

DATE OF INSPECTION: 3/6/2025

YEAR BUILT: 1906

SIZE: 1816

- **Septic, Oil Tank Scans, Flow Test**
- **Water Quality Testing**
- **Sewer Scope Service**
- **Radon & Mold Testing**
- **Home Energy Scores**



Property Inspection Report

Address


Portland, OR, 9999

Inspection Prepared For: Client Client

Agent:

**“Independent High
Quality Home
Inspections”**

INSPECTOR: Jeff Hayes

 **16415 Wayne Dr.
Oregon City, OR 97045**


 **503.657.4257**



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Report Summary

Grounds		
Page 8 Item: 2	Driveway and Walkway Condition	<ul style="list-style-type: none"> • Walkway - Moderate to significant cracking / surface damage noted. Recommend consulting with concrete specialist to determine best course of action.
Page 8 Item: 3	Grading / Drainage	<ul style="list-style-type: none"> • There are one or more areas that slope towards the building and tend to promoted water under the home. Recommend drainage corrections to prevent adverse issues associated with water draining into the soil adjacent to the home / structure.
Page 10 Item: 14	Gas / Propane / Oil	<ul style="list-style-type: none"> • Considering the age of the home, it is possible that there is or was an oil tank on the property. It can be very expensive to remove or decommission an oil tank. Consider having a qualified professional perform a tank sweep to determine if an oil tank is present.
Exterior Areas		
Page 14 Item: 4	Siding Condition	<ul style="list-style-type: none"> • Caulking missing or damaged. Recommend correction by qualified professional to protect underlying materials from damage.
Page 15 Item: 5	Eaves & Facia	<ul style="list-style-type: none"> • Exposed portion of rafters / eaves / soffit / sheathing has some holes, cracks, gaps, openings or damage. Repair or replace as needed by qualified professional to prevent water intrusion into structure.
Page 15 Item: 6	Exterior Paint	<ul style="list-style-type: none"> • Home was constructed 1978 or earlier when lead paint was permitted. Lead was a significant component in paint and it is possible that some of the paint used inside the home or on the exterior contains lead. It cannot be stated that the paint used contains lead without proper testing. Lead is associated with health hazards. It is important to not permit this type of paint to peel or otherwise become detached from the intended material. Harm occurs as a result of ingestion or inhalation of the material. Recommend containing the material through encapsulation which can be accomplished by painting-over or sealing in some other fashion. Abatement is the removal of the material and is often expensive and best left to specialty professionals to accomplish. • Peeling or chipping paint noted in some areas. Recommend use of qualified professional to remove loose material and prepare surfaces and re-paint to preserve the siding and protect the home from the elements.
Roof		
Page 17 Item: 1	Roof Condition	<ul style="list-style-type: none"> • Lower level roof at rear of home: Areas of rooftop are sagging or bowing. Recommend evaluation and repairs as needed by qualified contractor.

Page 18 Item: 7	Gutter	<ul style="list-style-type: none"> Downspout material has been used as drainage piping to carry water away from the home. This material is not intended for this application and it will likely leak a moderate to significant amount. Consider replacing with actual drainage piping to better remove water away from the home. Significant debris present in gutter. Recommend removal of all debris immediately and at least once per year to maintain drainage and improve gutter service life.
Attic		
Page 20 Item: 1	Access / Overview	<ul style="list-style-type: none"> Small enclosed area above the ceiling on the upper level has no access point. Recommend installation of access point and evaluation with corrections as needed by a qualified professional.
Page 22 Item: 9	Insulation Condition	<ul style="list-style-type: none"> Attic area access from upper level bedroom closet: Paper covered insulation present and this portion of the insulation is facing towards the attic area. Moisture in this area may result in mold, damage, decay or bio-growth on the paper surfaces. Monitor, modify and correct as needed to prevent adverse conditions.
Basement Foundation		
Page 24 Item: 2	Foundation Walls	<ul style="list-style-type: none"> Cracks (1/4" or less) present in: foundation walls. Consider sealing them to prevent water infiltration. Generally speaking, cracks that are less than 1/4" are not commonly regarded as being structurally significant. Seal and monitor. Efflorescence observed; this is a mineral deposit left behind from previous exterior water infiltration. Consult with drainage experts for best applications of drainage systems for outside the foundation perimeter and within the perimeter. Moisture intrusion was observed numerous areas of the foundation. Moisture can create high humidity, mold & can damage stored items & finishing materials. Recommend a wet basement specialist review the foundation for correcting the water intrusion and advise as needed. Spalling / deterioration noted on concrete foundation walls. It is recommended to have a foundation specialist evaluate the foundation walls and provide services to prevent further spalling / deterioration. Gaps / eroded areas noted below foundation walls in some locations. It is recommended to have a qualified professional back fill these areas and seal the openings to prevent further erosion.
Page 25 Item: 3	Concrete Slab	<ul style="list-style-type: none"> Cracks / surface damage noted. Consult with Concrete specialist to determine best course of action and associated costs.
Page 26 Item: 5	Anchor Bolts	<ul style="list-style-type: none"> None noted. Homes built around the time that this home was built are likely to not have anchoring systems that tie the building to the foundation. Consider a retrofit for greater earth movement and high wind protection.
Page 26 Item: 8	Post and Piers	<ul style="list-style-type: none"> Water damage / decay noted at the base of several posts below basement stairs. Corrections by a licensed contractor is recommended.

Page 28 Item: 12	Drainage / Sump Pump	<ul style="list-style-type: none"> • No sump pump or basement drain located. Consider as part of measures taken for drainage if needed. • Evidence of past water noted. Water marks at various points within this area. It appears to be from poorly directed surface water / rain water. Recommend having qualified professional provide evaluation and corrections to exterior grading / drainage along with any needed corrections inside the foundation area to eliminate water in this area.
Page 29 Item: 13	Ducting	<ul style="list-style-type: none"> • Heat ducts are wrapped with materials consistent with that containing asbestos which is a know cancer causing material. If in good condition and left undisturbed this material causes no need for alarm. Proper handling and abatement by Qualified contractors is recommended if repairs or upgrades are performed. Consider, also, the idea of encapsulating the asbestos tape with heat-tape or other materials.
Page 30 Item: 15	Vapor Barrier	<ul style="list-style-type: none"> • Vapor barrier needs to cover entire ground. Redistribute existing cover and / or add more material if needed for full coverage.
Central Heat/AC		
Page 33 Item: 1	Heater Condition	<ul style="list-style-type: none"> • + Heating components are inherently complex in nature and best evaluated by specialists who may access, dismantle and evaluate in ways which are not available to the inspector. A complete inspection is recommended by a qualified professional to determine overall condition and issues which may be present. Annual inspections in future years is additionally recommended to maintain this component and avoid adverse issues and costly damage. • Furnace Servicing: Last service date is over one year ago, or is unable to be determined. Recommend servicing by qualified HVAC professional.
Interior Areas		
Page 39 Item: 5	Floor Condition	<ul style="list-style-type: none"> • Irregularities were noted below the flooring in the living room area. This is common in older homes and the issue did not appear to be excessive. If concerned, have a licensed contractor evaluate this area to determine the cause and severity of the issue. Have a licensed contractor make corrections as needed or if desired.
Page 39 Item: 6	Window Condition	<ul style="list-style-type: none"> • Basement window(s): Counterbalance system is damaged, missing, operates poorly or not operative. Recommend corrections to restore function. • Single hung window in living room: Cracked glass noted. Recommend corrections to improve safety, security, access to light.
Bathroom 1		
Page 51 Item: 19	Shower / Surround	<ul style="list-style-type: none"> • Discolored grout / caulking may be an indication of a bio-growth. Recommend correcting as needed to prevent spread to the adjacent materials. Recommend examining adjacent material, if possible, for current damage / bio-growth and correcting as needed.

Bathroom 2		
Page 53 Item: 4	Floor Condition	<ul style="list-style-type: none">• Caulking is missing, damaged, in need of replacing or inconsistently applied at edge of plumbing fixture(s). Recommend fresh caulking bead to prevent water damage to underlying materials
Bedroom 1		
Page 58 Item: 6	Window Condition	<ul style="list-style-type: none">• Both Windows: Counterbalance system is damaged, missing, operates poorly or not operative. Recommend corrections to restore function.

Inspection Details

1. Attendance

In Attendance: Client present • Buyer's Agent present • No other parties present at inspection.

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report. • Vacant - Lightly furnished.

4. Limitations

Good	Fair	Poor	N/A	None
X				

Materials: ++ 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 PURCHASER THE HOME INSPECTION SERVICES, MAY RELY UPON ANY REPRESENTATION MADE IN THE REPORT.

- ++ The Home Inspection is in accordance with standards and practices set forth in division 8 of OAR chapter 812. The Inspection agreement and associated report covers only the residence or primary structure in the report unless otherwise specified in the agreement. Other structures / systems may be included by modification to agreement(s) made with Top Notch Home Inspection. Top Notch Home Inspection offers services in the following areas: Sewer Scopes; Radon Testing; Wood Destroying Organism Reports, Oil Tank Locates; Lead / Asbestos / Mold Testing; Water Quality Testing; Septic evaluation; Flow Tests for Private Wells. When these services are provided it is done for a separate fee and utilizes a separate agreement and is shown in a separate report. The home inspection does not include a wood destroying organism inspection report. One can be provided at no additional charge upon request with purchase of home inspection.

