

# HOME INSPECTION REPORT

## REPORT INFORMATION

**PREPARED FOR:** John Doe, Jane Doe

**PROPERTY ADDRESS:** 12345 Anystreet, Portland, OR 97202



## INSPECTION PERFORMED BY

**INSPECTOR:** Jay Hensleigh OCHI# 1061

**INSPECTION FIRM:** Associated Master Inspectors

**LICENSE INFO:** CCB# 146715, OCHI# 1061, ODA# AG-L1004316CPA

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**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.**

<b>Date:</b> 10/1/2012	<b>Time:</b> 1:18 PM	<b>Report ID:</b> Sample-2012
<b>Property:</b> 12345 Anystreet Portland, OR 97202	<b>Customer:</b> John Doe Jane Doe	<b>Real Estate Professional:</b>

**Oregon Standards of Practice for Home Inspectors**

Oregon Certified Home Inspectors are required to follow the Oregon Standards of Practice for Home Inspectors . The Standards are a series of laws (Oregon Revised Statutes 812-008-0201 thru 812-008-0214) that guide home inspectors during the inspection. The relevant sections of the Standards have been referenced at the header of each report section to help you interpret this inspection report.

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

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

**Maintenance (M)** = This item or component needs routine cleaning, repair, lubrication, or other actions to maintain it in working order and extend its serviceable life.

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

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

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

Photos may be included to help illustrate or identify issues described. Photos always occur immediately below the comment, and may fall on the next page depending on the pagination of the report.

**Age of Home (Approx. Yr Built):**  
2001

**Style of Home:**  
Craftsman

**Home Faces:**  
West

**People Present at the Inspection:**  
Client and Client's Realtor

**Weather:**  
Sunny

**Temperature:**  
66-70 F

**Rain in last 3 days:**  
No

**Home Occupied:**  
Tenant Occupied

**Lot Grade/Slope:**  
Flat

# 1. Roofing


Oregon Standards of Practice for Roofing: ORS 812-008-0207

S=Servicable, M=Maintenance, RR=Repair or Replace, NI=Not Inspected, NP=Not Present

**S M RR NI NP Inspection Items**

## 1.0 ROOF COVERINGS

**Viewed Roof and Components From:** Walked roof  
**Roof Surface(s):** Architectural Composition Asphalt/Fiberglass  
**Roof Layers:** One Layer  
**Comments:**


 (1) Some areas of moss growth were observed on the roof ( examples Pictures 1-2 ) . Moss can lead to premature aging of the roof surface. Recommend that the roof is treated for moss.




1.0 Picture 1



1.0 Picture 2

 (2) Excess accumulated plant debris was observed on the roof surface. Debris can trap water and lead to premature aging of the roof surface. Recommend that all debris is cleaned off the roof.

 (3) Cracks / Gaps / Holes were observed at shingles on the ridges/peaks at several locations ( Picture 3 ) . Water could penetrate the roof surface at these locations. Recommend that a roofer repair or replace these shingles.



1.0 Picture 3

## 1.1 ROOF COVERINGS

**Comments:**

(1) A few exposed nail heads were observed on the roof surface ( Picture 1 ) . Water may penetrate the roof surface at these locations. These nail heads should be sealed with roof caulk as part of regular maintenance.



1.1 Picture 1

**S M RR NI NP Inspection Items**

(2) Vegetation was observed in contact with and overhanging the roof surface near the NW corner and SE corner of the home. This can cause damage to the roof surface. Recommend that any vegetation in contact with roof or hanging near roof is trimmed at least 12" from the roof.

1.2 FLASHINGS

**Comments:**

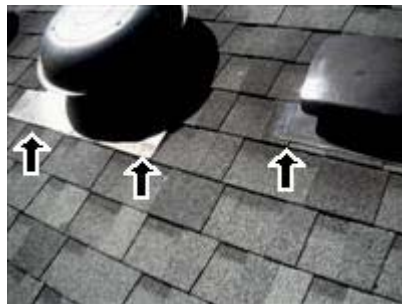
Several exposed nailheads were observed on the plumbing vent flashings, roof vents and the apron flashings ( examples Pictures 1-3 ). These nailheads may allow water to penetrate the roof surface. These nailheads should be sealed with caulk.



1.2 Picture 1




1.2 Picture 2



1.2 Picture 3

1.3 FLASHINGS

**Comments:**

 Kickout flashing was missing / improperly installed where the side walls meet the gutters ( Picture 1 ). Kickout flashing directs water into the gutter and minimizes water penetration in the wall. Kickout flashing needs to be installed or repaired.



1.3 Picture 1

1.4 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

**Number of Sky Lights:** None

**Sky Light Type(s):** N/A

**Number of Chimneys:** One

**Chimney Types:** Metal Flue Pipe

**Comments:**

1.5 ROOF DRAINAGE SYSTEMS

**Gutter Style:** Fascia Style

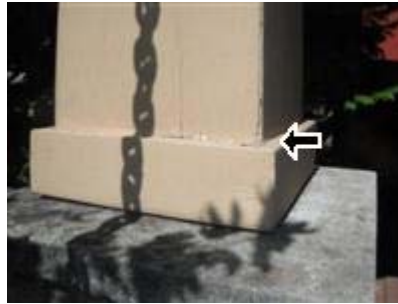
**Gutter Material:** Metal

**Comments:**

🏠 (1) The chain downspout at the SW corner does not appear to be properly fastened to the gutter ( Picture 1 ) . This may drip water on the home. Some weathered wood was noted on the post base ( Picture 2 ) . I recommend that a traditional downspout is installed at this location.



