisfactory

SCREENS ARE CONSIDERED AN ADD-ON AND ARE EXCLUDED FROM A HOME INSPECTION.

WINDOWS: B. Glass Near Doors/Near Floors Safety Rated Where Visible:
Satisfactory

WINDOWS: C. Window Condition (Representative Number) Where Accessible:
Satisfactory

WINDOWS: D. Window Function (Representative Number) Where Accessible:
Satisfactory

Observations & recommendations

11.3.1 INTERIOR DOORS

Information, Limitation, Exclusion

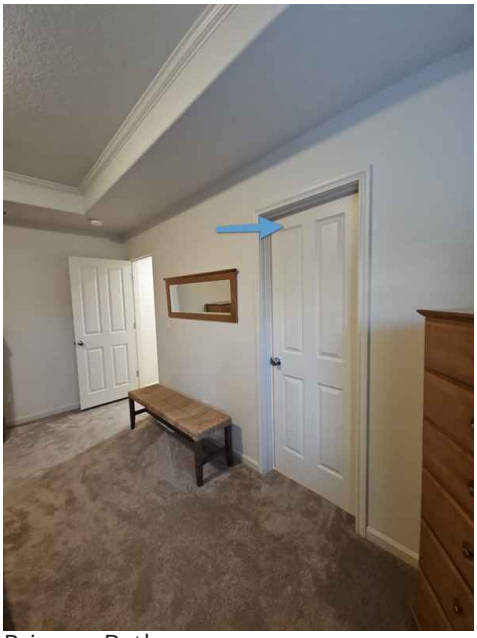
DOOR(S) BINDING

SOME LOCATIONS IN PICTURES

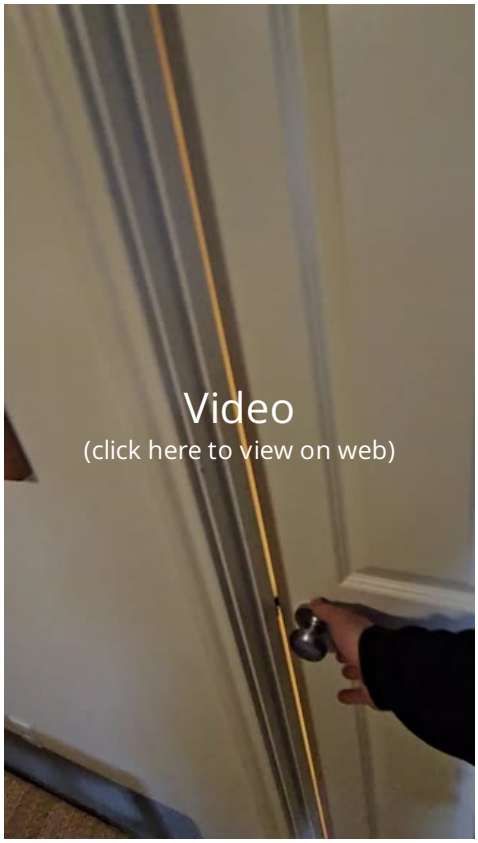
One or more doors are binding. Recommend further evaluation and all needed repairs.

Recommendation

Contact a qualified qualified specialist



Primary Bathroom



11.3.2 INTERIOR DOORS

Information, Limitation, Exclusion

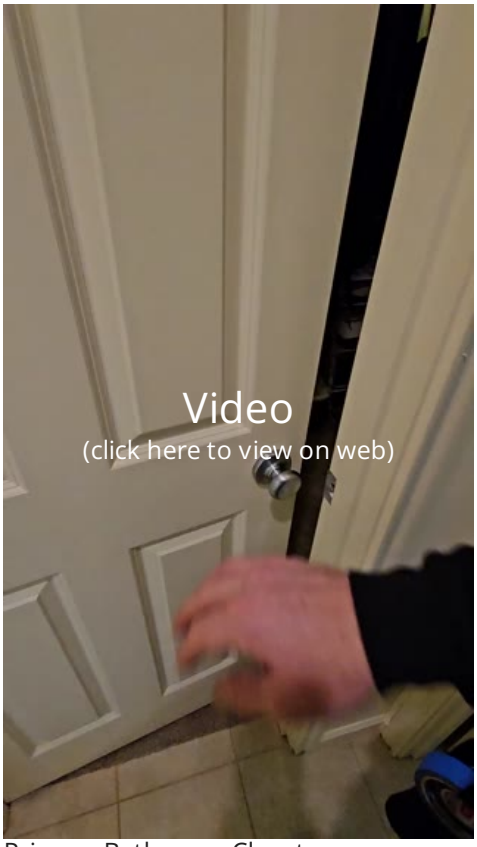
DOOR(S) DO NOT LATCH

SOME LOCATIONS IN PICTURES

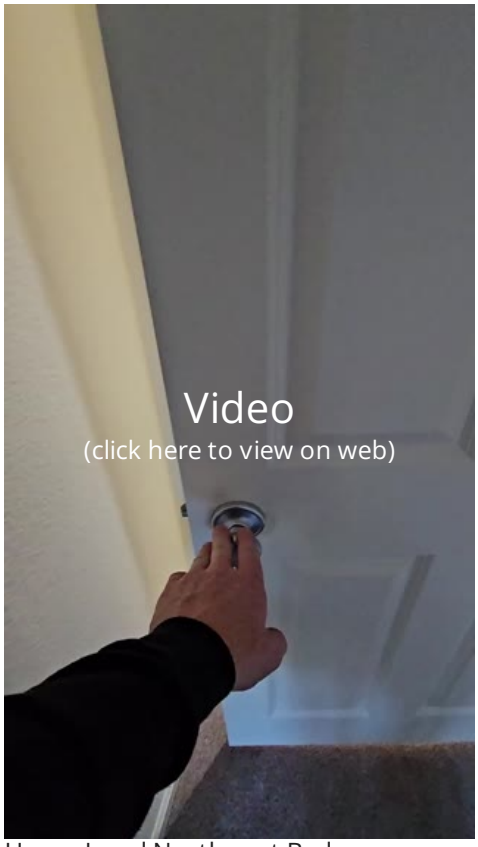
One or more doors do not close or latch correctly. Recommend re-evaluation and all needed repairs.

