



## **Home Inspection Report**

*Prepared Exclusively for:*

**Buyers name here**

*Located at:*

**Street address here  
City, State & zip here**

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**File # 6030**

Inspection date: 3.15.2025

Inspected by: Jerry @ JNS Inspections

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OCHI #1544 | CCB #79989



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## ❖ Site Information on Subject Property

File # 6030  
Date of Inspection: 3.15.2025  
Time of Inspection: 11am  
Client: Buyers name here  
Inspection address: Street address, City, St, Zip  
Weather conditions: Sunny  
Soil conditions: Dry  
Outdoor temperature: 65° F  
Est. building age: 2008'  
Building type: Detached single level  
Utility status: All on at time of inspection  
Front door faces: East  
Occupancy: Occupied at time of inspection  
Client / Agent: Client and agent present

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## Scope of Inspection

(This inspection was performed in accordance to the **OCHI Standards of Practice**).

Now that the inspection has been completed, this **INSPECTION REPORT** is to provide our Client with the results of the (visual-only) and (non-intrusive) inspection at the subject property. Our goal here is to determine the condition of the building as it may affect the **Safety** of the occupants and identify any **Significant Defects** which are defined as a problem that would have a **major** adverse impact on the value of the property such as structural, electrical, plumbing and heating. The fact that a current working component maybe near, or beyond the end of its normal (labeled) useful life-cycle and original design, is **Not** by itself a 'Significant Defect'. Most every home has smaller type deficiencies and require repairs but would **not be** considered an immediate significant defect.

Inspectors are on a time schedule, approximately 2-3 hours per inspection to evaluate the overall home. Plumbing, electrical and heating components are tested during this 'scheduled time'. Because it only takes a few hours to inspect the entire home, this is a good reason to have home-warranty... as you may find that after 'continuous component use' days, weeks or months of component usage, issues may arise.

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## 4. Interpreting the Inspection Definitions

- ☐ When these boxes are **unchecked** in each line-item, there is not an issue.
- ☒ When these boxes are **checked** under each line-item, there is an issue **or** identifying items.

### How to Interpret your Definitions:

**A.S.** = Appears Serviceable (Item perform satisfactory)

	<b>A.S.</b>	R.R.R.	S.H.	N/A
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**R.R.R.** = Review, Repair, Replace  
(**Recommend** having reviewed by a licensed contractor to estimate repair costs).

A.S.	<b>R.R.R.</b>	S.H.	N/A
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I would recommend that when marked **RRR** 'Review, Repair or Replace' estimates on such **noted** items in this report to be done by a licensed contractor specializing in that components field to estimate repair cost if needed prior to closing.  
**Understand, as the technician investigates the component further, they may find other underlying related issues.**

**S.H.** = Safety Hazard (These items will be written in **RED**. They are of more serious Safety Hazard's or incur larger costs and should be looked at by a licensed contractor before purchase)  
(**Understand, as the technician investigates the component further, they may find other underlying related issues**)

A.S.	R.R.R.	<b>S.H.</b>	N/A
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**N/A** = Not Applicable (Items that do **not apply** to this inspection)

A.S.	R.R.R.	S.H.	<b>N/A</b>
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## 5. Summary Report - Overview

The following is a highlighted synopsis of the potentially significant improvements for the safeguarding of occupants, repair of defective systems and components and the protection of the building that I recommend that should be undertaken. It may include SUGGESTED UPGRADES but does not include a full detailed description of the problems found or the suggested improvements which can be found in the preceding pages of this report. **Other types of inspections outside the scope of this home inspection report may include sewer scope, radon, certification of a pest & dry rot inspection, mold and mildew as well as asbestos & lead paint may also be necessary.** Recommendations included in this report are not necessarily the only solution for these defects and are not guaranteed to solve the problems observed. **Please read the entire body of this report for further details on these issues and other repair recommendations under each line-item.**



### **Summary of: 'Fire & Safety Hazards or larger concerns, SEE PICTURES AND REVIEW DETAILS.'**

1. 6.4 Roof: can be considered a Red-Flag as it may incur a larger cost for replacement.
2. 6.8 Garage: man-door into house can not have holes for pets, this is a 2-hr fire-rated door.
3. 7.2 A GFCI electrical outlet is required at kitchen islands.
4. 9.4 All smoke detectors are outdated. Carbon monoxide detector not installed in hallway.
5. 12.5 Confirm dryer vent-pipe is cleaned out of any lint buildup before use.



### **Summary of 'short-list': 'Typical-type maintenance repairs, SEE PICTURES AND REVIEW DETAILS.'**

1. 6.1 Recommend trimming back vegetation off house around perimeter by 18".
2. 6.2 North side of the house needs a foundation vent-well installed.
3. 6.3 Siding: Rear window has a siding crack at bottom, recommend caulking and paint touchup.
4. 6.5 Gutters: need cleaned out of organic debris around perimeter.
5. 6.6 Rear slider door screen is damaged, review/repair as needed.
6. 6.7 Some interior wood windowsills have water/fading stains, review/repair as needed.
7. 6.9 Driveway/sidewalk: recommend catch-basins... see pictures.
8. 6.10 Rear wood deck: recommend surface treatment to protect for longevity.
9. 7.1 Note: I did not observe an electrical outlet on front of house, recommend installing.
10. 9.1 Furnace: no 'last time' service label observed on furnace, recommended annually.
11. 10.1 Attic access was completely blocked by garage being full of owner's belongings, review.
12. 10.2 Crawlspace: small piece of insulation hanging down, recommend reinstalling.
13. 12.4 Interior doors: several doors need adjusted to open/shut properly, review/repair.
14. 12.5 Bathrooms: review line-item for several small repairs.