1.5 Picture 1



1.5 Picture 2

(2) The gutters are full of debris in areas. This can reduce the function of the gutters and cause them to sag. The debris in gutters can also conceal rust, deterioration or leaks. The gutters should be cleaned as part of regular maintenance.

🏠 (3) Evidence of a leak at a downspout near the exterior master bedroom door ( Picture 3 ) . Repair the gutter and repaint/repair the siding.



1.5 Picture 3

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The roof of the home was inspected and reported on as described above. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights may leak during specific weather conditions or events not occurring during the inspection. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. Qualified contractors should be used for further inspection or repair of issues in this report.



## 2. Exterior

Oregon Standards of Practice for Exterior and Site: ORS 812-008-0206

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**S M RR NI NP Inspection Items**



### 2.0 WALL CLADDING, FLASHING, AND TRIM

**Siding Style:** Board and Batten, Stone, Shake

**Siding Material:** Composite board, Cultured Stone, Wood

**Comments:**

🏠 (1) The vertical trim is in contact with the concrete at the garage ( Picture 1 ). This can trap moisture at the trim and lead to rot. Some minor rot was observed in the garage. These trim pieces should be trimmed at least 1/2" above the concrete surface and all rotted wood removed or replaced.



2.0 Picture 1

🏠 (2) Wood rot and evidence of water penetration in the was noted on the south wall of the home ( Pictures 2-6 ) and minor rot in trim noted on the north side ( Pictures 7-8 ). The siding is LP brand wood fiber siding that is prone to water damage. A siding contractor should evaluate and replace the siding and trim as needed around the entire home. At the very least, the south wall will need to be re-sided.



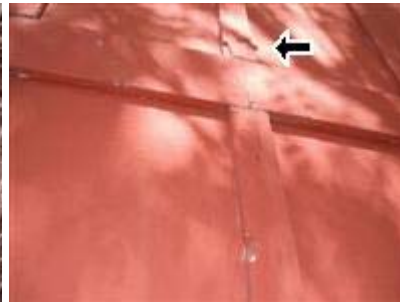
2.0 Picture 2



2.0 Picture 3

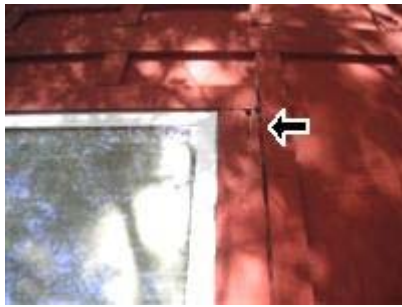


2.0 Picture 4



2.0 Picture 5

**S M RR NI NP Inspection Items**



2.0 Picture 6



2.0 Picture 7



2.0 Picture 8

2.1 WALL CLADDING, FLASHING, AND TRIM

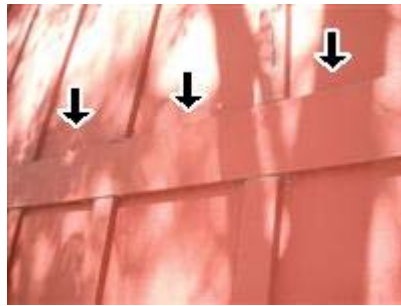
**Comments:**

(1) Paint is chipped and peeling on the siding and trim front, rear and sides of home. The stain is also wearing off of the wood shingles. In this condition, the house is susceptible to water penetration and wood damage. The house needs to be properly prepped and painted.

(2) The horizontal trim on the windows and siding was surface mounted to the siding ( Pictures 1-3 ) . This can trap moisture between the trim and siding and lead to rot ( as observed ) . At the garage door, the water is leading to peeling paint ( Picture 3 ) The top surface of the horizontal trim should be caulked annually to prevent water penetration. Alternatively, a contractor could properly install Z-metal flashing above all horizontal trim to eliminate the need for annual maintenance.



2.1 Picture 1



2.1 Picture 2



2.1 Picture 3

(3) Some loose nails in the window trim at the upper front window were noted ( Picture 4 ) . A contractor

should drive these back in and seal the trim and nails with caulk.



2.1 Picture 4

2.2 DOORS (Exterior)

**Exterior Entry Doors:** Metal, Sliding Glass

**Comments:**

(1) Wood rot was observed on the door jamb and trim at the back entry to the master bedroom ( Picture 1 ). This rot will continue unless repaired. Repair and remove all rotted wood at this location.



2.2 Picture 1

(2) The slider door is not parallel to the door jamb ( Picture 2 ) . This could use adjustment to close fully.



2.2 Picture 2

2.3 WINDOWS (Exterior)

**Comments:**

(1) Some of the windows had damaged screens and at least one screen was missing. Window screens should be repaired or replaced as needed.