Recommendation

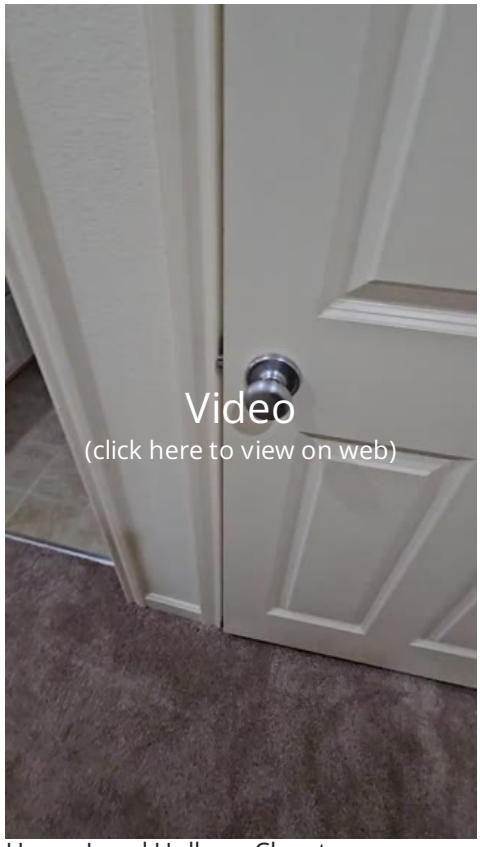
Contact a qualified handyperson/diy



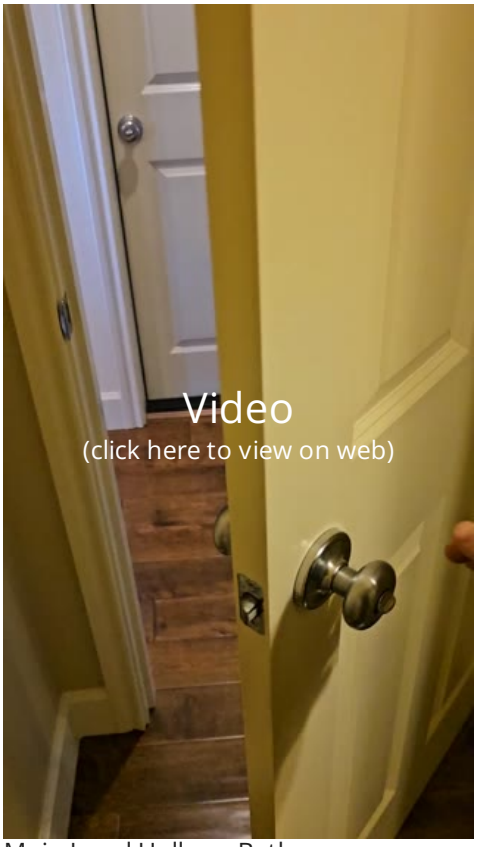
Primary Bathroom Closet



Upper Level Northwest Bedroom



Upper Level Hallway Closet



Main Level Hallway Bathroom

11.4.1 WINDOWS

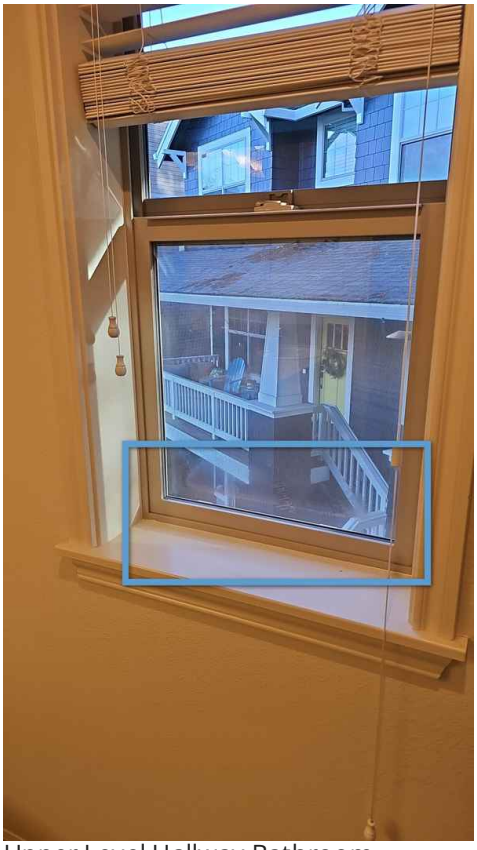
Information, Limitation, Exclusion

COMPROMISED WINDOW SEAL - OPTIONAL REPAIR

The window is holding moisture between glass panes; the seal appears to be compromised. May want to have repaired.

Recommendation

Contact a qualified window repair and installation specialist



Upper Level Hallway Bathroom

Kitchen/Dining

12: STAIRS/STEPS & RAILINGS:

Information

STEPS/STAIRS & RAILINGS: A. Exterior Steps/Stairs Condition Where Visible:
Satisfactory

STEPS/STAIRS & RAILINGS: B. Exterior Baluster Spacing Where Visible:
Satisfactory

STEPS/STAIRS & RAILINGS: C. Exterior Railings Condition Where Visible:
Satisfactory

STEPS/STAIRS & RAILINGS: D. Interior Steps/Stairs Condition Where Visible:
Satisfactory

STEPS/STAIRS & RAILINGS: E. Interior Baluster Spacing Where Visible:
Satisfactory

STEPS/STAIRS & RAILINGS: F. Railings Condition Where Visible:
Non-Satisfactory

Observations & recommendations

12.1.1 STEPS/STAIRS & RAILINGS

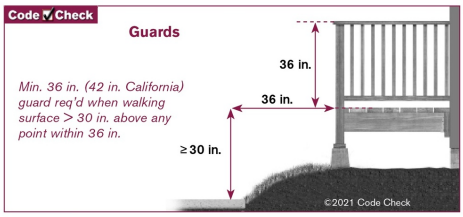
Health, Safety, Structure, Moisture, Pest

MISSING GUARDRAIL

A guardrail is necessary when the patio, decking, or balcony is above 30 inches. Recommend a qualified licensed specialist to re-evaluate for further damage and make all recommended repairs.

Recommendation

Contact a qualified carpentry specialist



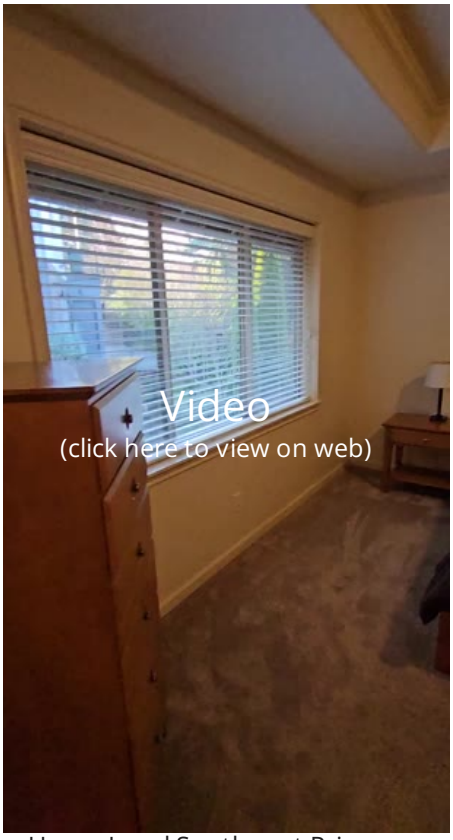
13: INTERIOR:

Information

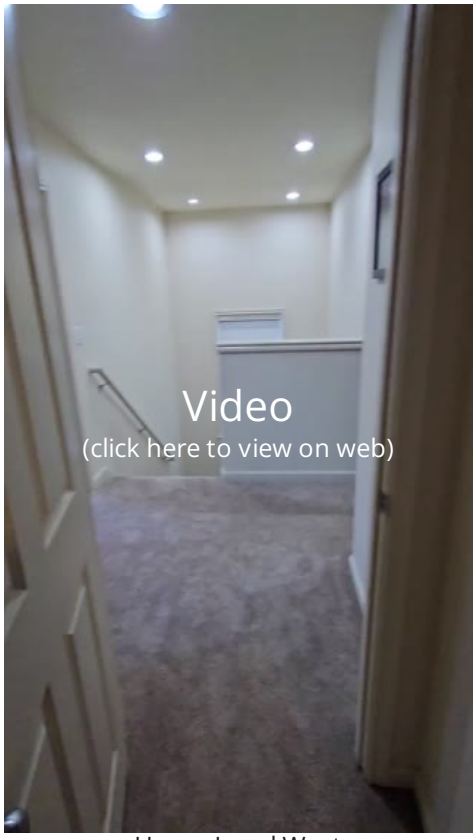
INTERIOR ORIENTATION: **A. Interior Orientation:**

Information Comment: The photographs of the interior section are intended to help the reader orient themselves with the property, to reference while reading the report, and to note the conditions at the time of the inspection.