A Home Inspection / Property Inspection is a visual examination of a specific structure or structures and the immediate site which serves the structure(s). Only surfaces which can be seen are considered. Items which are concealed are not evaluated. The inspection process is not invasive and the inspector will not move, alter or dismantle any feature which is considered in the report to further evaluate its condition. Visual access may be limited by structure, fixtures, components, vegetation, placement of personal property. At any time an issue is seen which may imply problems that are concealed it is suggested that the client obtain permission to examine this area more fully with a qualified professional and with the use of invasive techniques if needed. Our limitations are expressed in your inspection agreement and you must read that agreement to see the full list.

Any item(s) which is/are evaluated and not included in the inspection agreement are done as a courtesy to the client and Top Notch Home Inspections accepts no liability for evaluation of these items. Any verbal statements made about the property regarding any aspect of the home should be given no consideration and only the report itself and any associated documents / addenda should be relied upon.

Some structures / systems / aspects of property noted on site are beyond the scope of our inspection services and it is recommended that you obtain a qualified professional for the evaluation and corrections if needed to these items. Structures, systems and aspects of the property which are beyond the immediate structure(s) which is being evaluated is not examined or evaluated. Below is a list of items not included in the inspection process or report. This list shown is not fully exhaustive and other items not shown in this list are not included in the inspection process. The following services are NEVER provided in our inspection reports: code compliance; valuation / appraisal; survey; zoning compliance; energy audit; legal history; title reports; soil conditions; exposure to floods or other site hazards; examination of any problems associated with nearby properties; examination of any use of the subject property for any past or present purpose which may render harm to the structure, site, occupants or create other potential liabilities. Consult with a qualified professional(s) for these services.

Grounds

1. Overview

Good	Fair	Poor	N/A	None
X				

Observations:

• ****Overview of Grounds:** The inspector examines only the grounds in the immediate vicinity of the structures. The grounds are only evaluated based on their impact to the structures. The inspector does not consider: Vegetation characteristics or health; soil type or characteristics; soil or site contamination; underground piping / tanks / wiring / components; areas of the property not in immediate vicinity of the structures being examined; neighboring property characteristics or impact to structures; impact of easements / encroachments / setbacks; zoning compliance; code compliance; presence of permits for structures or status of permits. Areas covered by vegetation or other visual obstructions cannot be evaluated and should be cleared of obstructions and evaluated with corrections as needed. See inspection contract and state laws for full disclosure of areas covered by inspection and limitations / exclusions.

2. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
		X		

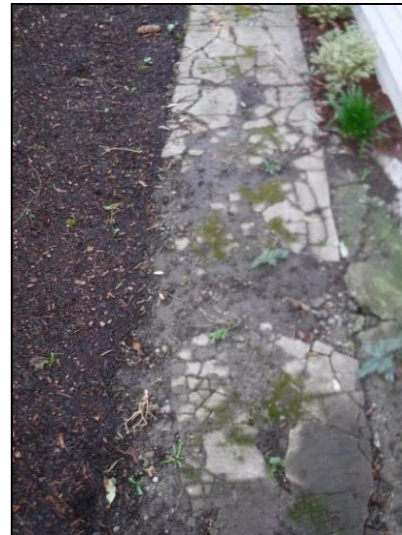
Materials: No driveway noted. • Concrete walkway noted.

Observations:

• **Walkway - Moderate to significant cracking / surface damage noted. Recommend consulting with concrete specialist to determine best course of action.**



Walkway - Moderate to significant cracking / surface damage noted. Recommend consulting with concrete specialist to determine best course of action.



Walkway - Moderate to significant cracking / surface damage noted. Recommend consulting with concrete specialist to determine best course of action.

3. Grading / Drainage

Good	Fair	Poor	N/A	None
	X			

Observations:

• **There are one or more areas that slope towards the building and tend to promoted water under the home. Recommend drainage corrections to prevent adverse issues associated with water draining into the soil adjacent to the home / structure.**



There are one or more areas that slope towards the building and tend to promoted water under the home. Recommend drainage corrections to prevent adverse issues associated with water draining into the soil adjacent to the home / structure.

4. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

5. Patio / Porch / Deck

Good	Fair	Poor	N/A	None
X				

Observations:

- Front
- Wood Framed deck with Membrane type deck cover
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

Observations:

- Stairs and railing are present.
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

7. Patio / Porch / Deck #2

Good	Fair	Poor	N/A	None
				X

Observations:

- No additional patio / porch / deck present.

8. Stairs & Handrail #2

Good	Fair	Poor	N/A	None
			X	

Observations:

- N/A - no additional patio / porch / deck present

9. Patio / Porch / Deck #3

Good	Fair	Poor	N/A	None
				X

Observations:

- No additional patio / porch / deck present.

10. Stairs & Handrail #3

Good	Fair	Poor	N/A	None
			X	

Observations:

- N/A - no additional patio / porch / deck present

11. Patio / Porch Roof Condition

Good	Fair	Poor	N/A	None
			X	

Materials: N/A - Roof cover is the same as the main structure.

12. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

13. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory - **GFCI** Inspected system or component functioned as intended, allowing for normal wear and tear

14. Gas / Propane / Oil

Good	Fair	Poor	N/A	None
	X			

Materials: **Shut-off valves are examined on a visual basis only and not tested for function as their infrequent use can leave them predisposed to damage and leakage. • Valve at meter. Shut off before meter and after meter as well.

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear except as noted below.
- Considering the age of the home, it is possible that there is or was an oil tank on the property. It can be very expensive to remove or decommission an oil tank. Consider having a qualified professional perform a tank sweep to determine if an oil tank is present.

15. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: Front of structure. • Rear of structure

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

16. Water Pressure

Good	Fair	Poor	N/A	None
	X			

Observations:

- Functional flow within the home was adequate. Pressure noted is lower than is typically desired for the home, but fixtures / flow appeared to be adequate.
- For public water: Pressure levels between 60 and 80 psi are considered optimal. Levels as low as 25 psi are typically required by local municipalities for fire suppression. Ultimately, having adequate flow at the plumbing fixtures is the most important attribute of water pressure and this is primarily gauged by the perceptions of the end-user.
- 55 psi was the approximate pressure noted at exterior faucet



55 psi was the approximate pressure noted at exterior faucet

17. Pressure Regulator

Good	Fair	Poor	N/A	None
				X

Observations:

- No pressure regulator seen during inspection.

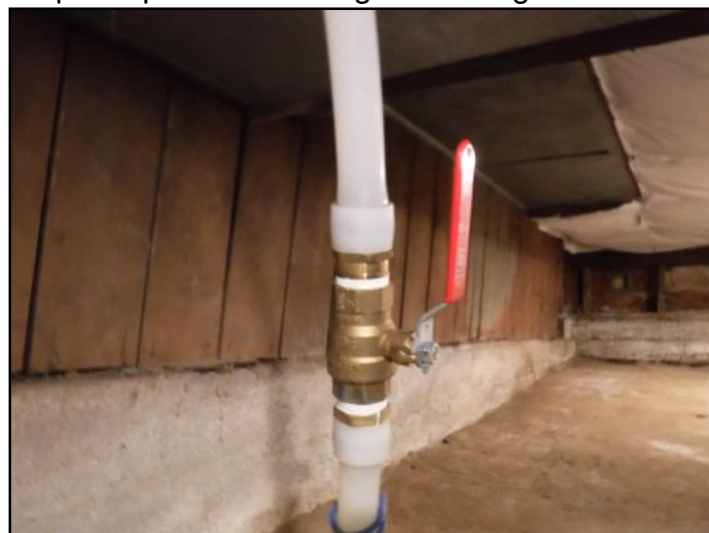
18. Site Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: + Supply piping leaks are difficult to detect and the inspector has not inspected for water leaks in piping which are buried or inaccessible. A water utility can often provide useful data which may indicate that leaking is present and specialty companies may be necessary to locate and repair leaks which are present. • Meter Box Noted. Water delivered by a utility.

Observations:

- Main water shut-off noted in more than one location.
- Main water shut-off noted in valve box / meter box. Shut-off valves are examined on a visual basis only and not tested for function as their infrequent use can leave them predisposed to damage or leakage
- Main water shut-off noted in basement. Shut-off valves are examined on a visual basis only and not tested for function as their infrequent use can leave them predisposed to damage or leakage



Main water shut-off noted in basement. Shut-off valves are examined on a visual basis only and not tested for function as their infrequent use can leave them predisposed to damage or leakage

19. Gates, Fencing & Walls

Good	Fair	Poor	N/A	None
			X	

Materials: N/A - gates, fencing and walls are not addressed in this report unless noted below.

20. Sprinklers

Good	Fair	Poor	N/A	None
				X

Observations:

- No sprinkler system observed. Sprinklers are not a part of this home inspection.