(2) The glazing between glass panes are failing at some windows (also known as a broken seal): dining room ( Picture 1 ) . This can reduce the energy efficiency of the window and clouds the view through the window. Replace the panes as desired.





2.3 Picture 1

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

**Appurtenance:** Covered Porch, Deck

**Comments:**

(1) Some of the decking on the home is weathered. The deck surface should be power washed and re-sealed to ensure long life of the wood.

(2) Wood at the front step was in contact with the concrete and faux stone siding ( Picture 1 ) . No rot was observed, although the wood was weathered. Monitor this step for wood rot. Replace the wood with pressure treated wood once wood rot is noted.




2.4 Picture 1

(3) I could not verify the flashing details of the deck ledger at the home. If the ledger is surface mounted without flashing, the ledger may trap water and lead to wood rot. As part of siding repair needed, a contractor should evaluate the deck ledger connection further.

2.5 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

**Comments:**

 The rim joist at the SW corner of the deck is not well secured to the post and the post is only supporting the west rim joist( Picture 1 ) . This could fail. A contractor should repair this area so the post is plumb, well secured, and supporting both the west and south rim joists.



2.5 Picture 1

2.6 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

**S M RR NI NP Inspection Items**

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**Driveway:** Concrete

**Comments:**

Vegetation was observed in contact with the home along the front of the home. Vegetation can cause abrasive damage to the home and may be a route for insect entry to the home. It also limits our ability to inspect the exterior of the home. Recommend that all vegetation is trimmed 4-6" away from the home.

2.7 EAVES, SOFFITS AND FASCIAS

**Comments:**

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### 3. Garage

Oregon Standards of Practice for Garage: ORS 812-008-0206 (1)(c), (2)(b), (2)(c), (3)(b).

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**S M RR NI NP Inspection Items**

3.0 GARAGE CEILINGS  
**Comments:**

3.1 GARAGE WALLS  
**Comments:**

3.2 GARAGE FLOOR  
**Comments:**  
Common concrete shrinkage cracks were observed in the garage floor slab. These are typical cracks (<1/16") that occur as concrete cures through time. If the cracks increase in width, become uneven, or water seeps up through them, consult with a licensed concrete contractor.

3.3 GARAGE DOOR (S)  
**Garage Type:** Attached  
**Garage Door Type:** One automatic  
**Garage Door Material:** Metal  
**Comments:**

3.4 GARAGE DOOR OPERATORS  
**Auto-opener Manufacturer:** CRAFTSMAN  
**Comments:**  
 (1) The door did not reverse with resistance. This is a serious safety issue. Recommend that an overhead door contractor repair the system.

(2) The sensors are in place for garage door the door reversed when the sensors were blocked.

3.5 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME  
**Comments:**

**S M RR NI NP Inspection Items**

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The garage was inspected and reported on as described above. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. Qualified contractors should be used for further inspection or repair of issues in this report.

## 4. Interiors

Oregon Standards of Practice for Interiors: ORS 812-008-0212

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**S M RR NI NP Inspection Items**

4.0 CEILINGS  
**Ceiling Materials:** Drywall  
**Comments:**

4.1 WALLS  
**Wall Materials:** Drywall  
**Comments:**  
Some non-structural cracks were noted in the drywall walls near some windows and beams. These are cosmetic cracks generally caused by minor movements in the house framing. Repair and monitor.

4.2 FLOORS  
**Floor Covering(s):** Carpet, Vinyl  
**Comments:**

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS  
**Comments:**

4.4 COUNTERTOPS AND CABINETS  
**Cabinetry:** Wood, Veneer, Melamine  
**Countertop:** Laminate  
**Comments:**  
 (1) The lazy Susan cabinet to the west of the stove was off its track and would not function properly. Repairs are needed.



4.4 Picture 1

(2) Some of the kitchen drawers are off track. Adjustments are needed for proper function.

(3) Some gaps and cracks were observed between the countertop and backsplash in the entry bathroom (Picture 2). Water may penetrate the counter surface at these locations. Recommend that the caulk is stripped and re-caulked.



4.4 Picture 2

4.5 WALL FIXTURES  
**Comments:**

**S M RR NI NP Inspection Items**

**S M RR NI NP Inspection Items**

**4.6 DOORS**

**Door Materials:** Hollow core

**Comments:**

(1) The bypass closet door and track in the south bedroom needs adjustment/fastening ( Picture 1 ).



4.6 Picture 1

(2) A bifold closet door needs adjustment at the upper wheel for proper operation ( Picture 1 ).



4.6 Picture 2

**4.7 DOORS**


**Comments:**

**4.8 WINDOWS**

**Window Types:** Single-hung, Sliders

**Window Materials:** Vinyl

**Comments:**

 Water damage noted at the south window in the dining room ( Picture 1 ). A moisture meter indicated elevated moisture in the window sill ( Picture 2 ). A contractor should repair the damage. Repairs to the siding, trim, and window flashing should be made during re-siding the south wall of the home, and should eliminate water penetration.