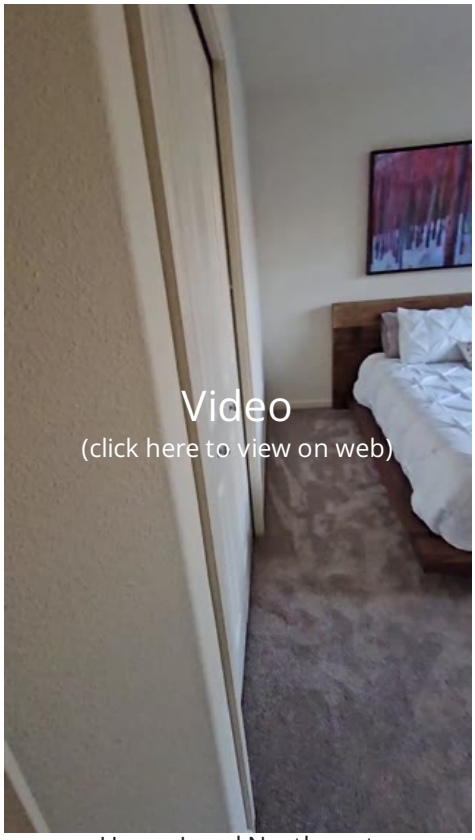
INTERIOR ORIENTATION: **B. Bedroom:**



Upper Level Southwest Primary

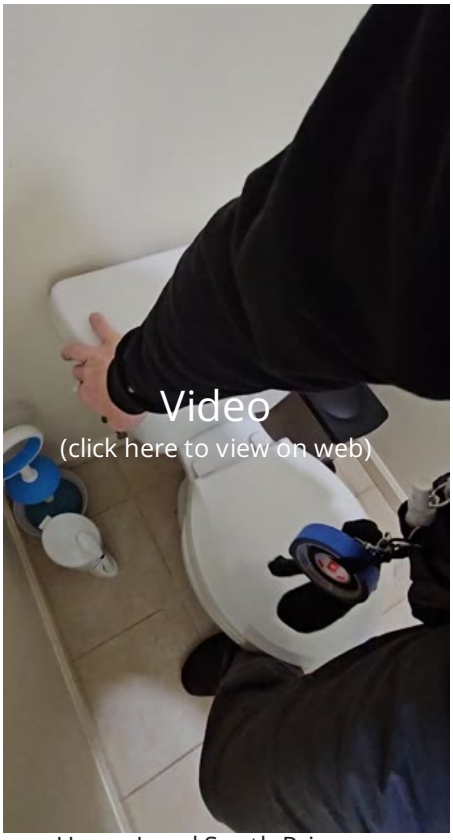


Upper Level West

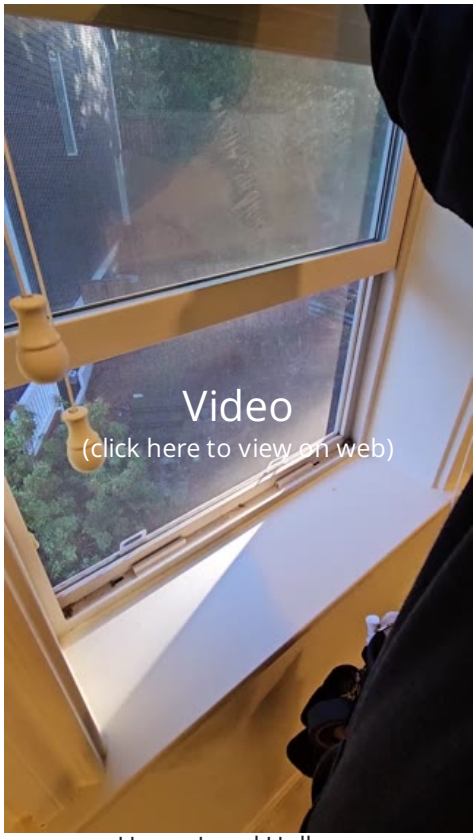


Upper Level Northwest

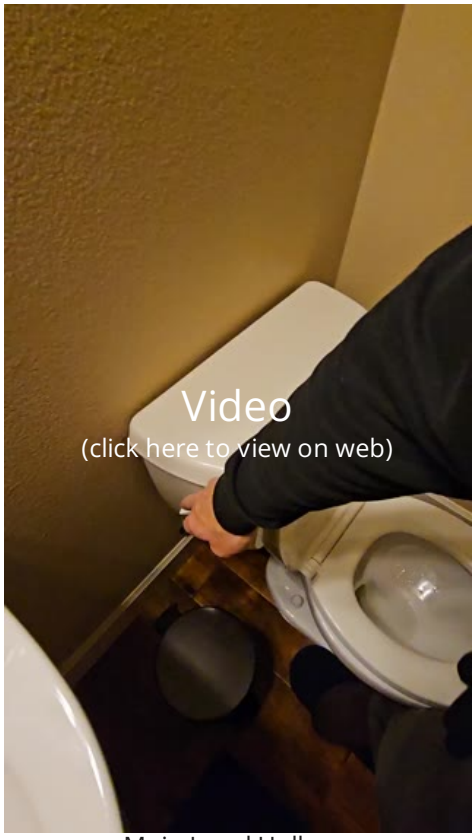
INTERIOR ORIENTATION: **C. Bathrooms:**



Upper Level South Primary

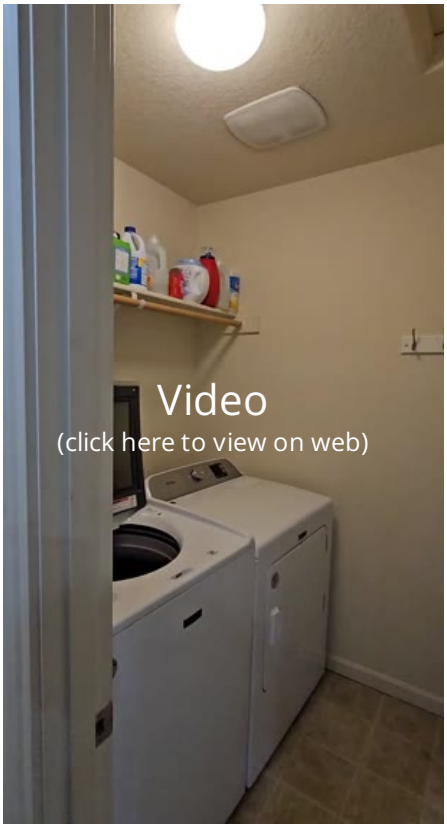


Upper Level Hallway

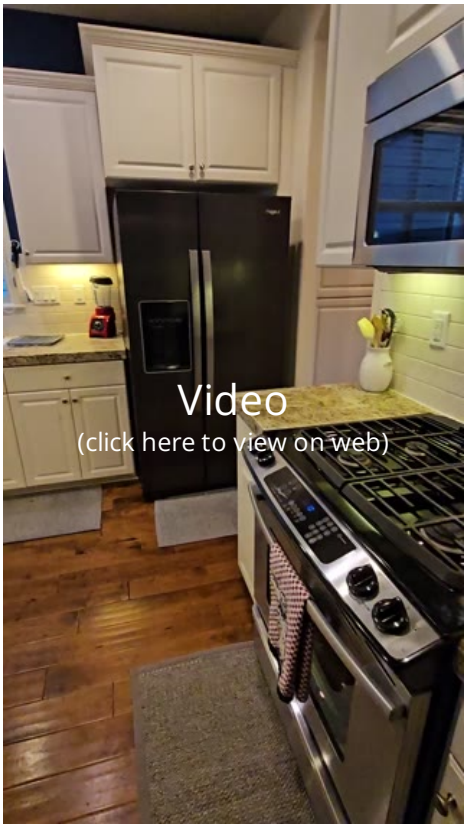


Main Level Hallway

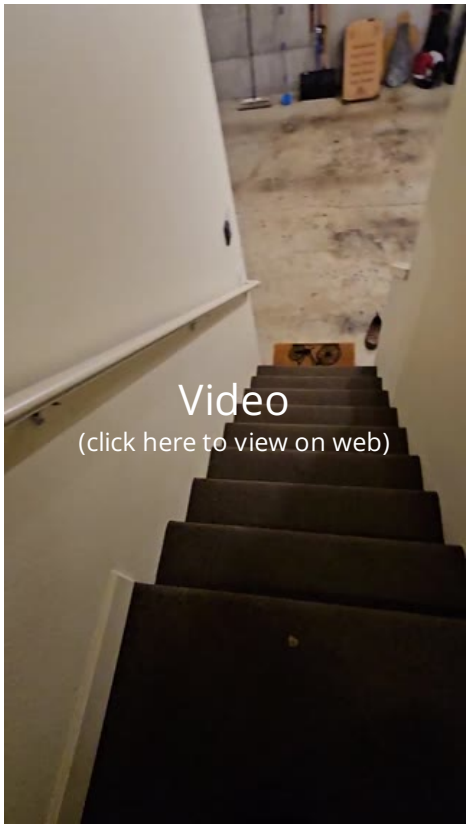
INTERIOR ORIENTATION: D. Laundry/Utility Room (Not Included If In Another Space):



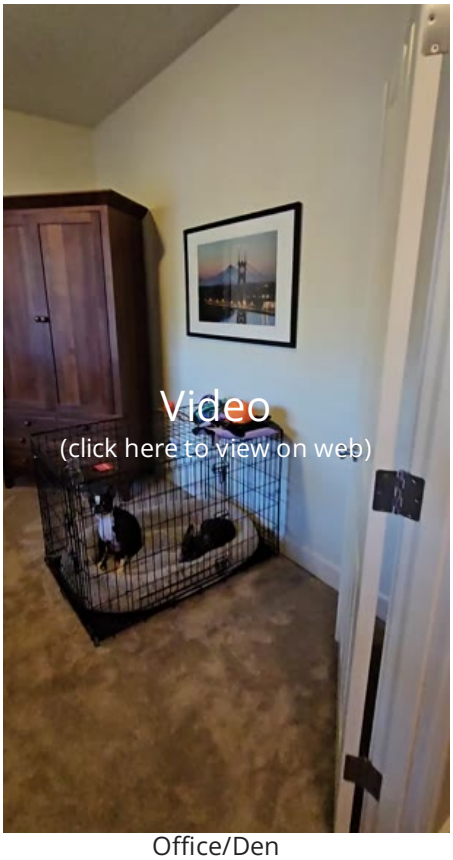
INTERIOR ORIENTATION: E. Kitchen & Wet Bar:



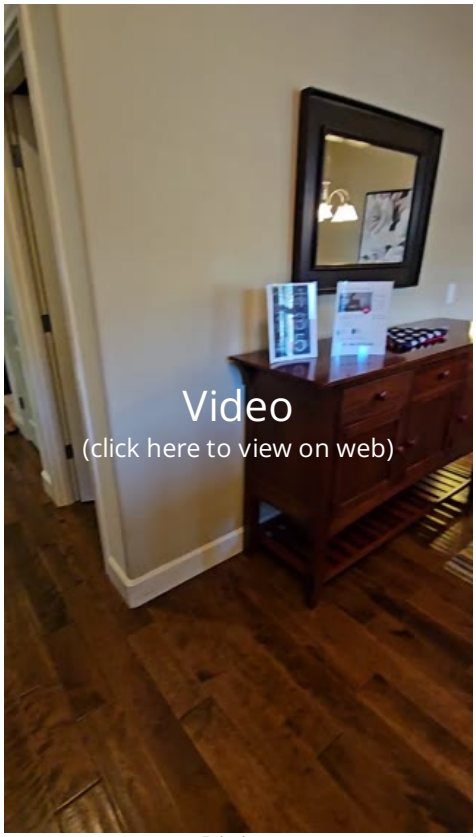
INTERIOR ORIENTATION: F. Hallway & Stairs:



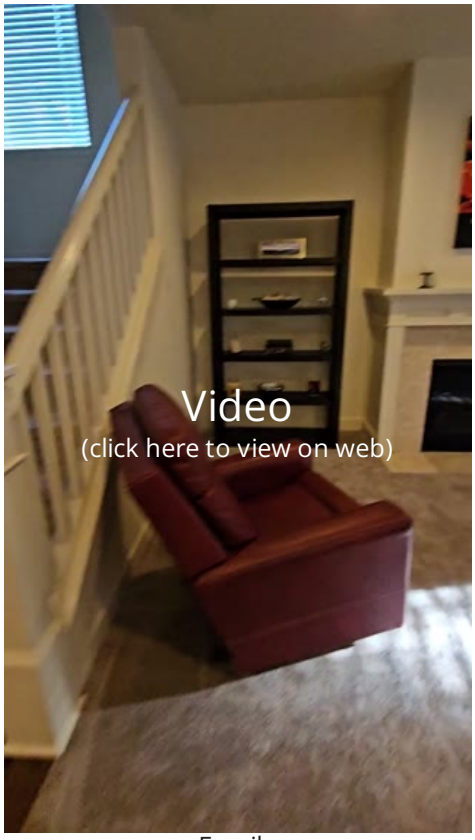
INTERIOR ORIENTATION: G. Other Rooms:



Office/Den



Dining



Family

WALL, CEILING & FLOOR: A. Ceiling Condition Where Visible:

Satisfactory

A home inspector is not required to observe paint, wallpaper, and other interior finishes on interior walls, ceilings, and floors. We do look at cosmetic items and note if there are structure, moisture, and/or pest concerns.

WALL, CEILING & FLOOR: B. Wall Condition Where Visible:

Satisfactory

A home inspector is not required to observe paint, wallpaper, and other interior finishes on interior walls, ceilings, and floors. We do look at cosmetic items and note if there are structure, moisture, and/or pest concerns.

WALL, CEILING & FLOOR: C. Flooring Condition Where Visible:

Satisfactory

A home inspector is not required to observe paint, wallpaper, and other interior finishes on interior walls, ceilings, and floors. We do look at cosmetic items and note if there are structure, moisture, and/or pest concerns.