21. Additional Features

Good	Fair	Poor	N/A	None
				X

Observations:

- No additional features noted

Exterior Areas

1. Overview

Good	Fair	Poor	N/A	None
X				

Observations:

- + Overview of Exterior: Areas / surfaces which are not visible due to furnishings, gutters & downspouts, awnings, landscaping, soil, personal property or other obstructions are not examined and their condition cannot be determined. Awnings and shutters are excluded from inspection services. Electrical outlets which are in use, not visible, blocked by vegetation or personal property are not tested. Cosmetic issues, when noted, are revealed as a courtesy and are not a part of the responsibility of the inspector to reveal according to the Standards of Practice. Evaluation for compliance with building codes and manufacturer's specifications are expressly beyond the scope of this inspection, although deficiencies stated in the report are frequently code-related. Warranties by installers, manufacturers or third party insurers may be available and we recommend exploring these options and acquiring coverage as needed. See inspection contract and state laws for full disclosure of areas covered by inspection and limitations / exclusions.
- ++ No evidence of the materials used for the wall structure were directly seen. Indications below are based on some visual evidence and / or assumptions based on typical expectations for the age and type of structure seen.
- Based on the available information there are indications that the walls are comprised of wood framing with sheathing.

2. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- ++ Exterior Doors are described below in general terms. Specific issues are addressed in the Interior Section of the report in the specific room / area where these doors are accessed. Screen doors, security doors and storm doors are excluded from Oregon's Home Inspector Standards of Practice. Exterior doors for the garage or detached buildings are noted in those sections which address those specific structures.
- Exterior Door
- Exterior Door with Glass
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear except as noted in the interior section of the report in the specific room / area where these doors are accessed.

3. Window Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- ++ Windows are described below in general terms. Specific issues are addressed in the Interior Section of the report in the specific room / area where these windows are accessed. Window screens, storm windows and shutters are excluded from Oregon's Home Inspector Standards of Practice and any commentary on these are provided as a courtesy to the client. Windows for the garage or detached buildings are noted in those sections which address those specific structures.
- More than one type of window frame
- Vinyl / Fiberglass Frame
- Wood Frame
- More than one type of Glass noted
- Dual Pane Windows Noted
- Single Pane Windows Noted
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear except as noted in the interior section of the report in the specific room / area where these windows are accessed.

4. Siding Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Wood / Plywood Siding • Shingle Siding • Wood Trim

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear except as noted below.
- Older siding is intact, but shows some signs of aging. Monitor for wear. Repair cracks, gaps or holes as needed. Treat surfaces with stain or paint as needed to protect against siding damage and structure against the elements.
- **Caulking missing or damaged. Recommend correction by qualified professional to protect underlying materials from damage.**



Older siding is intact, but shows some signs of aging. Monitor for wear. Repair cracks, gaps or holes as needed. Treat surfaces with stain or paint as needed to protect against siding damage and structure against the elements.



Caulking missing or damaged. Recommend correction by qualified professional to protect underlying materials from damage.

5. Eaves & Facia

Good	Fair	Poor	N/A	None
	X			

Observations:

- Closed Soffit - Rafters enclosed by soffit material
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear except as noted below.
- Exposed portion of rafters / eaves / soffit / sheathing has some holes, cracks, gaps, openings or damage. Repair or replace as needed by qualified professional to prevent water intrusion into structure.



Exposed portion of rafters / eaves / soffit / sheathing has some holes, cracks, gaps, openings or damage. Repair or replace as needed by qualified professional to prevent water intrusion into structure.

6. Exterior Paint

Good	Fair	Poor	N/A	None
	X			

Observations:

- Exterior of the home is painted
- Home was constructed 1978 or earlier when lead paint was permitted. Lead was a significant component in paint and it is possible that some of the paint used inside the home or on the exterior contains lead. It cannot be stated that the paint used contains lead without proper testing. Lead is associated with health hazards. It is important to not permit this type of paint to peel or otherwise become detached from the intended material. Harm occurs as a result of ingestion or inhalation of the material. Recommend containing the material through encapsulation which can be accomplished by painting-over or sealing in some other fashion. Abatement is the removal of the material and is often expensive and best left to specialty professionals to accomplish.
- Peeling or chipping paint noted in some areas. Recommend use of qualified professional to remove loose material and prepare surfaces and re-paint to preserve the siding and protect the home from the elements.



Home was constructed 1978 or earlier when lead paint was permitted. Lead was a significant component in paint and it is possible that some of the paint used inside the home or on the exterior contains lead. It cannot be stated that the paint used contains lead without proper testing. Lead is associated with health hazards. It is important to not permit this type of paint to peel or otherwise become detached from the intended material. Harm occurs as a result of ingestion or inhalation of the material. Recommend containing the material through encapsulation which can be accomplished by painting-over or sealing in some other fashion. Abatement is the removal of the material and is often expensive and best left to specialty professionals to accomplish.

Peeling or chipping paint noted in some areas. Recommend use of qualified professional to remove loose material and prepare surfaces and re-paint to preserve the siding and protect the home from the elements.

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
	X			

Materials: ++ The visual inspection of the roof seeks to determine if components are absent, damaged, or otherwise unable to serve as intended. Hidden structures and components beneath the roof covering cannot be evaluated by our simple visual inspection. No warranty is offered. It is recommended that a roof certification be obtained when the roof covering is 10 or more years of age. Roof age may be determined by examination of permit records when available at appropriate municipal agency. Roofs are viewed from ground or ladder or by other means when there is a likelihood of damage to the roof or harm to the inspector through mounting the roof. Evaluation for compliance with building codes and manufacturer's specifications are expressly beyond the scope of this inspection, although deficiencies stated in the report are frequently code-related. Warranties by installers, manufacturers or third party insurers may be available and we recommend exploring these options and acquiring coverage as needed. See inspection contract and state laws for full disclosure of areas covered by inspection and limitations / exclusions. • Roof was mounted and inspected from the rooftop.

Materials: Asphalt shingles noted.

Observations:

- The asphalt shingles appeared to be in good condition with minimal wear
- **Lower level roof at rear of home: Areas of rooftop are sagging or bowing. Recommend evaluation and repairs as needed by qualified contractor.**



The asphalt shingles appeared to be in good condition with minimal wear



Lower level roof at rear of home: Areas of rooftop are sagging or bowing. Recommend evaluation and repairs as needed by qualified contractor.

2. Flashing

Good	Fair	Poor	N/A	None
X				

Observations:

- The following types of flashing were seen:
 - **Drip Edge** flashing
 - **Valley Flashing**
 - Roof to siding flashing
 - Step Flashing for roof to siding flashing
 - Attic vent flashing
 - Plumbing vent flashing and boots
 - Kickout flashing
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

3. Vents

Good	Fair	Poor	N/A	None
X				

Observations:

- Plumbing vents noted
- Fixed rooftop attic vent(s) noted
- Dedicated rooftop exhaust vents noted
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

4. Chimney

Good	Fair	Poor	N/A	None
				X

Observations:

- No chimney or stove pipe present

5. Rain Cap / Spark Arrestor

Good	Fair	Poor	N/A	None
			X	

Observations:

- N/A - No Chimney or Stove Pipe present.

6. Sky Lights

Good	Fair	Poor	N/A	None
				X

Observations:

- None

7. Gutter

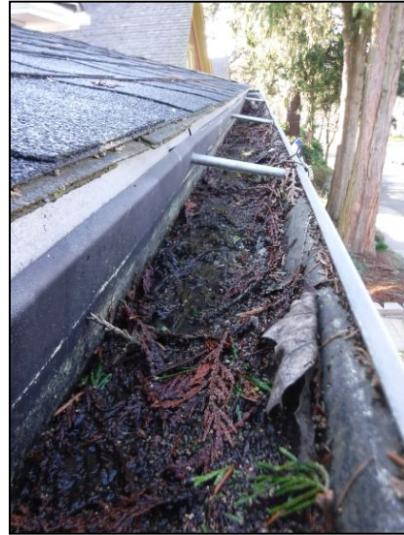
Good	Fair	Poor	N/A	None
	X			

Observations:

- Fully guttered roof
- Piping attached to downspouts noted.
- Downspout material has been used as drainage piping to carry water away from the home. This material is not intended for this application and it will likely leak a moderate to significant amount. Consider replacing with actual drainage piping to better remove water away from the home.
- Significant debris present in gutter. Recommend removal of all debris immediately and at least once per year to maintain drainage and improve gutter service life.



Downspout material has been used as drainage piping to carry water away from the home. This material is not intended for this application and it will likely leak a moderate to significant amount. Consider replacing with actual drainage piping to better remove water away from the home.



Significant debris present in gutter. Recommend removal of all debris immediately and at least once per year to maintain drainage and improve gutter service life.