4.8 Picture 1



4.8 Picture 2

**S M RR NI NP Inspection Items**

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



## 5. Structural Components

Oregon Standards of Practice for Structural Components: ORS 812-008-0205

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**S M RR NI NP Inspection Items**

**5.0 FOUNDATIONS**

**Foundation Type:** Poured concrete

**Comments:**

Common concrete shrinkage cracks were observed in the concrete foundation. These are typical cracks (<1/16") that occur as concrete cures through time. If the cracks increase in width, become uneven, or bulge, consult with a licensed contractor.


**5.1 BASEMENTS**

**Comments:**

**5.2 CRAWLSPACES**

**Method used to observe crawlspace:** Crawled

**Comments:**

 (1) Wood and insulation debris was observed in the crawlspace. This can trap moisture and attract wood destroying insects. Recommend removing all construction debris from the crawlspace.



5.2 Picture 1



5.2 Picture 2

(2) An area of the crawlspace near the garage was not accessible due to low clearance of framing and ductwork. This area could not be fully inspected.

(3) Some mold/mildew growth noted on one beam in the crawlspace ( Picture 3 ). This appears to be limited to this piece of wood and may from characteristics of the wood at installation. Treat this wood for mold/mildew if desired.



5.2 Picture 3

(4) Some light evidence of rodent activity: mouse droppings. No live animals observed. Monitor and control pests as needed.

**5.3 COLUMNS OR PIERS**

**Columns or Piers:** Wood piers

**Comments:**

**5.4 WALLS (Structural)**

**S M RR NI NP Inspection Items**

**S M RR NI NP Inspection Items**

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**Wall Structure:** 2 X 6 Wood

**Comments:**

5.5 FLOORS (Structural)

**Floor Structure:** 4 x 8, Post and Beam

**Comments:**

5.6 CEILINGS (structural)

**Ceiling Structure:** Wood joists, Engineered wood truss

**Comments:**

5.7 ROOF STRUCTURE AND ATTIC

**Roof Structure:** Engineered wood truss, OSB sheathing

**Roof-Type(s):** Gable

**Method used to observe attic:** From entry

**Attic Access:** Ceiling Hatch, Side Door Access

**Comments:**

Stored items in the small side attic in the upper bedroom made complete inspection of the area impossible.

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

## 6. Plumbing System

Oregon Standards of Practice for Plumbing: ORS 812-008-0208

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**S M RR NI NP Inspection Items**




### 6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**Washer Drain Size:** 2" Diameter

**Plumbing Waste:** ABS (Black plastic)

**Comments:**

 Missing cleanout cap under the front porch ( Picture 1 ) . A new cap is needed for health and safety.



6.0 Picture 1



### 6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES


**Plumbing Water Supply (into home):** Copper

**Plumbing Water Distribution (inside home):** Copper

**Water Pressure (normal 40-80 PSI):** 66-70 PSI

**Comments:**

(1) The toilet in the hall bathroom was shut off. The flapper chain was loose and not connected to the flush handle. The shut-off valve was turned on and water flowed into the toilet. It appears that only simple repairs are needed to the toilet mechanisms.

 (2) The master shower door leaks some water when the shower is running ( Picture 1 ) . Minor mold/mildew noted in the caulk at the floor near the shower. The door may need repairs or adjustment.



6.1 Picture 1

(3) The toilet in the entry hall bathroom has a loose handle ( Picture 2 ) . Repairs are needed for proper operation.



6.1 Picture 2

**S M RR NI NP Inspection Items**

6.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

**Comments:**

(1) The toilets are loose and need to be secured at the entry bathroom and master bathroom. Repairs are needed to prevent possible leak or seepage if movement continues. A qualified licensed plumber should repair or correct as needed.

(2) A minor leak at the kitchen faucet handle was noted when the faucet was on ( Picture 1 ) . A plumber should repair.



6.2 Picture 1

6.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

**Water Heater Power Source:** Natural Gas

**Water Heater Capacity:** 40 Gallon

**Water Heater Manufacturer:** A.O. SMITH

**Model # / Serial # :** FSG 40 248 / GF01-0014164-248

**Water Heater Age (Yr Manufactured):** 2001

**Comments:**

The water heater has corrosion on the galvanized nipples at the cold water inlet and hot water outlet ( Picture 1 ) . This is a maintenance issue and should be repaired to avoid leaks. A qualified licensed plumber should repair or correct as needed.



6.3 Picture 1

6.4 MAIN WATER SHUT-OFF DEVICE

**Comments:**

The main water shut-off was not located. Recommend asking the current owners for the location. The water may be turned off using a water key at the street meter. Consider installation of a water shut off if one is not present.

6.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

**Fuel piping:** Natural gas, Black iron

**Comments:**

6.6 MAIN FUEL SHUT-OFF

**Comments:**

The main fuel shut off is located at the meter outside the home at the NW corner of the home. A wrench or pliers will be needed to turn the gas off.

6.7 SUMP PUMP

**S M RR NI NP Inspection Items**

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**Comments:**

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**S M RR NI NP Inspection Items**

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The plumbing in the home was inspected and reported on as described above. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The capacity of supply or drain lines to handle demand was not tested. Homes with galvanized supply lines or cast iron drain lines may work during an inspection but fail under heavy use. Rust or deposits within the pipes can clog the piping system following periods where the plumbing has been shut down. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. Qualified contractors should be used for further inspection or repair of issues in this report.



