

D.M. Barnes Home Inspections

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SUMMARY REPORT

Client: HARVEY HOMEOWNER
Inspection Address: 4444 ANYSTREET, ANYTOWN, ORE. 97234
Inspection Date: 4/1/2005 Start: 10:00 am End: 1:00 pm
Inspected by: Don "Barney" Barnes

This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as needing service. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. Also, the service recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

Components and Conditions Needing Service

Exterior

Exterior Features

Fences and Gates

- The gate needs to be serviced to be functional

Fascia and Trim

- The fascia and trim need typical maintenance-type service

Roof/Attic

Composition Shingle Roof

Flashings

- The roof flashings need to be sealed or serviced

Chimney

Living Room Chimney

Chimney Flue

- The chimney flue needs to be cleaned or evaluated by a specialist before it is used

Plumbing

Water Heaters

Seismic Straps

- The water heater is not correctly secured and needs to be strapped in accordance with local standards

Electrical

Main Panel

Main Panel

- The main electrical panel does not have thirty-six inches of clear space which is mandated

Heat

Heat System 1

Gas Valve and Connector

- The gas feed line that passes through the furnace sidewall is flexible and should be rigid

Common Areas

Kitchen

Counter Top

- A separation between the counter top and the backsplash should be sealed

Bedrooms

Bedroom 2

Smoke Detectors

- There is no smoke detector in the bedroom and one may not be required but this should be verified

Bathrooms

Hallway Bathroom

Doors

- The striker plate on the bathroom door needs to be adjusted to close and lock the door

Tub-Shower

- The mechanical tub stopper does not engage and should be serviced

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CONFIDENTIAL INSPECTION REPORT PREPARED FOR: **HARVEY HOMEOWNER**

INSPECTION ADDRESS
4444 ANYSTREET, ANYTOWN, ORE. 97234

INSPECTION DATE
4/1/2005 10:00 am to 1:00 pm



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GENERAL INFORMATION

Inspection Address: 4444 ANYSTREET, ANYTOWN, ORE. 97234
Inspection Date: 4/1/2005 Time: 10:00 am to 1:00 pm
Weather: Partly Cloudy - Temperature at time of inspection: 50 Degrees
Humidity at time of inspection: 70%

Inspected by: Don "Barney" Barnes

Client Information: HARVEY HOMEOWNER
Structure Type: Wood Frame
Furnished: Yes
Number of Stories: One

Structure Style: Typical Ranch

Structure Orientation: East

Approx. Year Built: 1981
Unofficial Sq.Ft.: 1768

People on Site At Time of Inspection: Buyer(s)
Buyer's Agent

PLEASE NOTE:

The service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: HARVEY HOMEOWNER

SCOPE OF WORK

You have contracted with Barnes Home Inspections to perform a generalist inspection in accordance with the standards of practice established by the State of Oregon and American Institute of Inspectors, a copy of which is provided at time of inspection. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are indicated in the standards. However, as a courtesy, we are including some commonplace information about several of the environmental contaminants that could be of concern to you and your family.

There are many environmental contaminants that we do not have the expertise or the authority to test for, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the better known ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist,. However, you should also be aware that our use of terminology like "mold," and "asbestos," is intentionally generic, and should not be construed as a statement of fact. Regardless, health and safety, and environmental hygiene is a deeply personal responsibility, and you should make sure that you are familiar with any contaminant that could affect your home environment.

Mold and mildew are different forms of fungi, or microscopic organisms that feed on organic matter and propagate by means of airborne spores. Mold can take many different forms. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that do represent a health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we look at very closely. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly the areas that we have alluded to. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma.

Asbestos is another notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not

specialists and, regardless of the condition of any real or suspect asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and disperse into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the region surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections might be deemed to be prudent before the close of escrow.

Exterior

We evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not typically evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Similarly, we do not usually comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Wall Covering or Cladding

Type of Material

Informational Conditions

The exterior house walls are clad with wooden clapboard siding.

Exterior Features

Driveways

Informational Conditions

There are predictable cracks in the driveway that would not necessarily need to be serviced.

Walkways

Informational Conditions

The walkways are in acceptable condition.

Fences and Gates

Components and Conditions Needing Service

The gate needs to be serviced to be functional.

Decks

Informational Conditions

The wood deck is in acceptable condition, and should be maintained and periodically sealed.

