



THE INSPECTION REPORT



Oregon Street

Oregon Street, Eugene, OR 97405

Inspection prepared for: Luke Rabun

Date of Inspection: 1/31/2018 Time: 9:00

Age of Home: 1970 Size: 1280

Weather: Clouds

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Eugene, OR 97405

Inspector: S. Luke Rabun

OCHI # 1597

CCB # 20570

UNDERSTANDING YOUR REPORT

TEXT COLOR SIGNIFICANCE

BLACK text that is general information and descriptions of the systems installed at the property and description of what was inspected in that section.

BLUE text are observations and information regarding the condition of the system and components of the home. These include deficiencies which in the opinion of the inspector are of less significance, but should still be addresses; or comments which expand on a significant deficiency; or comment of recommendations, routine maintenance, tips, and other relevant resources information. This color text may also indicated limitations that may have restricted the inspection of the building.

RED text are comments that in the opinion of the inspector are significant deficient components or conditions which need attention, repair, or replacement. These comments are also duplicated in the Summary of the report.

DEFINITIONS

The following definitions of comments and descriptions are represent and used solely for the purpose of The Home Inspection Report. Any recommendations by the inspector for corrections or further evaluation is a suggestion to the buyer to get a second opinion by a qualified contractor. To be concise, the following phrases have been used in the report to identify systems or components that need your attention prior to closing or purchasing the property.

INSPECTED: I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

FURTHER EVALUATION: Denotes a system or component that should receive further evaluation by a qualified contractor to determine if corrective measures are need.

CORRECTION AND FURTHER EVALUATION RECOMMENDED: Denotes a system or component that is significantly deficient or at the end of its service life, and needs corrective action by a qualified contractor. We recommend the qualified contractor making any corrective action and to inspect the property further (further evaluation), in order to discover and repair similar problems that we did not identified in the report. All corrections and evaluations must be made prior to closing or purchasing the property.

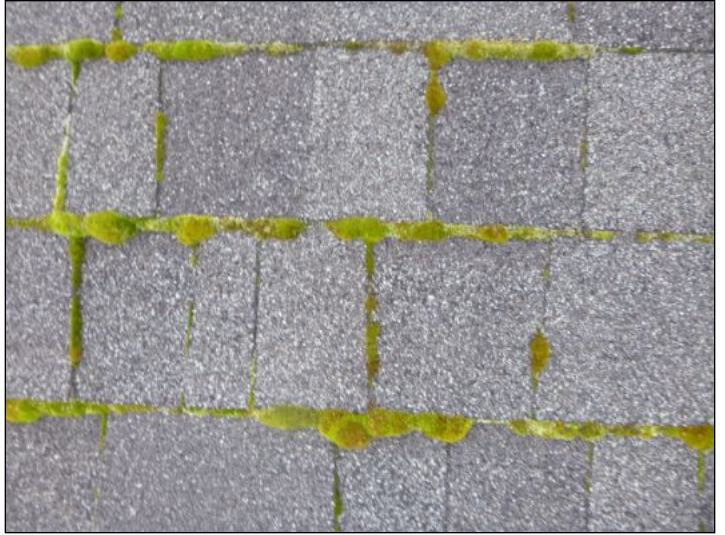
IMPORTANT:

1. IF YOU DO NOT UNDERSTAND THE IMPORTANCE OR URGENCY OF ANY OF THE RECOMMENDATIONS FOR REPAIR OR CORRECTION IN ANY OF THE COMMENTS IN THIS REPORT, CONTACT YOUR INSPECTOR PRIOR TO THE END OF YOUR REAL ESTATE INSPECTION PERIOD. 2. IF A RECOMMENDATION FOR REPAIR, CORRECTION, FURTHER EVALUATION, OR MAINTENANCE IS MADE IN ANY OF THE COMMENTS IN THIS REPORT, IT IS RECOMMENDED THAT YOU CONSULT WITH A CONTRACTOR TO DETERMINE THE COST OF THESE REPAIRS OR MAINTENANCE BEFORE THE END OF YOUR REAL ESTATE INSPECTION PERIOD. THIS IS TO HELP YOU ESTIMATE THE COST OF SUCH REPAIR OR MAINTENANCE. THIS WILL ALSO HELP YOU MAKE A INFORMED DECISION ABOUT THE PURCHASE OF THE HOUSE AND OR HELP YOU UNDERSTAND FUTURE EXPENSES.