## 7. Electrical System

Oregon Standards of Practice for Electrical: ORS 812-008-0209

S=Servicable, M=Maintenance, RR=Repair or Replace, NI=Not Inspected, NP=Not Present

**S M RR NI NP Inspection Items**

7.0 SERVICE ENTRANCE CONDUCTORS  
**Electrical Service Conductors:** Below ground  
**Permit Sticker:** Not Found  
**Comments:**

7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS  
**Panel capacity:** 200 AMP  
**Panel Type:** Circuit breakers  
**Electric Panel Manufacturer:** CUTLER HAMMER  
**Panel Voltage:** 240 Volt  
**Comments:**  
📌 Some wiring passes through the panel case without a bushing or strain relief clamp ( Picture 1 ) . This wiring is susceptible to damage. An electrician should install a bushing or clamp at this location.



7.1 Picture 1

7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE  
**Branch wire 15 and 20 AMP:** Copper  
**Wiring Methods:** Non-metallic cable  
**Comments:**

7.3 CONNECTED DEVICES AND FIXTURES  
**Comments:**  
The conduit to the AC line was not well supported along the outside of the home ( Picture 1 ) . The conduit should be fastened to the home.



7.3 Picture 1

7.4 CONNECTED DEVICES AND FIXTURES  
**Comments:**  
📌 The thermostat for the attic power fan was not properly fastened to the framing, and the wiring does not have a bushing or clamp installed at the thermostat box ( Picture 1 ) . This is an electrical hazard. An electrician should evaluate and repair this installation.

**S M RR NI NP Inspection Items**



7.4 Picture 1

7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

**Comments:**

There were no GFCI outlets found in the laundry room. GFCI outlets are an important safety item that should be installed in kitchens, bathrooms, garages, and on exterior outlets. Recommend that a licensed electrician install duplex GFCI outlets throughout the home as needed.

7.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

**Comments:**

The main panel box is located in the garage.

7.7 SMOKE DETECTORS

**Comments:**

The smoke detectors in the house were substandard. Current recommendations suggest that any smoke detector 10 years and older should be replaced. Recommend that new smoke detectors are installed throughout the home as needed.

7.8 CARBON MONOXIDE DETECTORS

**Comments:**

There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions. Since April 1st, 2011, carbon monoxide detectors have been required to be installed for all real estate transactions. Visit [http://www.oregon.gov/OSP/SFM/docs/Comm\\_Ed/CO\\_O\\_Achanges.pdf](http://www.oregon.gov/OSP/SFM/docs/Comm_Ed/CO_O_Achanges.pdf) for more information.



7.9 HOUSE ALARM

**Comments:**

## 8. Heating / Central Air Conditioning

Oregon Standards of Practice for Heating: ORS 812-008-0210

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S	M	RR	NI	NP	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>8.0 HEATING EQUIPMENT  <b>Heat Type:</b> Forced Air  <b>Energy Source:</b> Gas  <b>Number of Heat Systems (excluding wood):</b> One  <b>Heat System Brand:</b> RHEEM                      Model # / Serial # : RGLJ-07EAUER / EB5D302F170100190  <b>Heat System Age (Yr of Manufacture):</b> 2001  <b>Fireplace Brand:</b> MAJESTIC                      Model # / Serial # : 36BDVRRN / B14A0B 01251840  <b>Comments:</b></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>8.1 NORMAL OPERATING CONTROLS  <b>Comments:</b></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>8.2 AUTOMATIC SAFETY CONTROLS  <b>Comments:</b></p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)  <b>Ductwork:</b> Insulated, Flex Duct  <b>Filter Type:</b> Disposable  <b>Filter Size:</b> (Two filters), 12x20  <b>Comments:</b>                      (1) The disposable filters are clogged and dirty. The filters need to be replaced for good air quality and energy efficiency.                       (2) The return air grating is dirty. Clean for improved air quality.                       (3) A heat duct is open to the garage with a baffle to stop airflow. This baffle does not fit tight and air with always spill into the garage reducing the efficiency of the HVAC. This could also allow garage air to enter the home via the stack effect. A contractor should seal up this opening.</p>
					
<p>8.3 Picture 1</p>					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>8.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM  <b>Comments:</b>                      There is no heat source for entry bathroom.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>8.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)  <b>Comments:</b>   There was inadequate clearance between the B-vent flue from the furnace and combustible materials: roofing felt ( Picture 1 ) . B-vent requires at least 1" clearance. Recommend that a licensed HVAC contractor inspect and remedy this issue.</p>



8.5 Picture 1

- 8.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

**Types of Fireplaces:** Vented gas logs


**Operable Fireplaces:** One

**Number of Woodstoves:** None

**Comments:**

- 8.7 GAS/LP FIRELOGS AND FIREPLACES

**Comments:**

 The compartment under the gas fireplace was very dirty. For better function and air quality, this compartment should be vacuumed out. This could be a fire hazard.