Fascia and Trim

Components and Conditions Needing Service

Sections of the fascia and trim need maintenance type service, and particularly on the south facing side where they are exposed to direct sunlight.

Doors

Informational Conditions

The exterior doors are in acceptable condition.

Windows

Informational Conditions

The windows are in acceptable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.

Screens

Informational Conditions

The window screens are functional.

Sliding Glass Doors

Informational Conditions

The sliding glass door is tempered and in acceptable condition.

Lights

Informational Conditions

The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.

Outlets

Informational Conditions

The outlets that were tested are functional and include ground-fault protection.

Structural

Foundations are not uniform, and conform to the structural standard of the year in which they were built. We identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We are keenly aware of cracks, and will alert you to their presence if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Structural Elements

Wall Structure

Informational Conditions

The walls are conventionally framed with wooden studs.

Floor Structure

Informational Conditions

The floor structure consists of posts piers girders and joists sheathed with plywood or diagonal boards.

Ceiling Structure

Informational Conditions

The ceiling structure consists of engineered joists that are part of a prefabricated truss system.

Roof Structure

Informational Conditions

The roof structure consists of a prefabricated truss system.

Raised Foundation or Basement

Description of Foundation Type

Informational Conditions

The foundation is raised and bolted

Method of Evaluation

Informational Conditions

We cannot access all areas of the foundation crawlspace, due to the obstruction of ducts pipes or conduits.

Crawlspace & General Condition

Informational Conditions

Because of the restriction of ducts and pipes, we were not able to access all areas of the crawlspace, but we were able to see sufficiently to identify any significant defects or those that would require service or a second opinion.

Ventilation

Informational Conditions

The ventilation in the foundation crawlspace appears to be standard and adequate.

Floor Insulation

Informational Conditions

There is no floor insulation, which would not have been required when this residence was constructed.

Roof/Attic

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installer can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Attic

Method of Evaluation

Informational Conditions

We evaluated the attic from the access due to obstructions that would make mobility hazardous.

There is no recommended service

Informational Conditions

We have evaluated the attic in compliance with industry standards, and found it to be in acceptable condition.

Composition Shingle Roof

Method of Evaluation

Informational Conditions

We evaluated the roof and its components by walking its surface.

Age and General Evaluation of a Single-layer Roof

Informational Conditions

The composition shingle roof appear to be approximately eight to ten years old, but this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty guarantee that might be applicable.

Flashings

Components and Conditions Needing Service

The roof flashings need to be sealed or serviced. They are comprised of metal that seals valleys and vents and other roof penetrations, and are the most common point of leaks. This is particularly true of the flashings on a layered roof, which are covered by the roofing material and which are even more susceptible to leaks.



Gutters and Drainage

Functional Components and Conditions

The gutters on the composition shingle roof appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

Chimney

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. Our inspection of them is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be video-scanned before the close of escrow.

Living Room Chimney

Chimney Stack or Walls

Informational Conditions

The chimney walls appear to be in acceptable condition.

Weather Cap

Informational Conditions

The weather cap on the chimney is in acceptable condition.

Chimney Flue

Components and Conditions Needing Service

Chimney flues need to be periodically cleaned to prevent the possibility of chimney fires. However, the complex variety of deposits that form within chimneys are not easily understood. They range from pure carbon, which does not burn, to tars that can ignite. All of these deposits are commonly described as creosote, but creosote has many forms, ranging from crusty carbon deposits that can be easily brushed away, to a tar-glazed creosote that requires chemical cleaning. These deposits should be identified and treated by a specialist. However, cleaning a chimney is not a guarantee against a fire. Studies have proven that a significant percentage of chimney fires have resulted within one month of the chimney being cleaned, and many more have resulted within a six-month period.

Damper

Informational Conditions

There is no damper to prevent energy from being lost up the chimney, and you should consider having one installed.

Hearth

Informational Conditions

The hearth has cosmetic damage, but none that would necessarily need service. However, you may wish to view this for yourself.

Mantle

Informational Conditions

The fireplace mantle is in acceptable condition.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern acrylonitrile butadiene styrene (ABS) ones to older ones made of cast-iron, galvanized steel, clay, or a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although isolated batches of them have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, which we recommend having video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists before the close of escrow.