COUNTERS & CABINETS: Counter & Cabinet Condition & Function (Representative Number) Where Visible:

Satisfactory

CAULKING & GROUT CONDITION: Caulking/Sealant Condition Where Visible

Satisfactory

CAULKING & GROUT CONDITION: Grout Condition Where Visible:

Satisfactory

NOTABLE SMELLS: A. Notable Smells:

Satisfactory

CEILING & WALL STRUCTURE: Ceiling & Wall Structure Condition Where Visible:

Satisfactory

Limitations - Due to ceiling and wall coverings (sheetrock), there is limited visibility of the ceiling and wall structure. The inspector is looking for any visible shifting or other defects, and only ceilings and walls that have fully exposed framing could be thoroughly inspected for structural deficiencies.

Observations & recommendations

13.2.1 WALL, CEILING & FLOOR

Information, Limitation, Exclusion

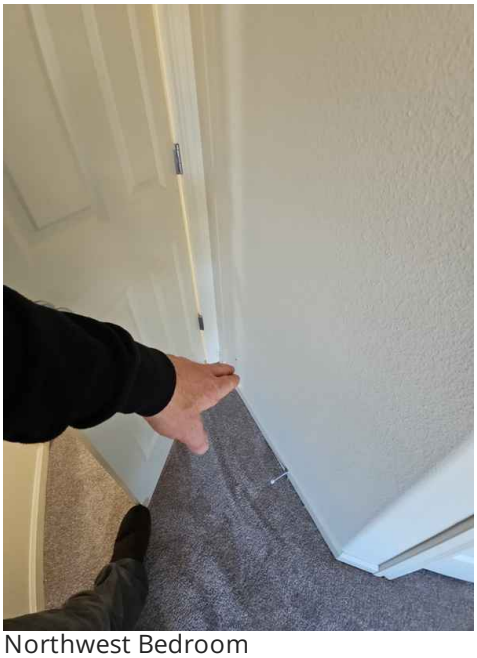
DRYWALL/PLASTER, NAIL POPS AND/OR CRACKS

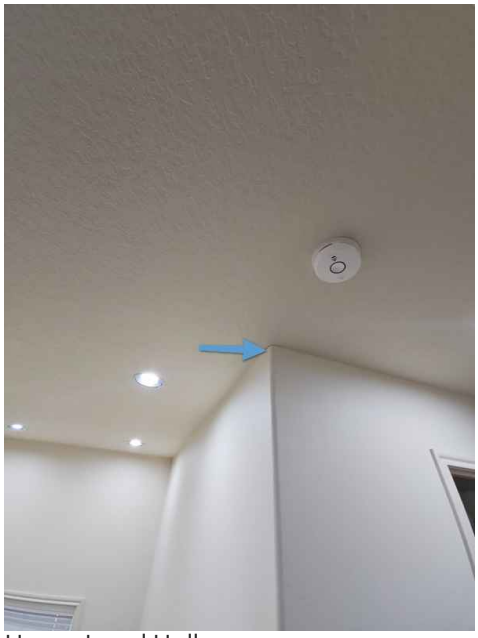
SOME LOCATIONS IN PICTURES

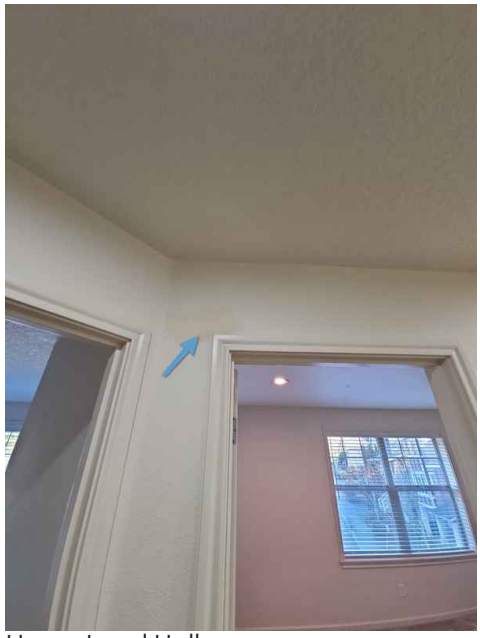
Typical nail pops and drywall cracks present at the time of inspection. These appear not to be structural, but recommend repair.

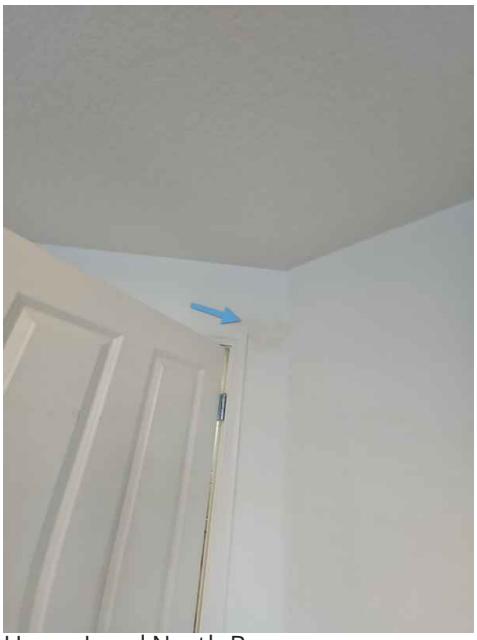
Recommendation

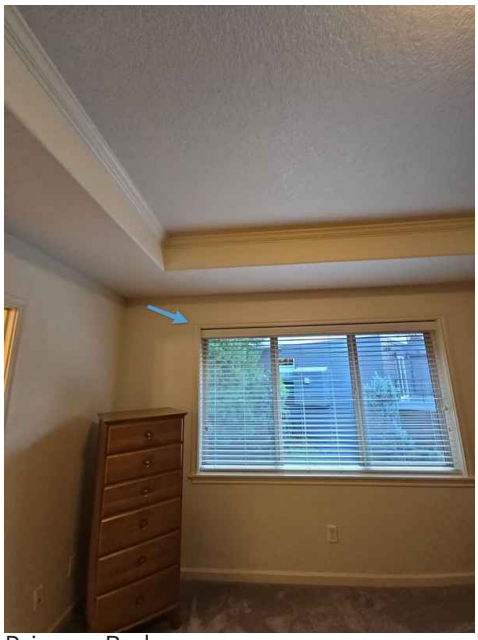
Contact a qualified handyperson/diy


Northwest Bedroom


Upper Level Hallway


Upper Level Hallway


Upper Level North Bonus

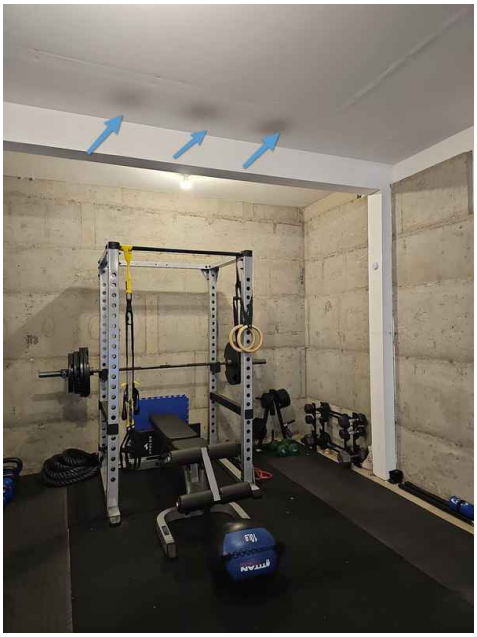

Primary Bedroom

13.2.2 WALL, CEILING & FLOOR

Information, Limitation, Exclusion

WALL/CEILING DISCOLORATION

Discolored walls or ceilings were noted in one or more areas. Appears dry at the time of inspection and does not appear to be moisture related.