- 8.8 COOLING AND AIR HANDLER EQUIPMENT

**Cooling Equipment Type:** Air conditioner unit


**Cooling Equipment Energy Source:** Electricity

**Central Air Manufacturer:** GOODMAN

**Model # / Serial # :** CKL36-1K / 0406215563

**Number of AC Only Units:** One

**Comments:**

 The foam sleeve on suction line is missing at the outside unit ( Picture 1 ) . Missing foam on suction line can cause energy loss and condensation. Repair or replace the foam sleeve where needed.



8.8 Picture 1

- 8.9 NORMAL OPERATING CONTROLS

**Comments:**

- 8.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

**Comments:**

The heat registers are also the cooling registers.



S=Servicable, M=Maintenance, RR=Repair or Replace, NI=Not Inspected, NP=Not Present

The heating and cooling system of this home was inspected and reported on as described above. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive and does not include removal or dismantling of equipment beyond the general service doors/covers of the appliance case. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. Qualified contractors should be used for further inspection or repair of issues in this report.

## 9. Insulation and Ventilation


Oregon Standards of Practice for Insulation and Ventilation: ORS 812-008-0213

S=Servicable, M=Maintenance, RR=Repair or Replace, NI=Not Inspected, NP=Not Present

S	M	RR	NI	NP	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.0 INSULATION IN ATTIC <b>Attic Insulation:</b> Fiberglass Batt, Loose Fill Fiberglass <b>Comments:</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1 INSULATION UNDER FLOOR SYSTEM <b>Floor System Insulation:</b> Unfaced Fiberglass Batt <b>Comments:</b> Some of the insulation in the crawlspace is beginning to fall. This can reduce energy efficiency, and if the insulation falls to the ground, it may get wet. A handyman should re-support falling insulation as needed in the crawlspace.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.2 VAPOR BARRIER (IN CRAWLSPACE OR BASEMENT) <b>Comments:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.3 VENTILATION OF ATTIC AREAS <b>Ventilation:</b> Roof vents, Soffit Vents, Thermostatically controlled fan <b>Comments:</b>  The attic fan is set to come on at 80 degrees. I recommend that the thermostat is set to come on only when the attic is hotter, say 100 or 110, or simply disconnected. Sometimes attic fans can have unintended consequences, such as pulling crawlspace air into the home, or back drafting gas appliances. Use with caution.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.4 VENTILATION OF FOUNDATION AREAS <b>Comments:</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.5 VENTING SYSTEMS (Kitchens, baths and laundry) <b>Exhaust Fans:</b> Fan only <b>Dryer Power Source:</b> 220 Electric <b>Dryer Vent:</b> Metal <b>Comments:</b>  (1) The dryer duct vents into the crawlspace ( Picture 1 ). This delivers moisture and lint into the crawlspace that can lead to mold/mildew and lint build-up can be a fire hazard. A contractor need to repair or replace the duct so it vents outside the home.



9.5 Picture 1

 (2) Excess hair and lint debris was observed at the exterior dryer vent ( Picture 2 ). This can be a fire hazard and reduces the efficiency of the dryer. Recommend that the dryer vent line is cleaned out.



**S M RR NI NP Inspection Items**

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9.5 Picture 2

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**S M RR NI NP Inspection Items**

S=Servicable, M=Maintenance, RR=Repair or Replace, NI=Not Inspected, NP=Not Present

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

# 10. Built-In Kitchen Appliances

Oregon Standards of Practice for Built-in Kitchen Appliances: ORS 812-008-0214

S=Servicable, M=Maintenance, RR=Repair or Replace, NI=Not Inspected, NP=Not Present

S	M	RR	NI	NP	Inspection Items
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.0 DISHWASHER <b>Dishwasher Brand:</b> KENMORE <b>Comments:</b>
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.1 RANGES/OVENS/COOKTOPS <b>Range/Oven:</b> WHIRLPOOL <b>Comments:</b> 
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No anti-tip protection was installed on the range. This can be a hazard if heavy items are on the extended oven racks. Recommend that a contractor install an anti-tip device on the range.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.2 RANGE HOOD <b>Exhaust/Range hood:</b> VENTED, KENMORE <b>Comments:</b> (1) One light bulb was out on the range hood. I recommend repair or replace as needed.  (2) The filters on the range hood were dirty. This can reduce the efficiency of the unit. Recommend that the filters are replaced.
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10.3 TRASH COMPACTOR <b>Trash Compactors:</b> NONE <b>Comments:</b>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.4 FOOD WASTE DISPOSER <b>Disposer Brand:</b> IN SINK ERATOR <b>Comments:</b>
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.5 MICROWAVE COOKING EQUIPMENT <b>Built in Microwave:</b> KENMORE <b>Comments:</b>  The microwave door handle and trim are broken ( Picture 1 ) . The unit still functioned, but further damage is likely. Repair or replace the appliance..
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10.5 Picture 1

S	M	RR	NI	NP	Inspection Items
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S=Servicable, M=Maintenance, RR=Repair or Replace, NI=Not Inspected, NP=Not Present

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

## 11. Wood Destroying Organisms (Pest and Dryrot)

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Complete Wood Destroying Organism Report (Pest and Dryrot).  
Inspection Firm: Carson Inspection Service Inspector: Jay Hensleigh  
CCB# 160074, OCHI# 1061, ODA# AG-L1004316CPA

This report is indicative of the condition of the inspected structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. Insect pests may be present but hidden from view, or may be absent due to seasonal or daily movements in and out of the home. The findings are based on a careful non-invasive, visual inspection of the readily accessible areas of the structure(s) inspected.