Potable Water Pipes

Type of Material

Informational Conditions

The residence is served by copper potable water pipes.

Water Main Location

Informational Conditions

The main water shut-off valve is located at the front of the residence.

Waste and Drainage System

Type of Material

Informational Conditions

The residence is served by ABS drain waste and vent pipes.

Drain Pipes Waste Pipes and Vent Pipes

Informational Conditions

Given the age of the residence, it is likely that the main drainpipe is made of ABS, which is a durable modern plastic that has been in use since the early to mid-sixties. Regardless, based on industry recommended water tests, the drainpipes are functional at this time, but only a video-scan of the main drainpipe would confirm its actual condition.

Water Heaters

General Gas Water Heater Comments

Informational Conditions

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan that is plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water-softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding.

Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

Age Capacity and Location

Informational Conditions

Hot water is provided by a 8_____ year old, _40_____ gallon gas water heater that is located in the garage.

Combustion Chamber

Informational Conditions

The combustion chamber is clean, and there is no evidence of a leak.

Water Shut-Off Valve and Connectors

Informational Conditions

The shut-off valve and water connectors on the gas water heater are functional.

Gas Shut-Off Valve and Connector

Informational Conditions

The gas control valve and its connector at the water heater are functional.

Vent Pipe and Cap

Informational Conditions

The vent pipe and cap on the gas water heater are functional.

Drain Valve

Informational Conditions

The drain valve of the gas water heater is in place and presumed to be functional.

Pressure Release Valve and Discharge Pipe

Functional Components and Conditions

The water heater is equipped with a mandated pressure-temperature relief valve.

Seismic Straps

Components and Conditions Needing Service

The water heater is not correctly secured, and needs to be strapped in accordance with local standards..



Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. Regardless, we are not licensed electricians and in compliance with industry standards we only test a representative number of switches and outlets, and we do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a potential hazard that should be serviced immediately, and that the entire system be evaluated and certified as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed within the inspection period, or before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we disclaim any responsibility.

Main Panel

General Comments

Informational Conditions

Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Type of Wiring

Informational Conditions

The residence is wired with a three-wire non-metallic cable commonly known as Romex.

Size and Location

Informational Conditions

The residence is served by a 200___ amp, 220___ volt panel, located inside the garage.

Main Panel

Informational Conditions

The main panel and its components have no visible deficiencies.

Components and Conditions Needing Service

The main panel does not have thirty-six inches of clear space in front of it to facilitate an emergency disconnect, a condition which should be corrected.



Wiring

Informational Conditions

The wiring in the main electrical panel has no visible deficiencies.

Circuit Breakers

Informational Conditions

There are no visible deficiencies with the circuit breakers in the main electrical panel.

Grounding

Informational Conditions

The main electrical panel is correctly grounded to a driven rod.

Heat

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, dependant on the climate zone, but can fail prematurely with poor maintenance. We test and evaluate heating and air-conditioning systems in accordance with industry standards, which means that we do not attempt to dismantle any portion of them, or evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. You should also be aware that we do not evaluate or endorse any unvented heating devices that utilize fossil fuels, the presence of which sometimes confirms the inadequacy of the primary heating system. However, these and every other fuel burning appliances that are not vented are potentially hazardous. They can include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these appliances can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of heating and air-conditioning systems, but we are not specialists. Therefore, it

is imperative that any recommendation that we may make for service or a second opinion be scheduled within the inspection period, or before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Heat System 1

Type of Fuel

Informational Conditions

The residence is served by a gas-fueled heating system.

Forced-Air Furnace

Informational Conditions

Heat is provided by a 3 year old forced-air furnace, located in garage.

Vent Pipe

Informational Conditions

The vent pipe is functional.

Gas Valve and Connector

Components and Conditions Needing Service

You should be aware that the gas feed line that passes through the furnace sidewall is flexible, and is required by current codes to be rigid until it passes beyond the furnace, and then flexible to the point where it connects to the gas valve. This condition should be corrected by an HVAC contractor.



Return-Air Compartment and Filter

Informational Conditions

The filter is dirty and should be changed soon and every two or three months. If filters are not changed regularly, the evaporator coil and the ducts can become contaminated, and can be expensive to clean.

Registers

Informational Conditions

The registers are functional.