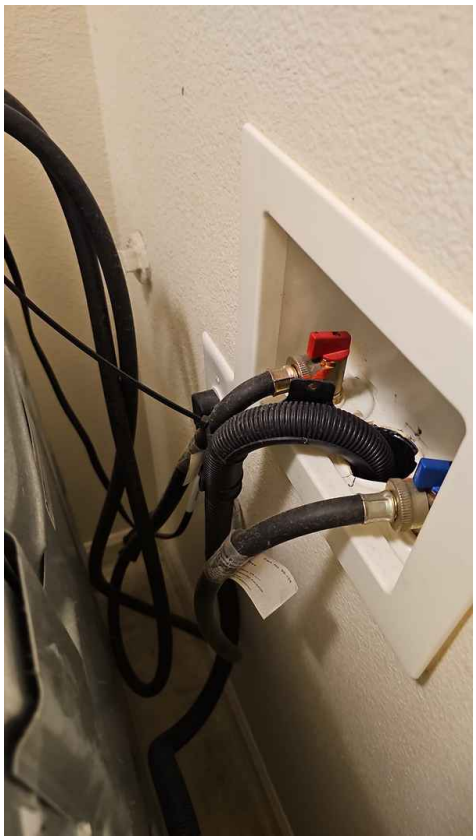
14: BUILT-IN APPLIANCES:

Information

CLOTHES WASHER: A. Clothes Washer:

Satisfactory

Exclusion: Running laundry machines is outside of the scope of an inspection and was not completed. We do inspect plumbing and venting.



CLOTHES WASHER: B. Water Supply Condition Where Visible (See Plumbing):

Maintenance Tip(s): Rubber hoses should be replaced yearly; stainless braided hoses should be replaced every three years.

CLOTHES WASHER: C. Drain Method & Air Gap Condition Where Visible (See Plumbing):

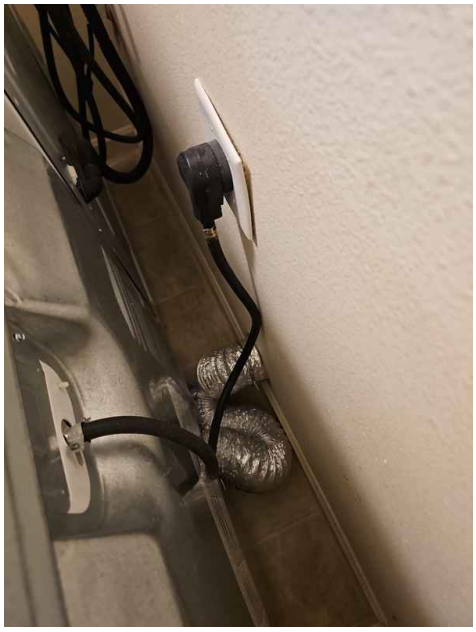
CLOTHES WASHER: D. Catch Pan (Not Required, But Recommended):

Maintenance Tip(s): In case of leaks it is recommended to have a catch pan under the washer.

CLOTHES DRYER: A. Clothes Dryer:

Satisfactory

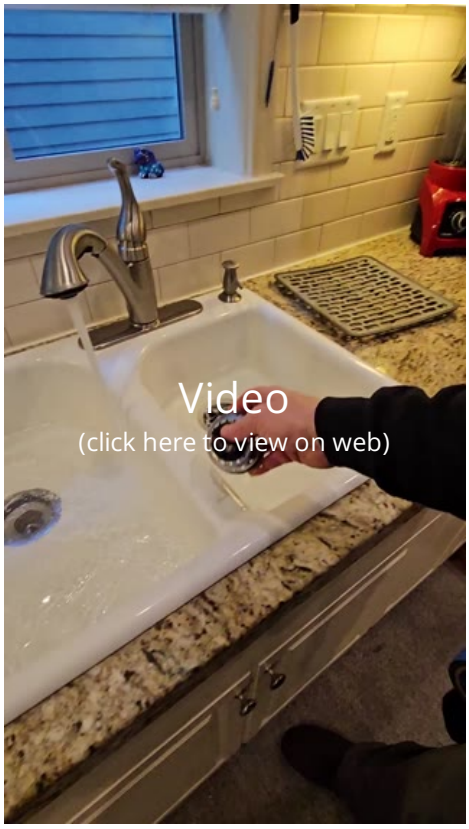
Exclusion: Running laundry machines is outside of the scope of an inspection and was not completed. We do inspect plumbing and venting.



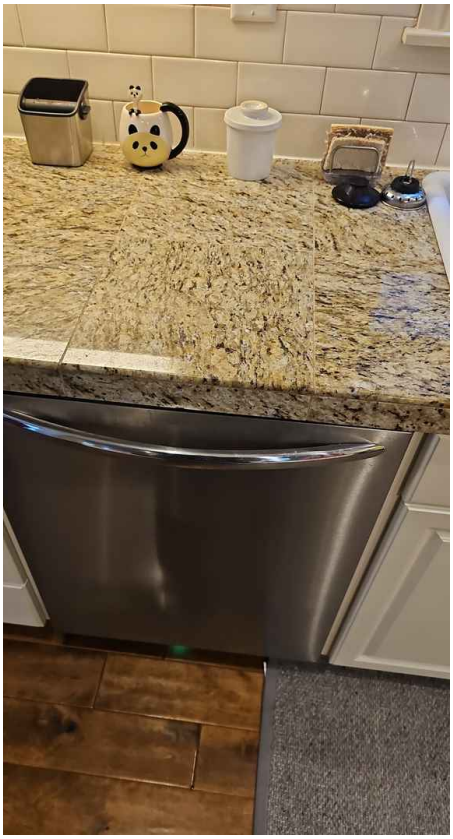
CLOTHES DRYER: B. Energy Source Described & Components Pictured (Observations Noted In Electrical or Plumbing/Fuel):
Electric (Four Prong)

CLOTHES DRYER: C. Dryer Venting (See Ventilation):

GARBAGE DISPOSAL: Garbage Disposal Operated Under Normal Cycle & Condition Where Visible:
Satisfactory



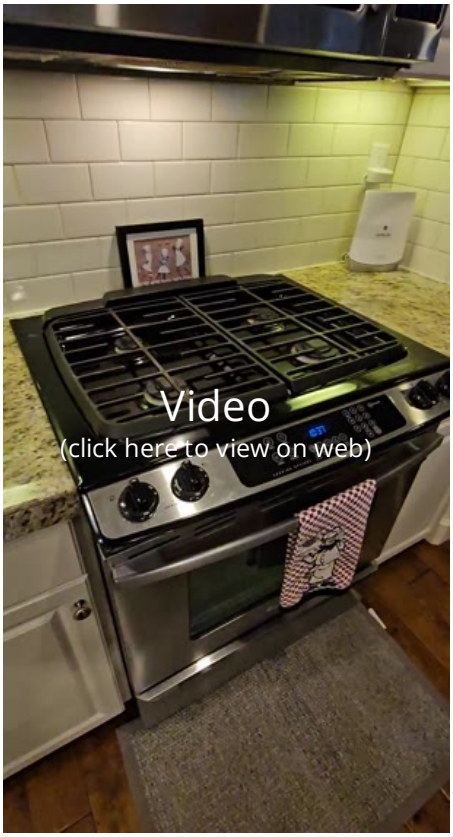
DISHWASHER: A. Dishwasher Operated Under Normal Cycle & Condition Where Visible:
Satisfactory