3. **THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES, MAY RELY UPON ANY REPRESENTATION MADE IN THE REPORT.**

ASPHALT SHINGLES

1. Asphalt Shingle Pictures



Moss

2. Shingle Description

Roof was covered with asphalt composition shingles. Asphalt shingles must be installed according to the manufacturer's recommendations, which often vary from one manufacturer to another, and also between different shingle models produced by the same manufacturer. Because of the many different installation requirements for the different types of shingles, confirmation of proper installation requires inspection by a qualified specialist and exceeds the scope of the General Home Inspection.

Although I will inspect the roof to the best of my ability, The General Home Inspection does not include the use of destructive testing or research. I disclaim responsibility for confirming proper installation and condition of shingles and other roofing components including, but not limited to, underlayment, flashing and fasteners.

Confirming by visual inspection any claims of asphalt shingle compliance with any standards lies beyond the scope of the General Home Inspection.

INSPECTED:

Although the asphalt composition shingles covering the appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. The inspector checked the following conditions ((when observable) allowing for normal wear and tear:

- Number of roofing layers
- Buckling
- Cracking
- Granular lose
- Hail damage
- Tree damage
- Wind damage
- Fasteners
- General damage

INSPECTED:

The roof appeared to have one layer of composition asphalt shingles installed at the time of the inspection.

ACCESS:

The Inspector inspected the roof and its components by walking the roof but was unable to access all areas of the roof due to the steep pitch of the roof surface.

2.1. INSPECTED:

The roof was covered with laminated composite asphalt shingles which were each composed of multiple layers bonded together. Laminated shingles are also called "architectural" or dimensional" shingles.

Composition shingles are composed of a fiberglass mat or cellulose or paper mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer.

2.2. INSPECTED:

The roof appeared to have one layer of composition asphalt shingles installed at the time of the inspection.

3. Shingle Condition

3.1. CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Moss. The roof had areas of moss growing on and between the layers of shingles. Moss will hold moisture against the roofing shingles reducing their ability to shed water. Moss will also significantly reduce the useful life of the roof covering. Moss causes shingles to lose there bond leaving a point for water intrusion. Recommend that the moss be removed and roof inspected for damage by a qualified contractor. Maintenance needed.

3.2. INSPECTED:

Granular lose. Asphalt shingles had suffered granule loss. This is not a defective condition, but is a natural result of the aging process. The bond between asphalt and granules deteriorates over time as asphalt loses volatile compounds, dries and shrinks. It does not affect the ability of the shingles to shed water but it does indicate that the may need replacing in the near future.

CHIMNEY

1. Chimney Pictures



2. Chimney Condition

INSPECTED:

Most observable chimney components appeared to be in generally serviceable condition at the time of the inspection. Any exceptions will be listed in this report. Inspection of the chimney typically includes examination of the following components when present and observable:

- Visible foundation
- Exterior coverings
- Spark arrestor
- Cap
- Visible flue tiles
- Connection to home
- Flashing at roof
- Any necessary bracing

2.1. MAINTENANCE RECOMMENDED:

The chimney was appeared to be in serviceable condition at the time of the inspection. Inspector recommends a cleaning and a level two inspection of all fireplaces and chimneys flues before closing. Clean chimneys don't catch on fire. More information about fireplaces can be obtained at www.csia.org.

FLASHING

1. Condition

INSPECTED:

Most roof flashing appeared to be properly installed and in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. The inspector checked the following components to confirm they were functioning as intended (when present), allowing for normal wear and tear:

- Roof penetrations such as vents, electrical masts, chimneys, mechanical equipment. Patio cover attachment points and around skylights.
- Junctions at which roofs meet walls.
- Roof edges
- Areas at which roofs change slope.
- Areas at which roof-covering materials change
- Areas at which different roof planes meet (such as valleys).

ROOF DRAINAGE SYSTEM

1. Roof Drainage System Pictures



Reconnect downspouts at underground drainage system.

2. General Condition

INSPECTED:

The roof drainage system appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. The inspector checked the following components (if present) to confirm they were functioning as intended, allowing for normal wear and tear:

- Gutters
- Downspouts & extensions
- Scuppers
- Overflow drains

2.1. CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Reconnect to under ground drainage. One or more downspouts need to be re-connected to the underground drainage system in order to properly control roof run-off. Water that is not adequately routed away from the building can result in damage to the foundation and structural components due to excessive moisture levels in the crawlspace. Inspector recommends correction by a qualified contractor.

GROUNDS

1. Grounds Pictures



Vegetation within 12" of exterior.