Living Areas

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already discussed, the identification of which is beyond the scope of our service. However, there are a host of lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs, or those caused by household pets. And inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever remedial service may be deemed necessary before the close of escrow.

Entry

There is no recommended service

Informational Conditions

We have evaluated the entry in compliance with industry standards, and found it to be in acceptable condition.

Front Door

Informational Conditions

The front door is in acceptable condition.

Flooring

Informational Conditions

The floor has no significant defects.

Walls and Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Living Room

There is no recommended service

Informational Conditions

We have evaluated the room in compliance with industry standards, and found it to be in acceptable condition.

Flooring

Informational Conditions

The floor has no significant defects.

Walls and Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Conditions

The windows are functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Dining Room

There is no recommended service

Informational Conditions

We have evaluated the room in compliance with industry standards, and found it to be in acceptable condition.

Flooring

Informational Conditions

The floor has no significant defects.

Walls and Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Closets

Informational Conditions

The closet is in acceptable condition.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Family Room

There is no recommended service

Informational Conditions

We have evaluated the room in compliance with industry standards, and found it to be in acceptable condition.

Flooring

Informational Conditions

The floor has no significant defects.

Walls and Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Conditions

The windows are functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Common Areas

Our evaluation of the common space, which includes the kitchen, hallway, stairs, laundry, and garage, is similar to that of the living space, and includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We pay particular attention to safety standards, such as those involving electricity and the integrity of firewalls, but we do not test portable appliances, including the supply and waste components of washing machines.

Kitchen

Doors

Functional Components and Conditions

The kitchen door, or doors, are functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls and Ceiling

Functional Components and Conditions

The walls and ceiling in the kitchen are acceptable.

Cabinets

Informational Conditions

The kitchen cabinets have typical, cosmetic damage, or that which is commensurate with their age.

Counter Top

Components and Conditions Needing Service

A typical separation between the counter top and the backsplash should be grouted or caulked to forestall moisture intrusion.

- Sink**
Functional Components and Conditions
The sink is functional.
- Faucet**
Functional Components and Conditions
The sink faucet is functional.
- Valves and Connectors**
Functional Components and Conditions
The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.
- Trap and Drain**
Functional Components and Conditions
The trap and drain at the sink are functional.
- Garbage Disposal**
Functional Components and Conditions
The garbage disposal is functional.
- Electrical Range**
Functional Components and Conditions
The electric range is functional, but was neither calibrated nor tested for its performance.
- Dishwasher**
Functional Components and Conditions
The dishwasher is functional.
- Exhaust Fan or Downdraft**
Functional Components and Conditions
The exhaust fan or downdraft is functional.
- Built-in Microwave**
Functional Components and Conditions
The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument.
- Lights**
Functional Components and Conditions
The lights are functional.
- Outlets**
Informational Conditions
All of the countertop outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

Hallway

There is no recommended service

Informational Conditions

We have evaluated the hallway in compliance with industry standards, and found it to be in acceptable condition.

Walls and Ceiling

Informational Conditions

The walls and ceiling in the hallway are in acceptable condition.

Smoke Detectors

Functional Components and Conditions

A smoke detector is present and functional in the hallway.

Laundry

There is no recommended service

Informational Conditions

We have evaluated the laundry room in compliance with industry standards, and found it to be in acceptable condition.

Garage

Slab

Informational Conditions

The garage slab is cracked, but not load-bearing. Such cracks are common and result as a consequence of the curing process, seismic activity, ordinary settling, or the presence of expansive soils, but are not structurally threatening. We can elaborate, but you may wish to have a structural engineer confirm this.

Entry Door Into the House

Functional Components and Conditions

The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.

Garage Door and Hardware

Functional Components and Conditions

The main garage door is functional.

Automatic Opener

Functional Components and Conditions

The garage door opener is functional.

Lights

Functional Components and Conditions

The lights in the garage are functional, and do not need service at this time.

Outlets

Informational Conditions

The outlets in the garage should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

Bedrooms

In accordance with state or industry standards, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies.

Master Bedroom

Location

Informational Conditions

The master bedroom is located _right rear of house_____

Doors

Functional Components and Conditions

The bedroom door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling in the bedroom are in acceptable condition.

Dual-Glazed Windows

Informational Conditions

The windows that were unobstructed were checked and found to be functional.