Inspector's Statement: Neither I nor the company have had, presently have, or contemplate having any interest in the property.

O=Observed, NO=Not Observed

### O NO      **Inspection Items**

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- 11.0 Carpenter Ants, Damp Wood Termites, Subterranean Termites, Wood Boring Beetles  
**Comments:**
- 11.1 Fungus Wood Rot  
**Comments:**  
Fungus wood rot (dryrot) damage was observed at the following location(s): south side trim and siding, trim at back door to master bedroom, trim at north side of home, trim at garage door.
- 11.2 Conducive Conditions  
**Comments:**  
Vegetation in contact with the structure. Wood and insulation on ground in crawlspace. Wood trim in contact with concrete.
- 11.3 Recommendations  
**Evidence of Previous Treatment:** No  
**Comments:**  
Repair all fungus wood rot observed and reported above. Repair conducive conditions observed and reported above.
- 11.4 Obstructions and Inaccessible Areas  
**Comments:**  
Crawlspace: 5 - Insulation, 24 - Duct work, plumbing, and/or wiring, 11 - Limited access,  
Living Areas: 6 - Cabinets or shelving, 7 - Stored items, 8 - Furnishings, 9 - Appliances,  
Attic: 5 - Insulation, 7 - Stored items, 24 - Duct work, plumbing, and/or wiring,  
Garage: 6 - Cabinets or shelving, 7 - Stored items, 9 - Appliances,  
Exterior: 16 - Dense vegetation,
- 11.5 Diagram  
**Comments:**  
See document 1310-diag.pdf
- 

### O NO      **Inspection Items**

O=Observed, NO=Not Observed

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# General Summary



**P.O. BOX 230966  
Tigard, OR 97281  
OFFICE (503) 236-1812 FAX (503) 345-6877**

**Client: John Doe  
Jane Doe**

**Property Address: 12345 Anystreet  
Portland, OR 97202**




The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Roofing

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### 1.0 ROOF COVERINGS

#### Repair or Replace

-  (1) Some areas of moss growth were observed on the roof ( examples Pictures 1-2 ) . Moss can lead to premature aging of the roof surface. Recommend that the roof is treated for moss.
-  (2) Excess accumulated plant debris was observed on the roof surface. Debris can trap water and lead to premature aging of the roof surface. Recommend that all debris is cleaned off the roof.
-  (3) Cracks / Gaps / Holes were observed at shingles on the ridges/peaks at several locations ( Picture 3 ) . Water could penetrate the roof surface at these locations. Recommend that a roofer repair or replace these shingles.



### 1.3 FLASHINGS

#### Repair or Replace

-  Kickout flashing was missing / improperly installed where the side walls meet the gutters ( Picture 1 ) . Kickout flashing directs water into the gutter and minimizes water penetration in the wall. Kickout flashing needs to be installed or repaired.

### 1.5 ROOF DRAINAGE SYSTEMS

#### Repair or Replace



-  (1) The chain downspout at the SW corner does not appear to be properly fastened to the gutter ( Picture 1 ) . This may drip water on the home. Some weathered wood was noted on the post base ( Picture 2 ) . I recommend that a traditional downspout is installed at this location.
-  (3) Evidence of a leak at a downspout near the exterior master bedroom door ( Picture 3 ) . Repair the gutter and repaint/repair the siding.

## 2. Exterior

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### 2.0 WALL CLADDING, FLASHING, AND TRIM


#### Repair or Replace

-  (1) The vertical trim is in contact with the concrete at the garage ( Picture 1 ) . This can trap moisture at the trim and lead to rot. Some minor rot was observed in the garage. These trim pieces should be trimmed at least 1/2" above the concrete surface and all rotted wood removed or replaced.
-  (2) Wood rot and evidence of water penetration in the was noted on the south wall of the home ( Pictures 2-6 ) and minor

rot in trim noted on the north side ( Pictures 7-8 ) . The siding is LP brand wood fiber siding that is prone to water damage. A siding contractor should evaluate and replace the siding and trim as needed around the entire home. At the very least, the south wall will need to be re-sided.


## 2.2 DOORS (Exterior)

### Repair or Replace

-  (1) Wood rot was observed on the door jamb and trim at the back entry to the master bedroom ( Picture 1 ) . This rot will continue unless repaired. Repair and remove all rotted wood at this location.

## 2.5 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

### Repair or Replace

-  The rim joist at the SW corner of the deck is not well secured to the post and the post is only supporting the west rim joist ( Picture 1 ) . This could fail. A contractor should repair this area so the post is plumb, well secured, and supporting both the west and south rim joists.


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## 3. Garage

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## 3.4 GARAGE DOOR OPERATORS

### Repair or Replace

-  (1) The door did not reverse with resistance. This is a serious safety issue. Recommend that an overhead door contractor repair the system.