Attic

1. Access / Overview

Good	Fair	Poor	N/A	None
	X			

Observations:

- ++ Attics are only entered when it is deemed to be safe to the inspector and unlikely to cause harm to the building or its components. Building components, structural elements, debris and stored items almost always obscure the views of ALL relevant portions of the attic. Areas not seen cannot be evaluated and are not addressed by the inspection. Ventilation is a necessary component to: mitigate moisture in this space; dissipate heat and improve home comfort; extend roof cover life. Attic insulation is examined and its thickness and type are reported. The presence of insulation almost always indicates that the ceiling structure could not be fully examined. Electrical components which are not seen cannot be evaluated. Lighting fixtures which are buried in insulation are not evaluated for their suitability for this location. Attic structure not evaluated for storage of heavy items. Have structure evaluated before using for storage of items.
- Attic area that is accessed from the laundry room was inspected from access point only to prevent damage to components within this space and / or avoid harm to the inspector. Attic structure could not be fully seen from access point.
- Not all areas were visible. In-use building components within the space blocked full visibility.
- Not all areas were visible. Aspects of the structure blocked full visibility.
- More than one access point noted.
- Access to attic was by Scuttle Hole located in: Laundry room
- Access to attic was by Door or Hatch located in: Bedroom
- **Small enclosed area above the ceiling on the upper level has no access point. Recommend installation of access point and evaluation with corrections as needed by a qualified professional.**



Small enclosed area above the ceiling on the upper level has no access point. Recommend installation of access point and evaluation with corrections as needed by a qualified professional.



Access to attic was by Scuttle Hole located in: Laundry room



Access to attic was by Door or Hatch located in: Bedroom

2. Structure

Good	Fair	Poor	N/A	None
	X			

Observations:

- Wood rafters, ceiling joists and skip-sheathing roof structure
- Plywood / OSB installed over skip sheathed areas.
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear except as noted below.
- See access comments. Not all of the space was accessible and those areas not available for viewing could not be evaluated.

3. Chimney / Flue

Good	Fair	Poor	N/A	None
			X	

Observations:

- N/A - None seen / not visible from within attic areas which were seen.
- See access comments. Not all of the space was accessible and those areas not available for viewing could not be evaluated.

4. Ventilation

Good	Fair	Poor	N/A	None
				X

Observations:

- No Visible Ventilation noted.
- See access comments. Not all of the space was accessible and those areas not available for viewing could not be evaluated.

5. Vent Screens

Good	Fair	Poor	N/A	None
			X	

Observations:

- Vent screens were not visible from accessible areas of attic. It is recommended that screens be cleaned periodically to allow for better air flow in the attic.
- See access comments. Not all of the space was accessible and those areas not available for viewing could not be evaluated.

6. Electrical

Good	Fair	Poor	N/A	None
			X	

Observations:

- Wiring is likely present, but is covered with insulation and its condition cannot be evaluated.
- See access comments. Not all of the space was accessible and those areas not available for viewing could not be evaluated.

7. Attic Plumbing

Good	Fair	Poor	N/A	None
			X	

Observations:

- N/A - Vents / plumbing not seen in the areas which were inspected / viewed.
- See access comments. Not all of the space was accessible and those areas not available for viewing could not be evaluated.

8. Duct Work

Good	Fair	Poor	N/A	None
			X	

Observations:

- Ductwork not visible from accessible areas of attic.
- See access comments. Not all of the space was accessible and those areas not available for viewing could not be evaluated.

9. Insulation Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Fiberglass batts with kraft paper facing noted.

Depth: Insulation averages about 8-10 inches in depth

Observations:

- See access comments. Not all of the space was accessible and those areas not available for viewing could not be evaluated.
- Attic area access from upper level bedroom closet: Paper covered insulation present and this portion of the insulation is facing towards the attic area. Moisture in this area may result in mold, damage, decay or bio-growth on the paper surfaces. Monitor, modify and correct as needed to prevent adverse conditions.



Attic area access from upper level bedroom closet: Paper covered insulation present and this portion of the insulation is facing towards the attic area. Moisture in this area may result in mold, damage, decay or bio-growth on the paper surfaces. Monitor, modify and correct as needed to prevent adverse conditions.

10. Exhaust Vent

Good	Fair	Poor	N/A	None
			X	

Observations:

- Exhaust duct not visible from accessible portions of attic
- See access comments. Not all of the space was accessible and those areas not available for viewing could not be evaluated.

Basement Foundation

1. Overview / Access

Good	Fair	Poor	N/A	None
X				

Observations:

- + Overview of Foundation: Areas / surfaces which are not visible due to insulation, ductwork, debris / stored items, finish materials or other obstructions are not examined and their condition cannot be determined. See inspection contract and state laws for full disclosure of areas covered by inspection and limitations / exclusions. Evaluation for compliance with building codes are expressly beyond the scope of this inspection, although deficiencies stated in the report are frequently code-related. Water intrusion is a common adverse issue and steps should be taken to minimize or eliminate water from entering this space. Solutions for water intrusion may involve: Roof & gutter drainage; surface grading; foundation vent wells; drainage systems; surface treatment / systems for foundation walls and floors; sump pumps; low point drains. Consult with specialist(s) for solutions and implementation of solutions.
- Basement foundation with slab floor and concrete perimeter walls



Basement foundation with slab floor and concrete perimeter walls

2. Foundation Walls

Good	Fair	Poor	N/A	None
		X		

Observations:

- Poured concrete perimeter foundation
- Cracks (1/4" or less) present in: foundation walls. Consider sealing them to prevent water infiltration. Generally speaking, cracks that are less than 1/4" are not commonly regarded as being structurally significant. Seal and monitor.
- Efflorescence observed; this is a mineral deposit left behind from previous exterior water infiltration. Consult with drainage experts for best applications of drainage systems for outside the foundation perimeter and within the perimeter.
- Moisture intrusion was observed numerous areas of the foundation. Moisture can create high humidity, mold & can damage stored items & finishing materials. Recommend a wet basement specialist review the foundation for correcting the water intrusion and advise as needed.
- Spalling / deterioration noted on concrete foundation walls. It is recommended to have a foundation specialist evaluate the foundation walls and provide services to prevent further spalling / deterioration.
- Gaps / eroded areas noted below foundation walls in some locations. It is recommended to have a qualified professional back fill these areas and seal the openings to prevent further erosion.



Cracks (1/4" or less) present in: foundation walls. Consider sealing them to prevent water infiltration. Generally speaking, cracks that are less than 1/4" are not commonly regarded as being structurally significant. Seal and monitor.



Efflorescence observed; this is a mineral deposit left behind from previous exterior water infiltration. Consult with drainage experts for best applications of drainage systems for outside the foundation perimeter and within the perimeter.



Spalling / deterioration noted on concrete foundation walls. It is recommended to have a foundation specialist evaluate the foundation walls and provide services to prevent further spalling / deterioration.



Moisture intrusion was observed numerous areas of the foundation. Moisture can create high humidity, mold & can damage stored items & finishing materials. Recommend a wet basement specialist review the foundation for correcting the water intrusion and advise as needed.



Gaps / eroded areas noted below foundation walls in some locations. It is recommended to have a qualified professional back fill these areas and seal the openings to prevent further erosion.



Gaps / eroded areas noted below foundation walls in some locations. It is recommended to have a qualified professional back fill these areas and seal the openings to prevent further erosion.

3. Concrete Slab

Good	Fair	Poor	N/A	None
		X		

Observations:

- Concrete Slab noted for basement floor and done in conjunction with foundation perimeter walls.
- Cracks / surface damage noted. Consult with Concrete specialist to determine best course of action and associated costs.



Cracks / surface damage noted. Consult with Concrete specialist to determine best course of action and associated costs.

4. Cripple Walls

Good	Fair	Poor	N/A	None
	X			

Observations:

- Cripple walls noted
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear except as noted below.
- Could not be fully inspected due to planks that are secured to cripple walls

5. Anchor Bolts

Good	Fair	Poor	N/A	None
				X

Observations:

- None noted. Homes built around the time that this home was built are likely to not have anchoring systems that tie the building to the foundation. Consider a retrofit for greater earth movement and high wind protection.

6. Ventilation

Good	Fair	Poor	N/A	None
				X

Observations:

- Basement foundation walls. No ventilation present or considered desirable.

7. Vent Screens

Good	Fair	Poor	N/A	None
				X

Observations:

- No venting observed. This type of foundation does not have ventilation.

8. Post and Piers

Good	Fair	Poor	N/A	None
		X		

Observations:

- Wooden posts on slab and wooden beams
- Interim support structures noted which are support devices which have been added to the foundation area to provide additional support in a specific area where it was needed.
- Water damage / decay noted at the base of several posts below basement stairs. Corrections by a licensed contractor is recommended.



Water damage / decay noted at the base of several posts below basement stairs. Corrections by a licensed contractor is recommended.



Water damage / decay noted at the base of several posts below basement stairs. Corrections by a licensed contractor is recommended.



Interim support structures noted which are support devices which have been added to the foundation area to provide additional support in a specific area where it was needed.

9. Sub Flooring

Good	Fair	Poor	N/A	None
			X	

Observations:

- Could not be inspected due to insulation or other visual impediments

10. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear except as noted below.
- Knob and Tube wiring observed appears to be non-functioning. Have electrician review and remove if possible or if desired.



Knob and Tube wiring observed appears to be non-functioning. Have electrician review and remove if possible or if desired.

11. Foundation Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Concealed areas not examined.
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear
- Pex supply piping noted
- Acrylonitrile-Butadiene-Stryrene "**ABS**" waste and vent pipes noted.