Closets

Functional Components and Conditions

The bedroom closet and its components are functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The bedroom outlets that were able to be tested are functional.

Smoke Detectors

Informational Conditions

The battery powered smoke detector in the bedroom is functional, but its battery should be checked or replaced biannually.

Bedroom 2

Location

Informational Conditions

The second bedroom is located right front of house _____

Doors

Functional Components and Conditions

The bedroom door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling in the bedroom are in acceptable condition.

Dual-Glazed Windows

Informational Conditions

The windows that were unobstructed were checked and found to be functional.

Closets

Functional Components and Conditions

The bedroom closet and its components are functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The bedroom outlets that were able to be tested are functional.

Smoke Detectors

Components and Conditions Needing Service

There is no smoke detector in the bedroom, and one may not be required by local ordinances, but this should be verified before the close of escrow.

Bedroom 3

Location

Informational Conditions

The third bedroom is located _right front of house_____

Doors

Functional Components and Conditions

The bedroom door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling in the bedroom are in acceptable condition.

Dual-Glazed Windows

Informational Conditions

The windows that were unobstructed were checked and found to be functional.

Closets

Functional Components and Conditions

The bedroom closet and its components are functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The bedroom outlets that were able to be tested are functional.

Smoke Detectors

Informational Conditions

The battery powered smoke detector in the bedroom is functional, but its battery should be checked or replaced biannually.

Bathrooms

Our evaluation of bathrooms conforms to state or industry standards. We do not comment on cosmetic deficiencies, and we do not evaluate window treatments, steam showers and saunas, nor do we leak-test shower pans, which is the responsibility of the termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners.

Master Bathroom

Size and Location

Informational Conditions

The master bathroom is a full, and is located at the rear of house off of the master bedroom_____.

Doors

Functional Components and Conditions

The bathroom door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

The windows that were unobstructed were tested and found to be functional.

Cabinets

Functional Components and Conditions

The bathroom cabinets are functional.

Sink Countertop

Functional Components and Conditions

The bathroom sink countertop is functional.

Sink Faucet Valves etc Trap & Drain

Functional Components and Conditions

The bathroom sink and its components are functional.

Stall Shower

Informational Conditions

The stall shower enclosure is mineral stained from hard water, which cannot be easily removed.

Toilet

Functional Components and Conditions

The toilet is functional.

Exhaust Fan

Functional Components and Conditions

The bathroom exhaust fan is functional.

Lights

Functional Components and Conditions

The bathroom lights are functional.

Outlets

Functional Components and Conditions

The bathroom outlets are functional and include ground-fault protection.

Hallway Bathroom

Size and Location

Informational Conditions

The hallway bathroom is a full, and is located at the center of the house_____.

Doors

Components and Conditions Needing Service

The striker plate on the bathroom door needs to be adjusted to close and lock the door.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

There are cracks in the wall tiles, which have been caused by movement, and which typically have only a cosmetic significance, but you may wish to have a contractor evaluate.

Cabinets

Functional Components and Conditions

The bathroom cabinets are functional.

Sink Countertop

Functional Components and Conditions

The bathroom sink countertop is functional.

Sink Faucet Valves etc Trap & Drain

Functional Components and Conditions

The bathroom sink and its components are functional.

Tub-Shower

Components and Conditions Needing Service

The mechanical tub stopper does not engage, and should be serviced.

Inspection Address: 4444 ANYSTREET, ANYTOWN ORE.. 97234
Inspection Date/Time: 4/1/2005 10:00 am to 1:00 pm

Toilet

Functional Components and Conditions

The toilet is functional.

Exhaust Fan

Informational Conditions

The exhaust fan is functional but noisy. You may wish to consider upgrading it for a quieter one.

Lights

Functional Components and Conditions

The bathroom lights are functional.

Outlets

Functional Components and Conditions

The bathroom outlets are functional and include ground-fault protection.

AFFILIATIONS AND CERTIFICATIONS

Inspector

Oregon Certified Home Inspector #852
State of Oregon CCB # 161283
American Institute of Inspectors # 1639
Member of NWOCHI

REPORT CONCLUSION

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks or alarms on the exterior doors of all pool or spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies may only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies may deny coverage on the grounds that a given condition was preexisting or not covered because of a code violation or manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the industry and to treat everyone with kindness, courtesy, and respect.

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