DISHWASHER: B. Dishwasher Air-Gap Condition Where Visible:
Satisfactory

DISHWASHER: C. Dishwasher Drainage Under Normal Cycle & Condition Where Visible:
Satisfactory

RANGE, COOKTOP, OVEN: A. Range, Cooktop, Oven Operated Under Normal Cycle & Condition Where Visible:
Satisfactory



RANGE, COOKTOP, OVEN: B. Energy Source Described & Components Pictured:
Gas-Fired Heat

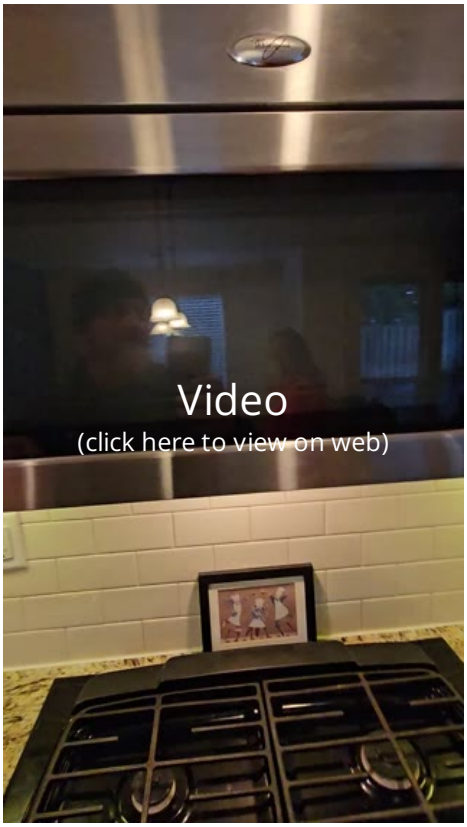
RANGE, COOKTOP, OVEN: C. Oven Light Condition Where Visible:
Satisfactory

RANGE, COOKTOP, OVEN: D. Anti-Tip Bracket Installed Where Accessible:
Satisfactory

RANGE, COOKTOP, OVEN: E. Range, Cooktop, Oven Turned Off:
Completed

VENTILATION (KITCHEN): A. Vent Operated Under Normal Cycle & Condition Where Visible:
Satisfactory

VENTILATION (KITCHEN): B. Ventilation Described Where Visible:
Vented (Down Draft / Hood / Microwave)



REFRIGERATOR: **Refrigerator Operated Under Normal Cycle & Condition Where Visible:**
Satisfactory

LIMITATIONS: **Check Your Appliances for Recalls:**
Where possible, we have photographed appliance data tags. You can use this free website to check for manufacturer recalls. RECALL CHECK LINK

15: ATTIC & ROOF STRUCTURE:

Information

ATTIC ACCESS INFORMATION: **Attic Access Location & Picture:**

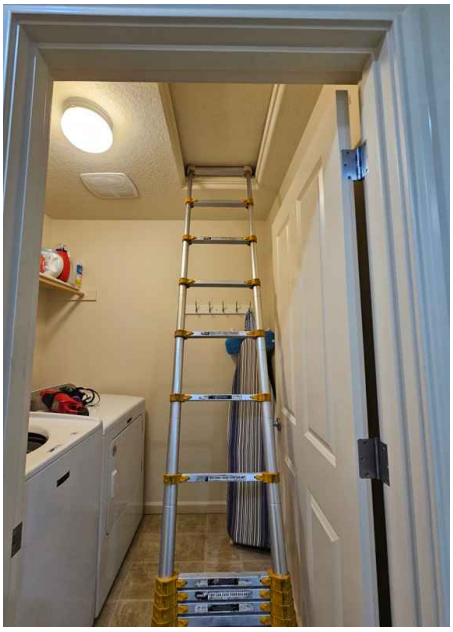
Laundry Room

Information Comment: All present and observable materials and components are listed below. All defects of materials and components will be explained in the observations summary.

Maintenance Tip(s):

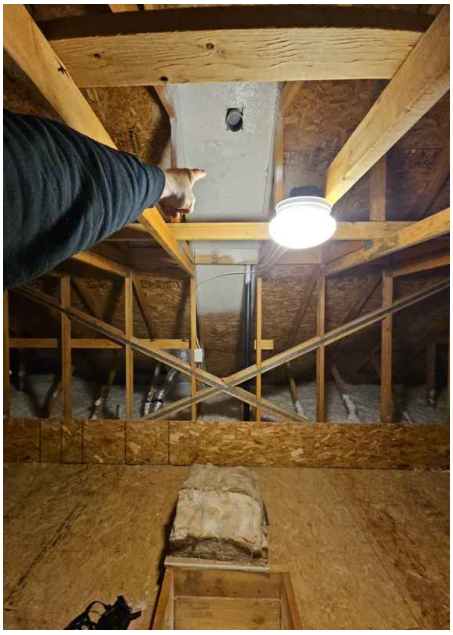
1. If applicable, we recommend adding weather stripping around the access for added energy efficiency.

2. It is recommended to have the attic inspected every year for moisture and structural problems that can occur.



ATTIC ACCESS INFORMATION: **Attic Inspection Method & Pictures:**

In the Attic














ROOF STRUCTURE: Roof Framing Described Where Visible:
2x4 Trusses

ROOF STRUCTURE: Roof Sheathing Described Where Visible:
OSB

ROOF STRUCTURE: Roof Structure Condition Where Visible:
Satisfactory

LIMITATIONS: General Structure Limitations:

Structure Inspection Limitation Note: Due to the nature of visibility in attics and crawl spaces, the inspection is limited to readily visible, non-invasive methods, and is non-exhaustive. There is a potential to damage insulation, framing, electrical, and other components.

16: CRAWLSPACE/BASEMENT & FOUNDATION STRUCTURE & DRAINAGE:

Information

CRAWLSPACE ACCESS INFORMATION: Crawlspace Access Location & Picture:
Not Present

Information Comment: All present and observable materials and components are listed below. All defects of materials and components will be explained in the observations summary.

Maintenance Tip(s):

1. If applicable, we recommend adding weather stripping around the access for added energy efficiency.

2. It is recommended to have the crawlspace inspected every year for moisture and structural problems that can occur.

CRAWLSPACE ACCESS INFORMATION: Crawlspace Inspection Method & Pictures:
Not Present

FLOORING STRUCTURE: A. Sub-Floor Condition Where Visible:
Not Inspected (Limitation Noted)

FLOORING STRUCTURE: B. Joist/Support Condition Where Visible:
Not Inspected (Limitation Noted)

FLOORING STRUCTURE: C. Pier/Post Condition Where Visible:
Not Applicable

FOUNDATION STRUCTURE: A. Foundation Style (Observations Noted Below):
Slab On Grade, Finished Basement

FOUNDATION STRUCTURE: B. Seismic Reinforcement Type Where Visible (Observations Noted Below):
Not Visible (Limitation)

VAPOR RETARDING (BARRIERS) & DRAINAGE: A. Vapor Retarders (Barrier) Condition Where Visible:
Not Applicable

VAPOR RETARDING (BARRIERS) & DRAINAGE: B. Crawlspace/Basement Drainage System Described Where Visible (Observations Noted Below):
Not Present

Limitation Note: It is beyond the scope of a home inspection to move the vapor retarder (barrier) to find and/or to test sealed systems.