12. Drainage / Sump Pump

Good	Fair	Poor	N/A	None
		X		

Observations:

- **No sump pump or basement drain located. Consider as part of measures taken for drainage if needed.**
- **Evidence of past water noted. Water marks at various points within this area. It appears to be from poorly directed surface water / rain water. Recommend having qualified professional provide evaluation and corrections to exterior grading / drainage along with any needed corrections inside the foundation area to eliminate water in this area.**



Evidence of past water noted. Water marks at various points within this area. It appears to be from poorly directed surface water / rain water. Recommend having qualified professional provide evaluation and corrections to exterior grading / drainage along with any needed corrections inside the foundation area to eliminate water in this area.

Evidence of past water noted. Water marks at various points within this area. It appears to be from poorly directed surface water / rain water. Recommend having qualified professional provide evaluation and corrections to exterior grading / drainage along with any needed corrections inside the foundation area to eliminate water in this area.

13. Ducting

Good	Fair	Poor	N/A	None
	X			

Observations:

- Flexible insulated ducting observed.
- Rigid, non-insulated ducting observed.
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear except as noted below.
- Heat ducts are wrapped with materials consistent with that containing asbestos which is a know cancer causing material. If in good condition and left undisturbed this material causes no need for alarm. Proper handling and abatement by Qualified contractors is recommended if repairs or upgrades are performed. Consider, also, the idea of encapsulating the asbestos tape with heat-tape or other materials.



Heat ducts are wrapped with materials consistent with that containing asbestos which is a know cancer causing material. If in good condition and left undisturbed this material causes no need for alarm. Proper handling and abatement by Qualified contractors is recommended if repairs or upgrades are performed. Consider, also, the idea of encapsulating the asbestos tape with heat-tape or other materials.

14. Insulation

Good	Fair	Poor	N/A	None
X				

Observations:

- Insulation placed under flooring
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

15. Vapor Barrier

Good	Fair	Poor	N/A	None
		X		

Observations:

- Vapor barrier needs to cover entire ground. Redistribute existing cover and / or add more material if needed for full coverage.



Vapor barrier needs to cover entire ground. Redistribute existing cover and / or add more material if needed for full coverage.

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: + Panel Legends, which identify the purpose of each breaker, are not verified. Consult with qualified professional if desired for verification of the written Legend. • Main Breaker Located in primary distribution panel • Primary distribution panel located in Hallway
 Location: No Sub Panels located.
 Observations:
 • Satisfactory – Inspected system or component functioned as intended, allowing for normal wear and tear.



Satisfactory – Inspected system or component functioned as intended, allowing for normal wear and tear.

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:
 • Main breaker present - located in main distribution panel
 • Service Size is:
 • 200 Amp
 • Service size is based on:
 • Main Breaker rating
 • Incoming / Main wire size

3. Breakers in off position

Good	Fair	Poor	N/A	None
				X

Observations:
 • No "off" breakers noted.

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:
 • There is an overhead service drop noted to the home from the electrical utility provider
 • Satisfactory – Inspected system or component functioned as intended, allowing for normal wear and tear.

5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum incoming main wires - this is common and acceptable.
 • Copper branch circuit wiring noted. • Satisfactory – Inspected system or component functioned as intended, allowing for normal wear and tear.

6. Fuses

Good	Fair	Poor	N/A	None
				X

Materials: No fuse box noted.

Central Heat/AC

1. Heater Condition

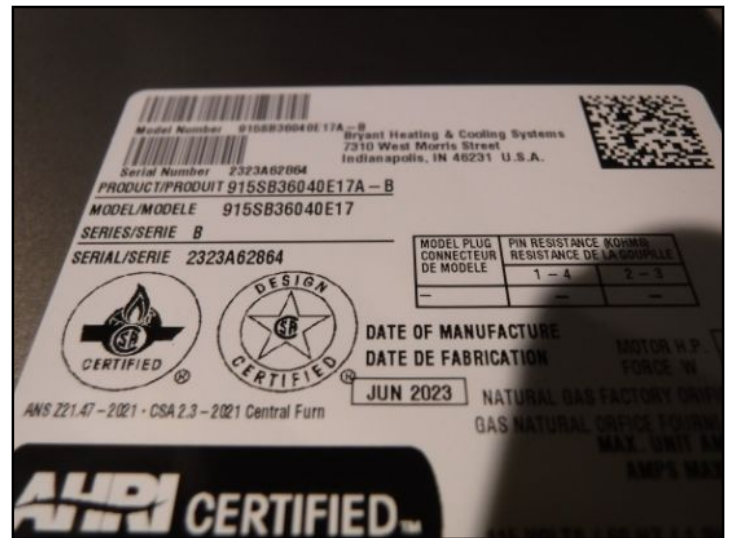
Good	Fair	Poor	N/A	None
	X			

Materials: The central heating unit is located in the basement

Materials: Natural Gas Fueled Forced Air Furnace

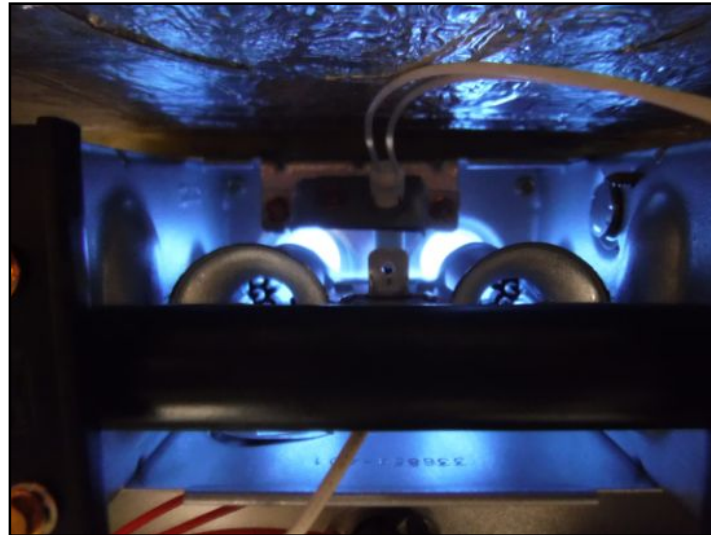
Observations:

- + Estimated lifespan for all types of furnaces is approximately 15-25 years according to Internachi (International Association of Certified Home Inspectors). Many functional furnaces have been observed by the inspector which exceed or have greatly exceeded this figure. Unfortunately, furnaces often fail without warning and may leave a homeowner without heat and other possible issues until a replacement can be obtained and installed by a qualified professional. It is recommended that a homeowner budget for replacement at the 15 year mark and / or purchase a home warranty to cover replacement.
- The heater operated from the thermostat
- Based on information posted on the device, the device appears to have been built in 2023.
- + Heating components are inherently complex in nature and best evaluated by specialists who may access, dismantle and evaluate in ways which are not available to the inspector. A complete inspection is recommended by a qualified professional to determine overall condition and issues which may be present. Annual inspections in future years is additionally recommended to maintain this component and avoid adverse issues and costly damage.
- Furnace Servicing: Last service date is over one year ago, or is unable to be determined. Recommend servicing by qualified HVAC professional.



Furnace Servicing: Last service date is over one year ago, or is unable to be determined. Recommend servicing by qualified HVAC professional.

Based on information posted on the device, the device appears to have been built in 2023.



The heater operated from the thermostat

2. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

3. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

4. Venting

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear
- Plastic - **PVC** vent noted.

5. Gas / Oil / Electric

Good	Fair	Poor	N/A	None
X				

Observations:

- ****Shut-off valves / Electrical Switches** are examined on a visual basis only and not tested for function as their infrequent use can leave them predisposed to damage or leakage. It is our policy not to turn on any major appliance switches or breakers that are in the "off" position at the time of inspection to avoid damage / harm. The inspection of this appliance could not be completed. Recommend having seller or qualified professional operate switch and test device.
- Gas / Propane Valve Satisfactory - Inspected system or component appears satisfactory, allowing for normal wear and tear

6. AC / Heat Pump Condition

Good	Fair	Poor	N/A	None
				X

Compressor Type: None

7. Refrigerant Lines

Good	Fair	Poor	N/A	None
			X	

Observations:

- N/A - AC or Heat Pump not present

8. Air Distribution

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear
- Consider duct cleaning if the home has not had such a service in the past 10 years.

9. Registers / Outlets

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

10. Filters

Good	Fair	Poor	N/A	None
	X			

Location: Located adjacent to heater cabinet

Observations:

- Thick media disposable filter utilized
- Furnace filter dirty. Needs replacement.



Furnace filter dirty. Needs replacement.

11. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- + Thermostats are not checked for calibration, timed functions, programmable features, use with an app.
- Thermostat Location(s):
 - Living room
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

Electric Water Heater

1. Base

Good	Fair	Poor	N/A	None
				X

Observations:

- No base present. None needed for electric water heater.

2. Electrical Connections

Good	Fair	Poor	N/A	None
X				

Observations:

- Electrical Connections Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

3. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Electric Heater with Tank

Location:

- Basement

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear
- + Estimated lifespan for all types of water heaters is approximately 10 years according to Internachi (International Association of Certified Home Inspectors). Many functional water heaters have been observed by the inspector which exceed or even greatly exceeded this figure. Unfortunately, water heaters often fail without warning and may leave a homeowner without hot water and other possible issues until a replacement can be obtained and installed by a qualified professional. It is recommended that a homeowner budget for replacement at the 10 year mark and / or purchase a home warranty to cover replacement.
- Based on serial number and web data the unit appears to have been built in 2023.