❖ **Note:** All numbered line-items listed below follows under (when observed 'at time of inspection')

### 6. GROUNDS and EXTERIOR INSPECTION

**Note:** Inspection does not cover geo-tech requirement items such as large retaining walls or soil compactions. Also, during inspection to observe ground-water drainage I need heavy rains and standing water at time of.

6.1 Grounds/retaining walls: A.S. **R.R.R.** S.H. N/A

**Front:** ☒ Level ☐ Sloped ☐ both level & sloped

**Rear:** ☒ Level ☐ Sloped ☐ both level & sloped

**Sides:** ☒ Level ☐ Sloped ☐ both level & sloped

#### Observation comments:

- ☒ Vegetation, organics and debris need separated from siding 18" to preserve longevity of material.
- ☐ Grade has negative pitch towards foundation, recommend pitching water away.
- ☐ Standing water low-points, recommend diverting water away.

Examples:

Overgrown on siding perimeter example.



Keep tree branches away from roofs.





<b>6.2 Foundation:</b>	A.S.	<b>R.R.R.</b>	<b>S.H.</b>	N/A
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**Types:** ☒ Concrete footings and walls ☐ Post & Pillar ☐ Slab ☐ other

**Observation comments:**

- ☒ Typical small superficial cracks, no concerns at time of inspection.
- ☒ Recommend adding foundation vent-wells where organic debris is near vents.
- ☒ Limited exterior view with vegetation cover.



North side of house.

<b>6.3 Siding shell &amp; exterior painting:</b>	A.S.	<b>R.R.R.</b>	<b>S.H.</b>	N/A
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- ❖ If this home has HOA's, they may be in charge of routine exterior maintenance, repairs and replacement of such items as roofing, siding, paint, gutters etc. Confirm with your realtor.
- ❖ Metal flashings called '**Z-metal**' type... should always be applied above siding trims (vs caulking) in such areas as windows, doors, bellybands, light and plumbing block... etc. This will help keep out water from entering behind the siding and causing water leaks/dry-rot damage. I typically find no or partial Z-metal on homes 10 years or older. Note, when a bellyband covers... for example 2-panels of T.1.11 without observable Z-metal I cannot or may not be able confirm there is Z-metal behind the bellyband, have a contractor evaluate further.

- ❖ **Siding Types:** ☒ Cement fiber lap board ☐ T.1.11 (Z-metal installed: ☐ Yes ☒ No ☐ Partial)

❖ **Observation comments:**

- ☒ Overall, in good condition at time of inspection.
- ☐ I observed areas of damaged, loose, gaps or missing siding, have contractor review total perimeter.
- ☐ I observed areas of dry-rot at siding and trim, have contractor review total perimeter.
- ☐ Garage jambs are dry-rotted on bottoms.
- ☐ Areas of window trims / barge boards have dry-rot, have contractor review total perimeter.



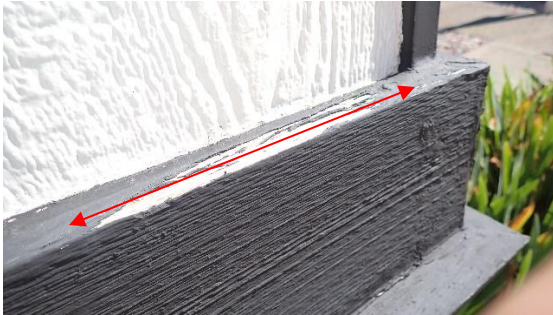
Recommend caulking and paint at rear of house.

**Exterior Paint Conditions:****Observation comments:**

- ☒ Main paint body in good condition.
- ☐ Lower body paint condition, blotchy, thin, fading and stains. Recommend a repaint.
- ☒ Wood trim touchup needed in some areas, thin and blotchy, trims boards peeling throughout.
- ☐ Caulk missing or deteriorating in areas, recommend re-caulking & paint touchups.
- ☒ Holes, pipes, wires and objects penetrating siding need filled with caulk and paint touchups.

Examples:

Front columns



Areas of roofing barge boards.

<b>6.4 Roof / Overhangs:</b>	A.S.	R.R.R.	<b>S.H.</b>	N/A
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(Recommend cleaning off roof-debris and moss buildup every 6 months: spring &amp; fall)

(Note: if no precipitation at the time of roof inspection, leaks thereafter may not have been observable.)

(Note: fascia and soffit boards behind or around gutters may not be observable and contain dry-rot areas.)