LIMITATIONS: General Structure Limitations:

Structure Inspection Limitation Note: Due to the nature of visibility in attics and crawl spaces, the inspection is limited too readily visible, non-invasive methods, and is non-exhaustive. There is a potential to damage insulation, framing, electrical, and other components.

Observations & recommendations

16.3.1 FOUNDATION STRUCTURE

Information, Limitation, Exclusion

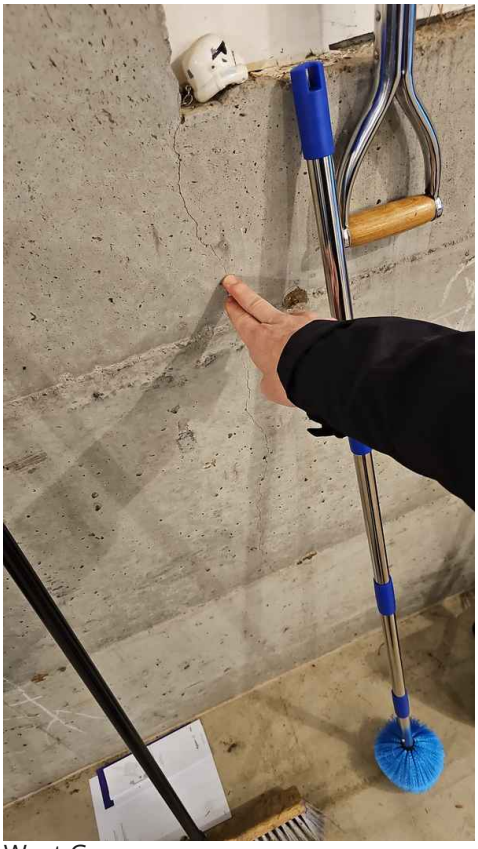
TYPICAL CONCRETE CRACKING

Minor concrete cracking was noted. Cracking that is less that 1/4 inch wide (think pencil eraser) is typical. May want to have sealed.

Article from This Old House on how to epoxy fix cracks.

Recommendation

Contact a qualified concrete specialist



West Garage

17: INSULATION & VENTILATION:

Information

INSULATION (ATTIC & FLOORING): A. Attic Insulation Described Where Visible (Observations Noted Below):
Loose-fill

INSULATION (ATTIC & FLOORING): B. Attic Insulation Depth Where Visible:
18-24

Limitations Note: It is beyond the scope of a home inspection to evaluate thermal efficiency ratings.

INSULATION (ATTIC & FLOORING): C. Crawlspace Insulation Described Where Visible (Observations Noted Below):
Not Present

Limitations Note: It is beyond the scope of a home inspection to evaluate thermal efficiency ratings.

VENTILATION: A. Attic Ventilation Described Where Visible (Observations Noted Below):
Natural Method (Roof/Ridge/Soffit/Shingle/Gable methods)

VENTILATION: B. Exterior Appliance Venting Physical Condition (Representative Number) Where Visible:
Satisfactory

Maintenance Tip(s): Recommend cleaning the all appliance vents a few times a year to improve safety and efficiency.

VENTILATION: C. Bathroom & Laundry Ventilation Fan Physical Condition Where Visible:
Satisfactory

Limitations Note: It is beyond the scope of a home inspection to evaluate ventilation efficiency.

VENTILATION: D. Venting Directed Outside Where Visible:
Satisfactory

VENTILATION: E. Crawlspace Ventilation Described Where Visible (Observations Noted Below):
Not Applicable

18: OREGON HOME INSPECTION STANDARDS OF PRACTICE:

Information

OREGON HOME INSPECTION STANDARDS OF PRACTICE (IN ONE PLACE IN CASE IT WAS MISSED EARLIER): A. Oregon Home Inspection Standards of Practice General Limitations & Exclusions:

812-008-0203 - General Limitations (1) Inspections undertaken in accordance with division 8 are visual and are not technically exhaustive.
(2) "Residential structures" and "appurtenances" thereto are defined in ORS chapter 701.005 and OAR chapter 812-008-0020.

812-008-0204 – General Exclusions (1) Oregon certified home inspectors are not required to report on:
(a) Life expectancy of any component or system; (b) The causes of the need for a repair;
(c) The methods, materials, and costs of corrections; (d) The suitability of the property for any specialized use;
(e) Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions;
(f) The advisability or inadvisability of purchase of the property; (g) The presence or absence of pests such as wood damaging organisms, rodents, or insects; (h) Cosmetic items, underground items, or items not permanently installed; or (i) Detached structures.
(2) Oregon certified home inspectors are not required to: (a) Offer or undertake any act or service contrary to law; (b) Offer warranties or guarantees of any kind; (c) Offer to undertake engineering, architectural, plumbing, electrical or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the Oregon certified home inspector holds a valid occupational license, in which case the Oregon certified home inspector may inform the client that the home inspector is so certified, and is therefore qualified to go beyond division 8 and undertake additional inspections beyond those within the scope of the basic inspection; (d) Calculate the strength, adequacy, or efficiency of any system or component; (e) Enter any area, undertake any procedure that may damage the property or its components, or be dangerous to the Oregon certified home inspector or other persons; (f) Operate any system or component that is shut down or otherwise inoperable; (g) Operate any system or component that does not respond to normal operating controls; (h) Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; (i) Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to toxins, carcinogens, noise or contaminants in the building or soil, water, and air; (j) Determine the effectiveness of any system installed to control or remove suspected hazardous substances; (k) Predict future condition, including but not limited to failure of components; (l) Project operating costs of components; (m) Evaluate acoustical characteristics of any system or component; (n) Observe special equipment or accessories that are not listed as components to be observed in division 8; or (o) Identify presence of odors or their source;

OREGON HOME INSPECTION STANDARDS OF PRACTICE (IN ONE PLACE IN CASE IT WAS MISSED EARLIER): B. Oregon Home Inspector Standards of Behavior and Standards of Practice Administrative Rules LINK:

https://www.oregon.gov/ccb/Documents/pdf/Home%20Inspector%20Standards.pdf

19: INSPECTOR CHECKLIST:

Information

A. Introduction to All Parties & Driveway Presentation:
Completed

B. All Applicable Items Reset or Turned Off:
Completed

C. All Areas Cleaned:
Completed

D. All Tools & Supplies Loaded Into Vehicle:
Completed

E. Windows & Doors Closed/Secured at the End of Inspection:
Realtor / Inspector / or Other Responsible Parties Still Present

Information Comment: It's our goal to treat every home with respect and leave them in the same condition as when we arrived. This is one of the steps taken as part of our final checklist in order to ensure that everything was reset to its original position/condition.

F. Water Meter Checked for Motion & Video:
Completed