Based on serial number and web data the unit appears to have been built in 2023.

4. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:

- + **TPRV valves** are examined visually and not tested as their infrequent use can make them prone to leaking
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

5. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:
 • Satisfactory
 • 40 Gallons

6. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: + Shut-off valves are examined on a visual basis only and not tested for function as their infrequent use can leave them predisposed to damage or leakage. • Pex • Piping noted at wall may not reflect the piping type throughout the home.
 Observations:
 • Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

7. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: CPVC
 Observations:
 • Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

8. Strapping

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear except as noted below.
 • The water heater is strapped with plumbers tape. Recommend upgrading to Hot Water Heater strapping which is more capable of handling movement.



The water heater is strapped with plumbers tape. Recommend upgrading to Hot Water Heater strapping which is more capable of handling movement.

Interior Areas

1. Overview

Good	Fair	Poor	N/A	None
X				

Observations:

- + Throughout all living area in the home: areas / surfaces which are not visible due to furnishings, coverings and personal property are not examined and their condition cannot be determined. Electrical outlets which are in use or blocked by furnishings / personal property are not tested. Appliances and fixtures which are "in use" at time of inspection may not be fully inspected. Cosmetic issues, when noted, are revealed as a courtesy and are not a part of the responsibility of the inspector to reveal according to the Standards of Practice.

- Common areas include rooms like hallways, stairwells, living room, family room, dining rooms / areas



Common areas include rooms like hallways, stairwells, living room, family room, dining rooms / areas

2. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- Combination Smoke / CO Detector Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are Drywall ceilings noted.

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

4. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are Drywall walls noted.

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear except as noted below.
- Due to placement of decorative items or personal property, only a limited amount of this surface area was visible. Recommend obtaining permission to remove these items and further inspect for adverse conditions.
- Cosmetic: Nicks, scratches, stains, nail holes, surface damage or small gouges noted. Make corrections as needed or if desired.

5. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Flooring Types: Carpet • Floating Laminate

Observations:

- Due to placement of furnishings or personal property, only a limited amount of this surface area was visible. Recommend obtaining permission to remove these items and further inspect for adverse conditions.
- Irregularities were noted below the flooring in the living room area. This is common in older homes and the issue did not appear to be excessive. If concerned, have a licensed contractor evaluate this area to determine the cause and severity of the issue. Have a licensed contractor make corrections as needed or if desired.



Irregularities were noted below the flooring in the living room area. This is common in older homes and the issue did not appear to be excessive. If concerned, have a licensed contractor evaluate this area to determine the cause and severity of the issue. Have a licensed contractor make corrections as needed or if desired.

6. Window Condition

Good	Fair	Poor	N/A	None
		X		

Materials: ++ Window screens, storm windows, shutters and window dressings are excluded from Oregon's Home Inspector Standards of Practice and any commentary on these is provided as a courtesy to the client. • More than one type of window frame • Vinyl / Fiberglass Frame • Wood Frame • Fixed Window • Single Hung Window

Observations:

- ++ Screen(s) were not installed at time of inspection. Recommend installation to enjoy their benefits. While this is beyond the scope of the inspection, it is noted as a courtesy to the client.
- Basement window(s): Counterbalance system is damaged, missing, operates poorly or not operative. Recommend corrections to restore function.
- Single hung window in living room: Cracked glass noted. Recommend corrections to improve safety, security, access to light.



Single hung window in living room: Cracked glass noted. Recommend corrections to improve safety, security, access to light.

Basement window(s): Counterbalance system is damaged, missing, operates poorly or not operative. Recommend corrections to restore function.

7. Interior Doors

Good	Fair	Poor	N/A	None
			X	

Observations:

- Door(s) in this area noted elsewhere in the report

8. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear
- Standard Hinged Door Noted

9. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

10. Heating Source

Good	Fair	Poor	N/A	None
X				

Observations:

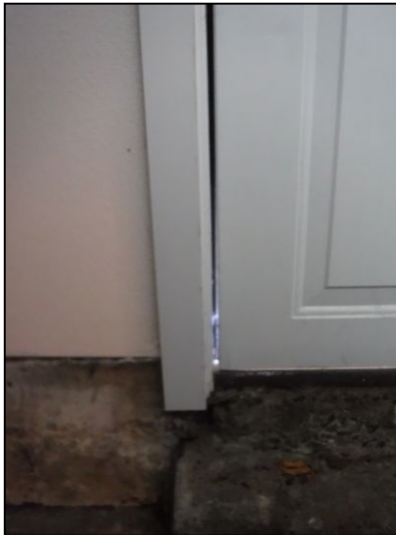
- Primary heating and / or cooling provided by: Forced Air Central System
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

11. Exterior Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Exterior Door Noted
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear except as noted below.
- Door at basement stairs: Weather stripping is missing, damaged or in need of adjustment. Recommend corrections by qualified professional.



Door at basement stairs: Weather stripping is missing, damaged or in need of adjustment. Recommend corrections by qualified professional.

12. Screen/Storm/Security Doors

Good	Fair	Poor	N/A	None
				X

Observations:

- None Present.

13. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:

- Traditional Doorbell present and operating

14. Cabinets/Counters/Sinks

Good	Fair	Poor	N/A	None
				X

Observations:

- No Cabinet, Counters or Sink(s) Present.

15. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

16. Fireplace #1

Good	Fair	Poor	N/A	None
				X

Materials: None

17. Fireplace #2

Good	Fair	Poor	N/A	None
				X

Materials: No Additional Fireplace

18. Additional Features

Good	Fair	Poor	N/A	None
				X

Observations:

- No Additional Features Noted in the common areas

Kitchen

1. Overview

Good	Fair	Poor	N/A	None
X				

Observations:

- + Areas / surfaces which are not visible due to furnishings, coverings and personal property are not examined and their condition cannot be determined. Electrical outlets which are in use or blocked by furnishings / personal property are not tested. Built-in appliances are operated using the normal control devices when power and / or fuel is available unless otherwise indicated. Personal property appliances are not examined except as a courtesy. Dishwashers are inherently complex and may fail without warning. The report describes functionality at the time of the inspection, but is not a warranty of future performance. Consider the purchase of a Home Warranty to limit your costs in the event of a major appliance / component failure. Appliances and fixtures which are "in use" at time of inspection may not be fully inspected. Advanced or special features of an appliance may not be examined like convection or steam for ovens. Specialty appliances may be beyond the scope / expertise of the inspection / inspector. Cosmetic issues, when noted, are revealed as a courtesy and are not a part of the responsibility of the inspector to reveal according to the Standards of Practice.

- Main Level

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are Drywall ceilings noted.

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

3. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are Drywall walls noted.

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear except as noted below.
- Cosmetic: Nicks, scratches, stains, nail holes, surface damage or small gouges noted. Make corrections as needed or if desired.

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Floating Laminate

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

5. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: ++ Window screens and storm windows are excluded from Oregon's Home Inspector Standards of Practice and any commentary on these is provided as a courtesy to the client. • Vinyl / Fiberglass Frame • Single Hung Window

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

6. Pantry

Good	Fair	Poor	N/A	None
				X

Observations:

- No Pantry Present

7. Interior Doors

Good	Fair	Poor	N/A	None
				X

Observations:
 • None noted or seen during the inspection

8. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
 • Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

9. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • Satisfactory - GFCI Inspected system or component functioned as intended, allowing for normal wear and tear

10. Heating Source

Good	Fair	Poor	N/A	None
X				

Observations:
 • Primary heating and / or cooling provided by: Forced Air Central System
 • Satisfactory – Inspected system or component functioned as intended, allowing for normal wear and tear.

11. Exterior Doors

Good	Fair	Poor	N/A	None
				X

Observations:
 • None Present.

12. Screen/Storm/Security Doors

Good	Fair	Poor	N/A	None
				X

Observations:
 • None Present.

13. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
 • Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

14. Counters

Good	Fair	Poor	N/A	None
X				

Observations:
 • Cultured Marble, Corian, composite or solid surface counter top noted.
 • Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

15. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
 • Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear
 • Copper supply piping noted
 • Acrylonitrile-Butadiene-Styrene "ABS" waste and vent pipes noted.

16. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:
 • Single Basin Sink Noted
 • Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

17. Sinks 2

Good	Fair	Poor	N/A	None
				X

Observations:
 • No additional sinks were noted.

18. Spray Wand

Good	Fair	Poor	N/A	None
X				

Observations:
 • Spray wand is a pull-out device which is a part of the faucet.
 • Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

19. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:
 • Wall Switch utilized
 • Operated - appeared functional at time of inspection.
 • Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

20. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:
 • + Dishwashers are complicated appliances with electrical and plumbing components and very often electronic components as well. They can fail at any time without warning. This unit was operated utilizing only one operation setting. It cannot be determined if other settings operate. Timers, drying elements and temperature settings are not evaluated
 • Dishwasher was operated.
 • Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

21. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:
 • Gas / propane cook top noted
 • All heating elements operated when tested.
 • Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

22. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:
 • Gas / propane oven noted
 • Broiler is the lower drawer - none is present at the upper portion of the main oven area.
 • Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

23. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Exhaust Fan is part of microwave oven • Exterior Vented
 Observations:
 • Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

24. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:

- Microwave oven / fan hood noted.
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear
- Tested only briefly for appearance of function. No item is heated in this test.