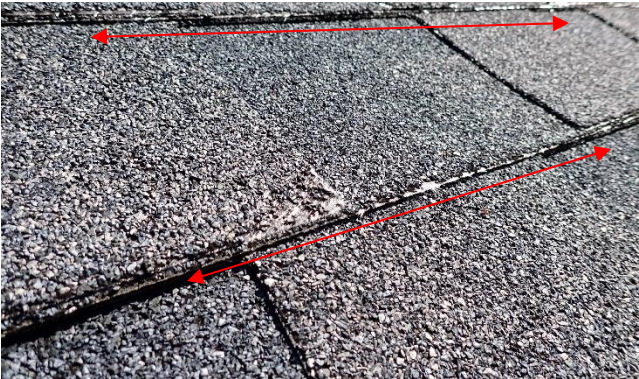
**Types:** ☒ Composition ☐ Metal ☐ Tile ☐ Shake ☐ other**Observation comments:**

- ☐ Moss buildup in areas, recommend removing.
- ☐ Small, blemished areas, recommend roofing epoxy where needed and regular maintenance.
- ☐ Organic tree debris on roof, recommend removing.
- ☐ Areas of roof material have missing or damage pieces, recommend repairs.
- ☐ Observed several areas of roofing patch repairs.
- ☒ This roof is showing signs of ending lifecycle, consider replacement. Have roofing contractor evaluate.
- ☐ Rubber roof flashings are cracking or damaged and needs repaired/replaced.
- ☐ Metal step flashing at gable siding and gutter area missing 'kickout flashing' into gutter... see pic ex:





Examples below of exposed fibers along composition edges.



6.5 Gutters & Downspouts:	A.S.	R.R.R.	S.H.	N/A
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(Recommend cleaning out gutters/downspouts every 6 months: spring & fall)  
(Although gutters and downspouts maybe in working condition, recommend confirming rain-drain system are; companies such as... Apollo drain, Roto Rooter or similar maybe able to scope/repair potential issues).

Types: ☒ Metal    ☐ Plastic    ☐ other    /    ☒ Fascia style    ☐ K-style

Observation comments:  
☒ Gutters contain organic material and can plug drain to downspout, recommend removing material.



- ☐ Several perimeter nail-heads securing gutters to roof system are loose and need tightened.
- ☐ Downspouts need to terminate away from foundation a minimum of **5-10'**.
- ☐ Areas of downspouts have poor connection to rain drain system, recommend repairs.
- ☐ Gutters pulling away from roof support, recommend re-securing.
- ☒ Recommend covering rain-drain pipes for protection 3-6" ... see pictures.



<b>6.6 Exterior Doors:</b>	A.S.	<b>R.R.R.</b>	<b>S.H.</b>	N/A
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**Front:** ☒ Metal ☐ Wood ☐ Fiberglass ☐ other

**Rear:** ☐ Metal ☐ Wood ☐ Fiberglass ☒ Vinyl ☐ Aluminum

**Observation comments:**

- ☐ Weather strip missing/damaged or screws at hinges or both.
- ☐ Door jambs/threshold has dry-rot areas.
- ☐ Door locks need adjusted / air gap / door won't stay in open position; needs adjusted.
- ☒ Rear sliding door screen is damaged.



<b>6.7 Windows:</b>	A.S.	<b>R.R.R.</b>	<b>S.H.</b>	N/A
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- Any caulking missing or gaps around windows interior/exterior should be repaired.

**Types:** ☒ Vinyl ☐ Aluminum ☐ Wood ☐ other

**Observation comments:**

- ☐ Broken glass
- ☐ Double pane gas seal has leaked and is fogged up, recommend repairs.
- ☐ Single pane
- ☒ **Some screens missing or damaged**
- ☒ Recommend cleaning window/door tracks.
- North side interior windowsills have water and fading stains, review/repair as needed.
- 



<b>6.8 Garage:</b>	A.S.	R.R.R.	<b>S.H.</b>	N/A
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**Observation comments:**

- ☒ Man-door into house is not allowed to have holes cut into it, it should be a 2-hour fire-rated solid door.
- ☐ Garage doors dents noted.
- ☐ Door tracks need lubricated/adjusted.
- ☒ Note: no garage door motor installed.
- ☒ Note: garage was full of owner's belongings and difficult to observe most.





<b>6.9 Driveway &amp; Sidewalk/retaining wall:</b>	A.S.	<b>R.R.R.</b>	<b>S.H.</b>	N/A
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(Retaining walls referring to non-engineered, smaller landscape types)

**Types:**    ☒ Concrete    ☐ Asphalt    ☐ Gravel    ☐ other

**Observation comments:**

- ☐ Driveway / sidewalk have minor typical type cracking, recommend concrete epoxy sealing.
- ☐ Driveway has excessive cracking, recommend licensed contractor investigate further for repairs.
- ☐ Standing water at low points observed in driveway, recommend diverting water away.
- ☐ Uplifted concrete... elevation difference of  $\frac{3}{4}$ " is considered a tripping hazard.
- ☐ Wood expansion joints have/are deteriorating, consider replacing.
  - Recommend adding a catch-basin on left side of driveway.
  - Recommend adding a catch-basin at entry sideways, to divert water away.