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## 4. Interiors

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## 4.4 COUNTERTOPS AND CABINETS

### Repair or Replace

-  (1) The lazy Susan cabinet to the west of the stove was off its track and would not function properly. Repairs are needed.

## 4.8 WINDOWS

### Repair or Replace

-  Water damage noted at the south window in the dining room ( Picture 1 ) . A moisture meter indicated elevated moisture in the window sill ( Picture 2 ) . A contractor should repair the damage. Repairs to the siding, trim, and window flashing should be made during re-siding the south wall of the home, and should eliminate water penetration.


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## 5. Structural Components

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## 5.2 CRAWLSPACES

### Repair or Replace

-  (1) Wood and insulation debris was observed in the crawlspace. This can trap moisture and attract wood destroying insects. Recommend removing all construction debris from the crawlspace.

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## 6. Plumbing System

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## 6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

### Repair or Replace

-  Missing cleanout cap under the front porch ( Picture 1 ) . A new cap is needed for health and safety.


## 6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

### Maintenance

-  (2) The master shower door leaks some water when the shower is running ( Picture 1 ) . Minor mold/mildew noted in the caulk at the floor near the shower. The door may need repairs or adjustment.

## 6.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

### Repair or Replace

-  (1) The toilets are loose and need to be secured at the entry bathroom and master bathroom. Repairs are needed to prevent possible leak or seepage if movement continues. A qualified licensed plumber should repair or correct as needed.


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## 7. Electrical System

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### 7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

#### Repair or Replace

-  Some wiring passes through the panel case without a bushing or strain relief clamp ( Picture 1 ). This wiring is susceptible to damage. An electrician should install a bushing or clamp at this location.


### 7.4 CONNECTED DEVICES AND FIXTURES

#### Repair or Replace

-  The thermostat for the attic power fan was not properly fastened to the framing, and the wiring does not have a bushing or clamp installed at the thermostat box ( Picture 1 ). This is an electrical hazard. An electrician should evaluate and repair this installation.


### 7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

#### Repair or Replace

-  There were no GFCI outlets found in the laundry room. GFCI outlets are an important safety item that should be installed in kitchens, bathrooms, garages, and on exterior outlets. Recommend that a licensed electrician install duplex GFCI outlets throughout the home as needed.


### 7.7 SMOKE DETECTORS

#### Repair or Replace

-  The smoke detectors in the house were substandard. Current recommendations suggest that any smoke detector 10 years and older should be replaced. Recommend that new smoke detectors are installed throughout the home as needed.

### 7.8 CARBON MONOXIDE DETECTORS

#### Repair or Replace, Not Present

-  There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions. Since April 1st, 2011, carbon monoxide detectors have been required to be installed for all real estate transactions. Visit [http://www.oregon.gov/OSP/SFM/docs/Comm\\_Ed/CO\\_Q\\_Achanges.pdf](http://www.oregon.gov/OSP/SFM/docs/Comm_Ed/CO_Q_Achanges.pdf) for more information.


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## 8. Heating / Central Air Conditioning

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### 8.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

#### Repair or Replace

-  There was inadequate clearance between the B-vent flue from the furnace and combustible materials: roofing felt ( Picture 1 ). B-vent requires at least 1" clearance. Recommend that a licensed HVAC contractor inspect and remedy this issue.


### 8.7 GAS/LP FIRELOGS AND FIREPLACES

#### Repair or Replace

-  The compartment under the gas fireplace was very dirty. For better function and air quality, this compartment should be vacuumed out. This could be a fire hazard.

### 8.8 COOLING AND AIR HANDLER EQUIPMENT

#### Repair or Replace

-  The foam sleeve on suction line is missing at the outside unit ( Picture 1 ). Missing foam on suction line can cause energy loss and condensation. Repair or replace the foam sleeve where needed.


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## 9. Insulation and Ventilation

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### 9.3 VENTILATION OF ATTIC AREAS

#### Repair or Replace

-  The attic fan is set to come on at 80 degrees. I recommend that the thermostat is set to come on only when the attic is hotter, say 100 or 110, or simply disconnected. Sometimes attic fans can have unintended consequences, such as pulling crawlspace air into the home, or back drafting gas appliances. Use with caution.

### 9.5 VENTING SYSTEMS (Kitchens, baths and laundry)

#### Repair or Replace

-  (1) The dryer duct vents into the crawlspace ( Picture 1 ) . This delivers moisture and lint into the crawlspace that can lead to mold/mildew and lint build-up can be a fire hazard. A contractor need to repair or replace the duct so it vents outside the home.
-  (2) Excess hair and lint debris was observed at the exterior dryer vent ( Picture 2 ) . This can be a fire hazard and reduces the efficiency of the dryer. Recommend that the dryer vent line is cleaned out.


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## 10. Built-In Kitchen Appliances

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### 10.1 RANGES/OVENS/COOKTOPS

#### Repair or Replace

-  No anti-tip protection was installed on the range. This can be a hazard if heavy items are on the extended oven racks. Recommend that a contractor install an anti-tip device on the range.

### 10.5 MICROWAVE COOKING EQUIPMENT

#### Repair or Replace

-  The microwave door handle and trim are broken ( Picture 1 ) . The unit still functioned, but further damage is likely. Repair or replace the appliance..

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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