25. Additional Features

Good	Fair	Poor	N/A	None
				X

Observations:

- No additional features noted

Laundry

1. Overview

Good	Fair	Poor	N/A	None
X				

Observations:

- +Areas / surfaces which are not visible due to laundry appliances, furnishings, coverings and personal property are not examined and their condition cannot be determined. Laundry appliances are not evaluated per inspection agreement. Electrical outlets which are in use or blocked by furnishings / personal property are not tested. Cosmetic issues, when noted, are revealed as a courtesy and are not a part of the responsibility of the inspector to reveal according to the Standards of Practice.

- Laundry Room
- Main Level



Main Level

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are Drywall ceilings noted.

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

3. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are Drywall walls noted.

Observations:

- Laundry appliances block all or part of the ability to view / access this component / feature. No evaluation or limited evaluation was done.
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Floating Laminate

Observations:

- Laundry appliances block all or part of the ability to view / access this component / feature. No evaluation or limited evaluation was done.
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

5. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: ++ Window screens and storm windows are excluded from Oregon's Home Inspector Standards of Practice and any commentary on these is provided as a courtesy to the client. • Vinyl / Fiberglass Frame • Single Hung Window

6. Interior Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear
 • Standard Hinged Door Noted

7. Closets

Good	Fair	Poor	N/A	None
				X

Observations:
 • No closets were present in this area

8. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
 • Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear
 • The 240 volt outlets tested functional.

9. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:
 • Satisfactory. No GFCI in place. None needed.

10. Exterior Doors

Good	Fair	Poor	N/A	None
				X

Observations:
 • None Present.

11. Screen/Storm/Security Doors

Good	Fair	Poor	N/A	None
				X

Observations:
 • None Present.

12. Heating Source

Good	Fair	Poor	N/A	None
X				

Observations:
 • Primary heating and / or cooling provided by: Forced Air Central System
 • Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

13. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:
 • Fan Present
 • Wall switch utilized
 • Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

14. Cabinets/Counters/Sinks

Good	Fair	Poor	N/A	None
X				

Observations:
 • Cabinets and Counters Noted
 • Cabinets and / or Counter tops: Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

15. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- ++ Plumbing connections which lack a basin are not tested. Plumbing valves and standpipe appear functional. Shut-off valves are examined on a visual basis only and not tested for function as their infrequent use can leave them predisposed to damage or leakage

16. Gas Valves

Good	Fair	Poor	N/A	None
				X

Observations:

- No gas line noted.

17. Dryer Vent

Good	Fair	Poor	N/A	None
X				

Observations:

- Portions of dryer vent which were seen appear satisfactory. Clean periodically to reduce lint & fire hazards and increase dryer efficiency.

18. Additional Features

Good	Fair	Poor	N/A	None
				X

Observations:

- No Additional Features Noted

Bathroom 1

1. Overview

Good	Fair	Poor	N/A	None
X				

Observations:

- ****With regard to all bathrooms - Areas / surfaces which are not visible due to furnishings, coverings and personal property are not examined and their condition cannot be determined. Electrical outlets which are in use or blocked by furnishings / personal property are not tested. Appliances and fixtures which are "in use" at time of inspection may not be fully inspected. Cosmetic issues such as common rust, corrosion, stains, and chips may not always be reported.**

- Primary Bathroom



Primary Bathroom

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are Drywall ceilings noted.

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

3. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are Drywall walls noted.

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Floating Laminate

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

5. Window Condition

Good	Fair	Poor	N/A	None
				X

Materials: None noted or seen during the inspection.

6. Interior Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear
- Standard Hinged Door Noted

7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

8. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory - GFCI Inspected system or component functioned as intended, allowing for normal wear and tear

9. Heating Source

Good	Fair	Poor	N/A	None
X				

Observations:

- Primary heating and / or cooling provided by: Forced Air Central System
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

10. Exterior Doors

Good	Fair	Poor	N/A	None
				X

Observations:

- None Present.

11. Screen/Storm/Security Doors

Good	Fair	Poor	N/A	None
				X

Observations:

- None Present.

12. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

- Fan Present
- Timer switch utilized
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

13. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

14. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Cultured Marble, Corian, composite or solid surface counter top noted.
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

15. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations:

- Permanently affixed Mirror was noted
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

16. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- Sink and faucet were present.
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

17. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear
- Pex supply piping noted
- Copper supply piping noted
- Acrylonitrile-Butadiene-Styrene "ABS" waste and vent pipes noted.

18. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Toilet present.
- Shut-off valves are examined on a visual basis only and not tested for function as their infrequent use can leave them predisposed to damage or leakage.
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

19. Shower / Surround

Good	Fair	Poor	N/A	None
	X			

Observations:

- Shower Present
- Tile Surround noted.
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear except as noted below.
- Discolored grout / caulking may be an indication of a bio-growth. Recommend correcting as needed to prevent spread to the adjacent materials. Recommend examining adjacent material, if possible, for current damage / bio-growth and correcting as needed.



Discolored grout / caulking may be an indication of a bio-growth. Recommend correcting as needed to prevent spread to the adjacent materials. Recommend examining adjacent material, if possible, for current damage / bio-growth and correcting as needed.

20. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- Shower Doors Present
- Fixed Glass in place.
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

21. Bath Tubs

Good	Fair	Poor	N/A	None
				X

Observations:

- No bath tub was present

22. Additional Features

Good	Fair	Poor	N/A	None
				X

Observations:

- No Additional Features Noted

Bathroom 2

1. Overview

Good	Fair	Poor	N/A	None
X				

Observations:

- ****With regard to all bathrooms - Areas / surfaces which are not visible due to furnishings, coverings and personal property are not examined and their condition cannot be determined. Electrical outlets which are in use or blocked by furnishings / personal property are not tested. Appliances and fixtures which are "in use" at time of inspection may not be fully inspected. Cosmetic issues such as common rust, corrosion, stains, and chips may not always be reported.**

- Upper Level



Upper Level

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are Drywall ceilings noted.

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

3. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are Drywall walls noted.

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

4. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Flooring Types: Tile – Ceramic, Porcelain, Granite, Marble, Slate, Other

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear except as noted below.

- **Caulking is missing, damaged, in need of replacing or inconsistently applied at edge of plumbing fixture(s). Recommend fresh caulking bead to prevent water damage to underlying materials**



Caulking is missing, damaged, in need of replacing or inconsistently applied at edge of plumbing fixture(s). Recommend fresh caulking bead to prevent water damage to underlying materials

5. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: ++ Window screens and storm windows are excluded from Oregon's Home Inspector Standards of Practice and any commentary on these is provided as a courtesy to the client. • Vinyl / Fiberglass Frame • Sliding Window

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

6. Interior Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear
- Standard Hinged Door Noted

7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

8. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory - GFCI Inspected system or component functioned as intended, allowing for normal wear and tear

9. Heating Source

Good	Fair	Poor	N/A	None
X				

Observations:

- Primary heating and / or cooling provided by: Forced Air Central System
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

10. Exterior Doors

Good	Fair	Poor	N/A	None
				X

Observations:

- None Present.

11. Screen/Storm/Security Doors

Good	Fair	Poor	N/A	None
				X

Observations:

- None Present.

12. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

- Fan Present
- Timer switch utilized
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

13. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

14. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Cultured Marble, Corian, composite or solid surface counter top noted.
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

15. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations:

- Permanently affixed Mirror was noted
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

16. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- Sink and faucet were present.
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

17. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear
- Copper supply piping noted
- Acrylonitrile-Butadiene-Styrene "ABS" waste and vent pipes noted.

18. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Toilet present.
- Shut-off valves are examined on a visual basis only and not tested for function as their infrequent use can leave them predisposed to damage or leakage.
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

19. Shower / Surround

Good	Fair	Poor	N/A	None
X				

Observations:

- Tub / Shower present
- Tile Surround noted.
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

20. Enclosure

Good	Fair	Poor	N/A	None
				X

Observations:

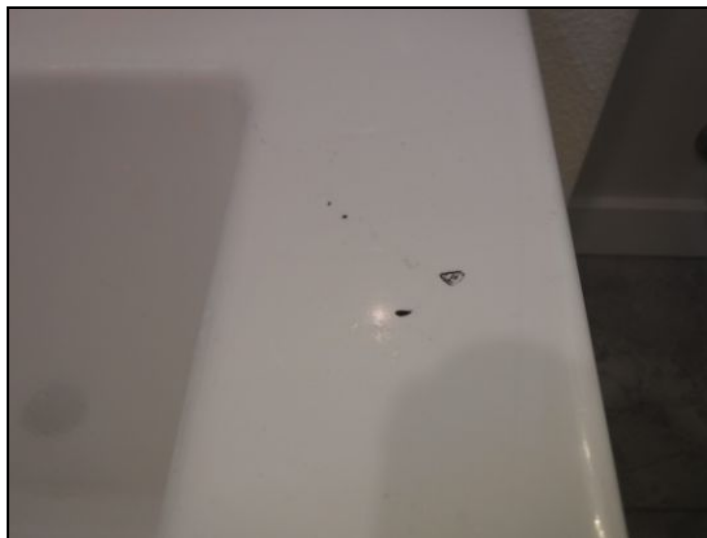
- No shower doors present.