<b>6.10 Decks / Porch / Stairs / Fence:</b>	A.S.	<b>R.R.R.</b>	<b>S.H.</b>	N/A
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**Front:**    ☒ Concrete    ☐ Wood    ☐ Composite    ☐ other  
**Rear:**    ☒ Concrete    ☒ Wood    ☐ Composite    ☐ other

**Observation comments:**

- ☐ Areas of deck that are dry-rotted.....    ☐ front    ☐ rear    ☒ recommend deck treatment.
- ☒ Unable to observe substructure due to being built low to ground or closed in...    ☐ front    ☒ rear
- ☐ Organic debris needs to be pulled off/away from wood post any wood materials to help prevent dry-rot.

- ☐ Decks / stairs higher than 30" from ground require a code installed railing system.
- ☐ Stair railings are required to have graspable rail to code no wider than 2 ¼".
- ☐ Maximum distance between balusters when a railing is required is 4".
- ☐ Steps: maximum riser-gaps are 4", fill in if over.
- ☐ Open end hand rails are not allowed, ends need returned to wall to prevent tripping hazard.
- ☐ Minimum & maximum railing height at stairs is measured from tread nose between 34" - 38".
- ☐ Steps with 4 or more risers require a graspable hand railing.
- ☐ Maximum step riser height is 8" and minimum tread depth is 9".
- ☐ All step riser heights have to be within 3/8's of inch within each other.
- ☐ All ledger boards connected to house supporting decks or roofs need **lag-bolt/screw** to secure 16" oc.
- ☒ Areas of perimeter wood fence dry-rotted, loose or leaning... recommend repairs.



Limited view under deck.



Recommend adding treatment to preserve longevity.

Wood fencing is dry-rotted in areas and leaning in several spots, review/repair as needed.



Fence leaning in several areas.



## 7. ELECTRICAL INSPECTION

Any hidden/unforeseen exterior outlets all need to be GFCI protected.

7.1 Exterior electrical: A.S. **R.R.R.** **S.H.** N/A

**Meter location:** ☐ Overhead to side of garage ☒ Underground to side of garage

**Observation comments:**

☐ All exterior outlets are required to be GFCI protection.

☐ Exterior lights missing bulbs/fixture covers.

☐ Doorbell is not functioning properly.

Note: I did not observe an electrical outlet on front of house.

7.2 Interior electrical: A.S. R.R.R. **S.H.** N/A

**Panel location:** ☒ in garage ☐ in house ☐ in a bedroom ☐ utility room

**Panel capacity:** ☒ 200 ☐ 150 ☐ 125 ☐ other

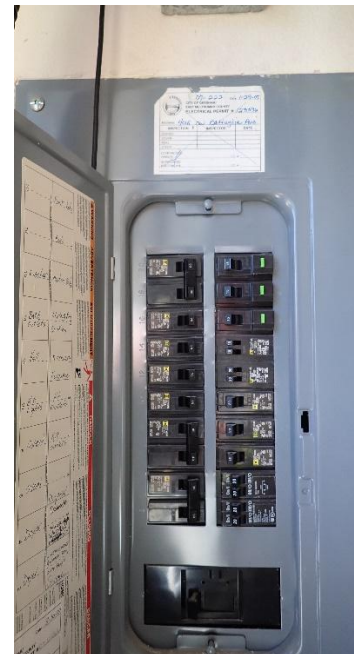
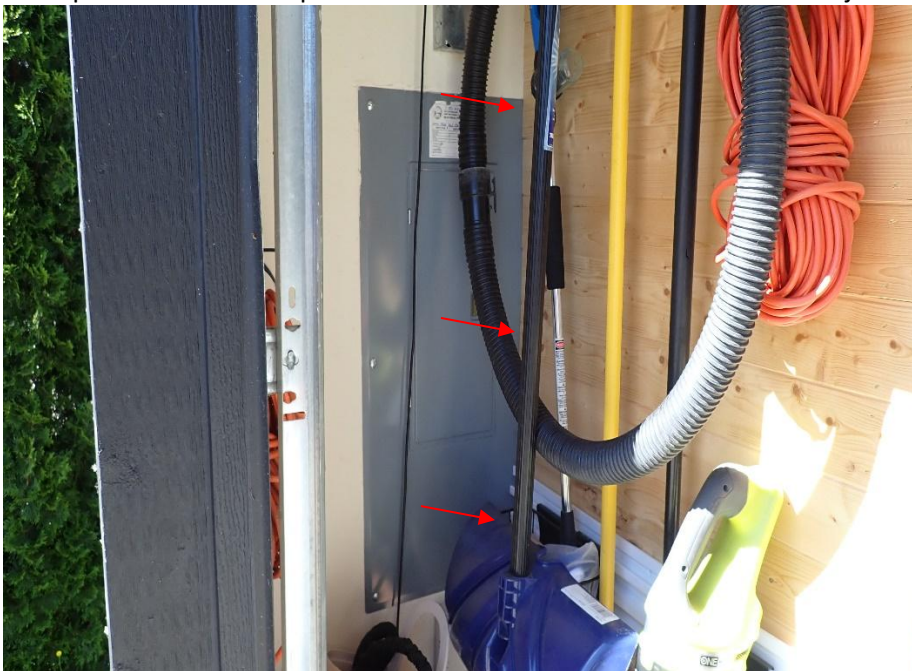
**Electrical panel labeled:** ☒ Yes ☐ No ☐ partial/faded

**Observation comments:**

☒ GFCI's missing/required at.... ☒ kitchen island ☐ bathrooms ☐ laundry sink outlet

☐ Double tapped breaker ☐ outlets/switches without covers ☐ GFCI's not functioning properly

☐ panel issues ☐ exposed or loose wire ends need to be sealed with junction box



Electrical panel screws blocked at time of inspection.

**Note:** GFCI's are required within 6' of water's edge, such as sinks and tubs.

**Note:** Not every single electrical outlet throughout the house is tested if occupied or staged. We test per room to confirm power is functioning at light switches and spot check at an accessible electrical outlet. If an undiscovered/hidden condition exists, you may want to consult a license electrical contractor for all your electrical needs.

**Note:** Any covered, hidden or unforeseen exposed or loose electrical wire ends need to be installed in protective junction boxes throughout the house/attic/garage/crawlspace.

**Note:** Alarm systems, low voltage & in-wall vacuum systems are outside of the scope in this report.

## 8. PLUMBING INSPECTION

(Sewer scopes are always recommend. Best to have inspected before purchase for potential issues)

**8.1 Exterior plumbing:** A.S. R.R.R. S.H. N/A

**Water meter location:** near street

**Water shut-off location other than at meter:** unknown, garage was full of owner's belongings.

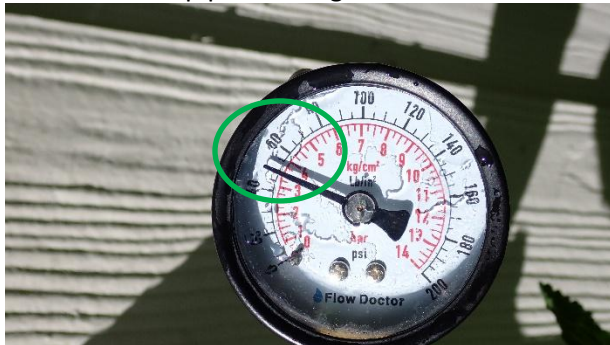
**Sewer Clean-out location:** unknown

**Main Gas shut-off location:** at meter

### Observation comments:

- ☐ Hose bib leaks at handle when turned on.
- ☐ Hose bib pipe at siding is loose and needs secured.

- ☐ front    ☐ rear    ☐ side
- ☐ front    ☐ rear    ☐ side



**Note:** **Measured PSI** (at hose bid) was **(50 lbs.)** at time of inspection. The recommended range for residential housing is between 45 and 80 psi. If psi is over 80lbs a 'pressure reducing valve' should be installed. (**Note:** if house is on a 'well', pressure tends to have lower psi pressure)

**Note:** Where applicable, recommend thermos wrapping any exposed exterior water pipes.

**Note:** Lawn sprinklers, outdoor fountains, spas, swimming pools are **NOT** part of a Standard & Practice during a Home Inspection and if needed, it should be inspected by a licensed contractor.

<b>8.2 Interior plumbing:</b>	<b>A.S.</b>	R.R.R.	<b>S.H.</b>	N/A
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(Limited visual inspection at wallboard covering, unable to observe all types and conditions of pipping)

**Note:** If applicable, interior sprinkler systems are not inspected.**Type of Water Supply Pipe:** ☐ Pex/Orsbo type ☒ Copper ☐ Galvanized ☒ Plastic type**Type of Drain Pipe:** ☒ ABS type ☐ other**Observation comments:**☒ **No interior plumbing fixture leaks at time of inspection.**

- ☐ Water supply line leaks at: ☐ kitchen sink ☐ bathroom sink ☐ toilet
- ☐ P-trap/drains in cabinet leaks at: ☐ kitchen sink ☐ bathroom sink ☐ laundry
- ☐ Faucets: ☐ kitchen sink ☐ bathroom sink ☐ dishwasher
- ☐ **Note:** galvanized pipes have a typical life-cycle of 50 years, consider upgrading.  
(Can lead to possible rust in lines and or weaker water pressure)

<b>8.3 Water Heater:</b>	<b>A.S.</b>	R.R.R.	<b>S.H.</b>	N/A
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**Location:** ☒ garage ☐ utility room ☐ closet ☐ attic**Type:** ☐ electric ☒ gas**Size:** ☒ 40 ☐ 50 ☐ 66 ☐ 80 ☐ tankless**Earthquake straps:** ☒ yes ☐ no ☐ partial**Elevated stand:** ☒ yes ☐ no**TPV overflow pipe:** ☒ yes ☐ no**Age of unit:** 2007'**Hot water temperature:** 113 degrees at time of inspection.

I would recommend between 120 &amp; 125 degrees.

**Observation comments:**

- ☐ All water heaters are required to have **2** earthquake straps installed.
- ☐ Maximum hot water temperature per manufacture for scolding purposes is **125** degrees.

**Note:** Hot water temperatures can vary throughout house depending distance from water heater.**Note:** ☐ recommend terminating catch-basin pan under water heater to exterior of house.**Note:** Average lifespan for Water Heaters runs 12-15 years.**Note:** **TPV** = Temperature Pressure Value... a safety relief valve system with ridged pipe 6" from floor.