21. Bath Tubs

Good	Fair	Poor	N/A	None
	X			

Observations:

- Combination shower / bath tub noted
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear except as noted below.
- Finish was damaged, cracked or stained. Appears to be a cosmetic issue. Correct if desired. Monitor for changes and repair if needed with qualified professional.



Finish was damaged, cracked or stained. Appears to be a cosmetic issue. Correct if desired. Monitor for changes and repair if needed with qualified professional.

22. Additional Features

Good	Fair	Poor	N/A	None
				X

Observations:

- No Additional Features Noted

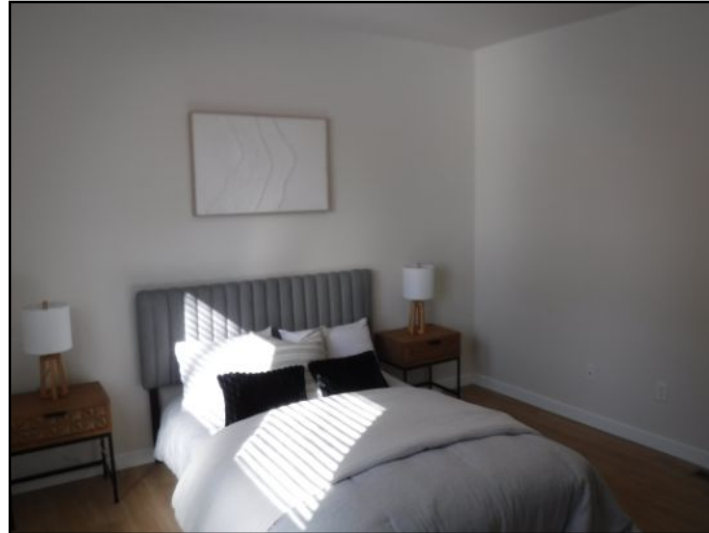
Bedroom 1

1. Overview

Good	Fair	Poor	N/A	None
X				

Observations:

- + Personal property and / or furnishings and / or decorative items were present in this room at the time of the inspection. Items which cannot be accessed are not evaluated. Recommend removing having these items removed and having the area examined by a qualified professional with adverse conditions identified and corrected as needed.
- Main Level
- Primary Bedroom



Primary Bedroom

2. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- Smoke Detector Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are Drywall ceilings noted.

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

4. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are Drywall walls noted.

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear except as noted below.
- Due to placement of decorative items or personal property, only a limited amount of this surface area was visible. Recommend obtaining permission to remove these items and further inspect for adverse conditions.
- Cosmetic: Nicks, scratches, stains, nail holes, surface damage or small gouges noted. Make corrections as needed or if desired.

5. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Floating Laminate

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear
- Due to placement of furnishings or personal property, only a limited amount of this surface area was visible. Recommend obtaining permission to remove these items and further inspect for adverse conditions.

6. Window Condition

Good	Fair	Poor	N/A	None
		X		

Materials: ++ Window screens and storm windows are excluded from Oregon's Home Inspector Standards of Practice and any commentary on these is provided as a courtesy to the client. • Vinyl / Fiberglass Frame • Single Hung Window

Observations:

- At least one window in this space appears to offer an adequate means of egress in the event of an emergency.
- **Both Windows: Counterbalance system is damaged, missing, operates poorly or not operative. Recommend corrections to restore function.**



Both Windows: Counterbalance system is damaged, missing, operates poorly or not operative. Recommend corrections to restore function.

7. Interior Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear
- Standard Hinged Door Noted

8. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear
- Sliding Door(s) Noted

9. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

10. Heating Source

Good	Fair	Poor	N/A	None
X				

Observations:

- Primary heating and / or cooling provided by: Forced Air Central System
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

11. Exterior Doors

Good	Fair	Poor	N/A	None
				X

Observations:

- None Present.

12. Screen/Storm/Security Doors

Good	Fair	Poor	N/A	None
				X

Observations:

- None Present.

13. Cabinets/Counters/Sinks

Good	Fair	Poor	N/A	None
				X

Observations:

- No Cabinet, Counters or Sink(s) Present.

14. Additional Features

Good	Fair	Poor	N/A	None
				X

Observations:

- No Additional Features Noted in this area

Bedroom 2

1. Overview

Good	Fair	Poor	N/A	None
X				

Observations:

- Upper Level
- Front of Home



Upper Level / Front of Home

2. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- Smoke Detector Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are Drywall ceilings noted.

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

4. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are Drywall walls noted.

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

5. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

6. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: ++ Window screens and storm windows are excluded from Oregon's Home Inspector Standards of Practice and any commentary on these is provided as a courtesy to the client. • Vinyl / Fiberglass Frame • Casement Window

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear
- At least one window in this space appears to offer an adequate means of egress in the event of an emergency.

7. Interior Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear
- Standard Hinged Door Noted

8. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear
- Sliding Door(s) Noted

9. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

10. Heating Source

Good	Fair	Poor	N/A	None
X				

Observations:

- Primary heating and / or cooling provided by: Forced Air Central System
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

11. Exterior Doors

Good	Fair	Poor	N/A	None
				X

Observations:

- None Present.

12. Screen/Storm/Security Doors

Good	Fair	Poor	N/A	None
				X

Observations:

- None Present.

13. Cabinets/Counters/Sinks

Good	Fair	Poor	N/A	None
				X

Observations:

- No Cabinet, Counters or Sink(s) Present.

14. Additional Features

Good	Fair	Poor	N/A	None
				X

Observations:

- No Additional Features Noted in this bedroom

Bedroom 3

1. Overview

Good	Fair	Poor	N/A	None
X				

Observations:

- Upper Level
- Rear of Home



Upper Level / Rear of Home

2. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- Smoke Detector Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are Drywall ceilings noted.

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

4. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are Drywall walls noted.

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

5. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

6. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: ++ Window screens and storm windows are excluded from Oregon's Home Inspector Standards of Practice and any commentary on these is provided as a courtesy to the client. • Vinyl / Fiberglass Frame • Single Hung Window

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear
- At least one window in this space appears to offer an adequate means of egress in the event of an emergency.

7. Interior Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear
- Standard Hinged Door Noted

8. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear
- Sliding Door(s) Noted

9. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

10. Heating Source

Good	Fair	Poor	N/A	None
X				

Observations:

- Primary heating and / or cooling provided by: Forced Air Central System
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

11. Exterior Doors

Good	Fair	Poor	N/A	None
				X

Observations:

- None Present.

12. Screen/Storm/Security Doors

Good	Fair	Poor	N/A	None
				X

Observations:

- None Present.

13. Cabinets/Counters/Sinks

Good	Fair	Poor	N/A	None
				X

Observations:

- No Cabinet, Counters or Sink(s) Present.

14. Additional Features

Good	Fair	Poor	N/A	None
				X

Observations:

- No Additional Features Noted in this bedroom

Office

1. Overview

Good	Fair	Poor	N/A	None
X				

Observations:

• + Personal property and / or furnishings and / or decorative items were present in this room at the time of the inspection. Items which cannot be accessed are not evaluated. Recommend removing having these items removed and having the area examined by a qualified professional with adverse conditions identified and corrected as needed.

- Main Level
- Rear of Home



Main Level / Rear of Home

2. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

• Combination Smoke / CO Detector Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are Drywall ceilings noted.

Observations:

• Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

4. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are Drywall walls noted.

Observations:

• Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

5. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Floating Laminate

Observations:

• Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

• Due to placement of furnishings or personal property, only a limited amount of this surface area was visible. Recommend obtaining permission to remove these items and further inspect for adverse conditions.

6. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: ++ Window screens and storm windows are excluded from Oregon's Home Inspector Standards of Practice and any commentary on these is provided as a courtesy to the client. • Vinyl / Fiberglass Frame • Sliding Window

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

7. Interior Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear
- Standard Hinged Door Noted

8. Closets

Good	Fair	Poor	N/A	None
				X

Observations:

- No closets were present in this area

9. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

10. Heating Source

Good	Fair	Poor	N/A	None
X				

Observations:

- Primary heating and / or cooling provided by: Forced Air Central System
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

11. Exterior Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Exterior Door Noted
- Satisfactory - Inspected system or component functioned as intended, allowing for normal wear and tear

12. Screen/Storm/Security Doors

Good	Fair	Poor	N/A	None
				X

Observations:

- None Present.

13. Cabinets/Counters/Sinks

Good	Fair	Poor	N/A	None
				X

Observations:

- No Cabinet, Counters or Sink(s) Present.

14. Additional Features

Good	Fair	Poor	N/A	None
				X

Observations:

- No Additional Features Noted in this room