### 9. HEATING and COOLING INSPECTION

(Recommend cleaning or replacing your furnace air-filter every 6 months and service once per year)

**9.1 Forced Air Furnace:**      A.S.    **R.R.R.**    S.H.    N/A

**Location:**            ☒ garage      ☐ utility room    ☐ closet      ☐ attic  
**Type:**                ☐ electric      ☒ gas  
**Furnace efficiency:**    ☐ medium      ☒ high  
**Exhaust type:**        ☐ none, elec.    ☐ PVC type      ☒ double wall metal  
**Filter location:**        ☐ at furnace    ☐ electronic cleaner at furnace    ☒ hallway return air vent  
**Filter condition:**      ☒ clean ☐ dirty/partial    ☐ replace    ☐ none installed  
**Age of unit:**            2007'                    **Filter size:** 20 x 20 x 1"

**Observation comments:**

- ☒ Several floor registers/boots need to be cleaned out of loose debris.
- ☒ **No label** on furnace showing last time unit was serviced, **recommend servicing once every year.**
- ☐ Furnace did not start at time of inspection or did not function properly, recommend service.



**Note:** Average life expectancy of a furnace runs 25 years. Heating systems are checked only for basic functions; this is not an all-inclusive system check. Internal components are not inspected including the heat exchanger. Heating systems should be checked annually by a licensed qualified contractor for maximum performance.  
**(Recommend servicing furnace once per year and clean filters every 6-months for max performance)**

**9.2 A/C System:**      A.S.    R.R.R.    S.H.    **N/A**

(Service annually, same time as furnace).

**Location of Compressor:**      ☐ backyard    ☐ side of house    ☐ front of house  
**Age of unit:**

**Observation comments:**

- ☐ Unit did not function at time of inspection, recommend service.
- ☐ Recommend also having serviced/cooling fins-cleaned during the same time as furnace.

<b>9.3 Fireplace:</b>	<b>A.S.</b>	R.R.R.	<b>S.H.</b>	N/A
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(Chimney stacks and pipes have limited view during inspection, consider a contractor for a detailed inspection)

**Types:** ☐ masonry ☒ insert ☐ pellet stove ☐ freestanding wood  
**Fuel:** ☐ wood ☐ natural gas ☐ propane gas ☐ pellets

**Observation comments:**☒ Note: no blower installed.

The fireplace ignited at time of inspection.

<b>9.4 Smoke &amp; Carbon detectors:</b>	A.S.	R.R.R.	<b>S.H.</b>	N/A
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**Smoke detectors:** ☒ outdated ☐ missing in bedrooms, hallway or per floor ☐ bad/none battery  
**Carbon monoxide:** ☐ outdated ☒ missing within 15' of bedrooms & per floor ☐ bad battery  
**Detectors in house are:** ☒ wired ☐ battery only operated. Note: if wired, must be replaced with wired.

**Observation comments:**

Smoke is required per interior bedroom including hallways outside of bedrooms and carbon within 15' outside each bedroom and both smoke and carbon monoxide per floor.

- When moving in, I always recommend installing new batteries in all units.

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**Smoke Alarm Information Center**[Overview](#)[Smoke Alarm Installation Resources](#)[Applicable Statutes, Rules, and Fire & Life Safety Codes](#)[Training for Real Estate Agents, Home Inspectors, and Property Management](#)[Smoke Alarm Frequently Asked Questions \(FAQ\)](#)[Resources](#)**Overview**

The Oregon Office of State Fire Marshal (OSFM) provides information to citizens and agencies to increase the number of residences with working smoke alarms and provides guidance on Oregon smoke alarm laws. For questions regarding smoke alarms, contact 503-934-8228 or [osfm.ce@state.or.us](mailto:osfm.ce@state.or.us).

[Back to the top](#)



(link to fire marshal site)

<https://www.oregon.gov/osp/SFM/pages/index.aspx>

**Notes:** Oregon current law requires all bedrooms and hallways to have smoke detectors as well as 1 carbon-monoxide detector per floor and within 15' of bedrooms.

**Note:** Most smoke detector manufactures suggest replacing/updating entire unit after 10 years of manufactures date to validate warranty. Same is true with Carbon Monoxide detectors after 7 years from manufactures date, typically found stamped on back of unit.

## 10. INTERIOR SUB-STRUCTURE ASSESMENT

10.1 Attic: A.S. **R.R.R.** **S.H.** N/A

- ❖ **Note:** Water roof/attic leaks may not be observed if it is not raining heavy at time of inspection.
- ❖ **Note:** If no visible mold was observed, doesn't mean there isn't. I always recommend testing.

**Access location:** ☐ hallway ☒ garage ☐ bedroom ☐ exterior gable  
**Access limitations:** ☐ accessible ☒ un-accessible  
**Framing type:** ☐ trusses ☐ hand cut roof ☐ both  
**Roof decking type:** ☐ plywood sheeting ☐ skip-board type

### Observation comments:

- ☐ Fan ducts blowing in the attic are not fully ventilating to roof vent.
- ☐ Insulation thin in areas of attic, recommend adding.
- ☐ Poor roof ventilation may require roofing vents, bird-blocks, soffit or gable vents.
- ☐ Signs of water damage/dry-rot to structure... ☐ currently leaking ☐ from previous leak
- ☐ Visual observation of mold, recommend further review/removal by mold company that provides warranty.
- ☐ Exposed wire ends need to be sealed within a protective junction box/with cover plate.
- ☐ Rodent droppings observed, may consider pest control.
- ☒ Attic access was blocked at time of inspection due to owner's belongings, unable to pull stair-door down.



<b>10.2 Crawlspace:</b>	A.S.	<b>R.R.R.</b>	<b>S.H.</b>	N/A
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❖ **Note:** If no visible mold was observed, doesn't mean there isn't any. I always recommend testing.

**Access location:** ☒ interior of house ☐ exterior of house

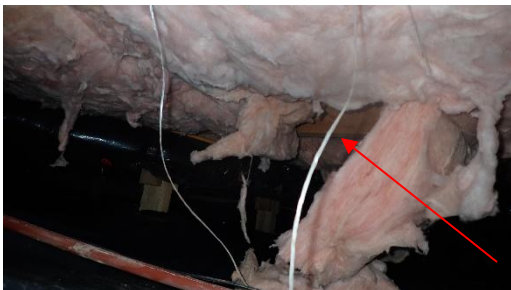
**Access limitations:** ☒ accessible areas ☐ limited access areas with only partial visual

**Observation comments:**

- ☐ Vapor barrier in areas is missing or needs respread in crawlspace.
- ☐ Heating boots lying on ground.... ☐ disconnected boots.... ☐ metal vent boots are not insulated.
- ☐ No insulation in floor, not required in this time period... ☒ Insulation hanging down in areas (reinstall).
- ☐ Basements: if finished products are installed, I'm unable to observe behind walls, floor coverings... etc.
- ☐ No low-point/floor drain observed. ☐ Confirm basement floor drain is functioning properly.
- ☐ Recommend drain-pipes in concrete slabs be scoped/cleaned and functioning properly before purchase.
- ☒ Unless potential visual issues are observed, we do not pull-down insulation from floors.
- ☐ Recommend heating contractor review boot-connections and seal properly if needed.
- ☐ Rotted wood materials due to lengthy time water leak in area.
- ☐ Loose Romex wires lying on ground, recommend securing to bottom of wood floor structure.
- ☐ Foundation vent screen needs repaired.
- ☐ **Concrete deterioration from moisture spalling... recommend water proof company evaluate/remedy.**
- ☐ Leftover debris in crawlspace, recommend removing.
- ☐ Rodent droppings observed, may consider pest control.
- ☐ Sump-pump observed (at time of inspection it was) ☒ functioning ☐ not-functioning
- ☐ Previous signs of water marks in crawlspace on post supports, vapor barrier or both.
- ☐ Previous signs of water-stains on wood floor substructure in bathroom, kitchen area.
- ☐ Previous signs of water-stains on wood floor substructure in plumbing locations such as bathroom, laundry and kitchen area.
- ☐ Recommend adding handle to crawlspace door access.
- Fresh water puddles or standing water observed in crawlspace during inspection. ☐ Yes / ☒ No
  - Overall in good condition.



Sump-pump SW corner



Small amount of insulation hanging down, middle of house location.

### 11. Outbuildings ASSESSMENT

11.1 Outbuildings / Shops: A.S. R.R.R. S.H. N/A

**Type of:** ☐ Wood shop ☐ Metal shop

**Roof material:** ☐ Composition ☐ Metal ☐ other

**Siding Types:** ☐ T.1.11 ☐ Hardi lap/board type ☐ metal ☐ other

**Observation comments:**

### 12. Living Spaces ASSESSMENT/INSPECTION

(Radon testing is always recommend. Best to have tested before purchase in case of higher levels)

❖ **Note... throughout living spaces:**

- ✓ At time of inspection this home was occupied. I was unable to observe details behind sofa's, furniture, beds, dressers, rugs etc...
- ✓ Cabinets with sinks were full of owners belongs and was difficult to observe all.
- ✓ Some interior doors need to be adjusted to shut properly or stay in open position.
- ✓ Some interior door and cabinet knobs may need to be adjusted to function properly.
- ✓ If carpet sags in areas, recommend repairs.
- ✓ Typical/standard type floor, drywall, door and trim blemishes throughout house... minor cosmetic types.
- ✓ If/when installing new carpet, this is the time to use screws to remove squeaks in plywood floors.

**General notes:**

- ❖ If you smell natural gas odor either outside or inside call "NW Natural Gas" it's a free service inspection. We do not have equipment for testing gas leaks. If we smell a strong gas odor at the home during inspection it will be stated in this report to have NW Gas or contractor investigate or propane company.
- ❖ If no mold was observed it doesn't mean there isn't any (could be hidden), consider mold testing house.
- ❖ Unable to observed behind walls on older homes, have contractor confirm insulation.
- ❖ Any future dry-rot repairs may expose further unforeseen/hidden damage behind finish products.
- ❖ No safety type screens on windows observed for children potentially fallen through, please review.
- ❖ Any previous 'addition type work' structurally added on home should have been permitted.
- ☑ Always recommend a Home Warranty for older kitchen appliances and items throughout home such as furnaces, a/c, ovens, dishwashers, water heaters, washer/dryers... etc.

<b>12.1 Entry / Halls / Living-Dining Rooms:</b>	A.S.	R.R.R.	S.H.	N/A
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**Observation comments:**

- ✓ Appears Serviceable, no issues observed in these areas at time of inspection.

<b>12.2 Kitchen:</b>	A.S.	R.R.R.	S.H.	N/A
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**Note:** Future floor remodel work may expose unforeseen dry-rot, undetectable during inspection at finish floor materials.

☒ **Always recommend a Home Warranty for older kitchen appliances.**

**Observation comments:**

- ☐ All freestanding ovens are required to have an **anti-tipping device** installed.
- ☐ Dishwasher drain-hoses are required to be lifted/looped near disposal for bacterial purposes.
- ☒ As mentioned previously, GFCI's are required at kitchen island.
- ☒ Grout or caulking needed at backsplashes.

**Note:** Refrigerators/ovens/dishwashes are not pulled to observe behind them during inspections.

	<u>Appears to function</u>	<u>Review/repair as described</u>	
<u>Oven:</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A
<u>Range top:</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A
<u>Built-in Microwave:</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A
<u>Hood-fan:</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A
<u>Refrigerator:</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A
<u>Disposal:</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A
<u>Dishwasher:</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A
<u>Sink or faucet</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> N/A



Recommend re-caulking or grouting along countertop backsplash.

**12.3 Stairs:** A.S. R.R.R. S.H. N/A**Observation comments:**

- ☐ Stairs with 4 or more risers are required to have graspable rail no wider than 2 ¼".
- ☐ Maximum distance between balusters is 4".
- ☐ Steps: maximum riser-gaps are 4", fill in if over.
- ☐ Doors swinging out beyond a step is a tripping hazard.
- ☐ Open end hand rails are not allowed, ends need returned to wall to prevent tripping hazard.
- ☐ Minimum & maximum railing height is measured from tread nose between 34" - 38".
- ☐ Maximum step riser height is 8" and minimum tread depth is 9".
- ☐ All step riser heights have to be within 3/8's of inch within each other.
- ☐ Railing heights at landings/decks are 36" minimum from floor.

**12.4 Bedrooms:** A.S. R.R.R. S.H. N/A**Observation comments:**

	<u>Bedrooms 1-3</u>	<u>Master bedroom</u>
<u>Doors needs adjusted or drags</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Closet doors missing, floor guides</u>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Window, egress issues</u>	<input type="checkbox"/>	<input type="checkbox"/>

**12.5 Bathrooms / Laundry:** A.S. R.R.R. S.H. N/A

**Note:** no floor/wall moisture detected during inspection but future remodel work may expose unforeseen dry-rot, undetectable during inspection.

**Observation comments: (recommend cleaning all ceiling exhaust vents)**

**Laundry room:**

- ✓ Confirm dryer vent-pipe is cleaned out of lint buildup 'if any' before use.

**Middle bathroom:**

- Loose left faucet handle, recommend tightening.
- Toilet runs longer than it should, review/repair.
- Caulking needed at countertop backsplash.
- Caulking needed around tub spout.

**Master bathroom:**

- Caulking needed along floor and shower connection... see picture.





**GERNERAL NOTES:**

1. Generally home inspectors do not claim technical expertise in specific home components or systems, nor do we breakdown or dismantle components. We have an astute background of the homes components that are being **visually inspected** and **(if we identify potential issues, they will be pointed out)**. Therefore we always recommend that the kitchen appliances and home utility systems components such as drain-pipes, chimney stacks, all furnace types, air conditioning units, water heaters, jetted tubs, oven/range, refrigerator, dishwasher, microwaves etc... be examined and serviced **(before purchasing the home)** by a licensed technician trained in that field so that once the home is purchased you will get continued longevity out of the equipment. Generally, inspectors do not or cannot observe under or behind finished products. For example, if a product replacement or a remodel is undertaken at some point in the future, dry-rot, mold, torn flooring or wall damage may be discovered, we can only report on what 'we can visually observe'. It is difficult to identify all smaller type blemishes throughout the home or property, yet we point out as many as we can observe. Our main objective for the client is to report the condition of the major components of the home that may incur larger repair or replacement cost such as foundation issues, roofing, siding, ext. painting, heating/cooling, plumbing and electrical.

**Home warranties** are always recommended for a least the first year... for examples, if an appliance or older homes drain-pipes were functioning properly **"at time of inspection"**, it does not guarantee it will work properly anytime thereafter... or when a future remodel is undertaken dry-rot or mold maybe discovered. Average home warranties range between \$275 to \$500 for a year... your realtor should be able to arrange this if asked.

**2. Wood Destroying Insects, Dry-Rot and Mold & Mildew certifications... are not** part of this Home Inspection. We always recommend to having these types of specific inspections done. If we observe any insect activity or dry-rot during this Home Inspection we will point them out under its specific line item so that you may investigate them further in more detail. Otherwise, Insect, Mold and Dry-Rot Reports and fees are separate from this report. If standing water is observed in crawlspace or mold type discoloration on attic plywood, I would recommend a mold company investigate further... if mold types are not visually observed during inspection this does not guarantee that there isn't mold present, we also recommend mold testing.

*(Since 1984'... 41 years of continuous new home building and home inspections!)*