2. General Condition

INSPECTED:

Most components that make up the grounds surrounding the home appeared to be in a serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. The inspector checked the following components (if present) to confirm they were functioning as intended, allowing for normal wear and tear:

- Driveway
- Walkway
- Vegetation in relation to exterior of building
- Grading in relation to foundation
- Retaining walls that may adversely affect the structure
- Planters
- Window wells
- Trees that affect the house
- Main gas shut off

2.1. INSPECTED:

Dense vegetation. Vegetation growing within 12" of exterior walls may introduce insects, pests and/or accelerate deterioration of the exterior wall covering by retaining moisture. Watering this vegetation will introduce moisture to the soil which may eventually reach the foundation. Moisture in soil supporting the foundation can affect the ability of the foundation to support the weight of the structure above and can cause damage from soil heaving or settling, depending on soil composition and other conditions. The Inspector recommends removal of the vegetation from within 12" of exterior walls.

EXTERIOR WALLS

1. Exterior Wall Pictures



Paint is chipping in areas around the exterior of the house.



Paint is chipping in areas around the exterior of the house.

2. Exterior Wall Structural Condition

INSPECTED:

Areas of the exterior were covered with brick veneer. Inspection of brick veneer typically includes visual examination of the following when observable and present allowing for normal wear and tear:

- Step cracking
- Cracked bricks
- Deteriorating mortar
- Bowing in walls
- Spalling

2.1. CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Chipping paint. The siding had one or more areas of chipped or peeling paint. This condition may result in wood rot, WDI infestation, or structural to the home. Maintenance performed on an appropriate schedule can significantly extend the lifespan of the siding. The Inspector recommends that finish coat maintenance be performed to prevent deterioration and extend the lifespan of wood siding components.

3. Wood Siding

3.1. CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Chipping paint. The siding had one or more areas of chipped or peeling paint. This condition may result in wood decay or infestation of WDI. Maintenance performed on an appropriate schedule can significantly extend the lifespan of wood exposed to weather. The Inspector recommends that finish coat maintenance be performed to prevent deterioration and extend the lifespan of wood siding components.

PORCH

1. Condition

LOCATION:

This porch was located in the front of the home.

INSPECTED:

The porch appeared to be in generally serviceable condition at the time of the inspection. Most components that make up the porch attached to the home appeared to be serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. The inspector checked the following components if present to confirm they were functioning as intended, allowing for normal wear and tear:

- foundation
- structural framing
- planking (floor surfaces)
- stairs
- cover

EXTERIOR ELECTRICAL

1. Condition

INSPECTED:

The electrical components on the exterior of the home appeared to be in a serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. The inspector checked the following components (if present and observable) to confirm they were functioning as intended, allowing for normal wear and tear:

- Exterior outlets
- Exterior lighting
- Exterior switches
- Exterior wiring

1.1. INSPECTED:

No **GFCI**. Exterior outlets were not the Ground Fault Circuit Interrupter (GFCI) type. These are the outlets that have the reset button on them. This condition may result in an electrical hazard. Inspector recommends correction by a qualified electrician.

EXTERIOR PLUMBING

1. Condition

INSPECTED:

Most components visible associated with the exterior plumbing system appeared to be in serviceable condition at the time of the inspection and functioning as intended allowing for normal wear and tear. Notable exceptions will be listed in this report. Inspection of the exterior plumbing typically includes examination of the following when present and observable:

- Faucets
- Exterior piping
- Water leaks

GENERAL INTERIOR 1

1. General Interior Pictures



Cracking in wall(s). Master bath



Cracking in wall(s).

2. General Condition

DESCRIPTION:

The General Interior section of this report includes all interior rooms including but not limited to bedrooms, bathrooms, kitchen and garage.

ACCESS:

The Inspector was unable to inspect all areas of the living space due to the belongings of the occupants of the home. The inspection was limited. Some areas of the interior of the home were not observable by the inspector. The Inspector specifically disclaims defective conditions in all areas not observable or accessible to the inspector in the house from the position of the inspector at the time of the inspection.

INSPECTED:

The home interior appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. The inspector checked the following components when present, observable, and accessible to inspect their condition and to confirm they were functioning as intended, allowing for normal wear and tear:

- Switches and outlets (120-volt and 240-volt if installed)
- Room heat
- Floor, trim, wall and ceiling surfaces
- Doors, windows and skylight condition and operation.
- Plumbing
- Ceiling fans
- Moisture intrusion
- Sliding glass doors
- Smoke detector are test for operation, but should be replaced every 10 years. Inspector recommends determining the age of the smoke detectors and replacing if necessary.
- CO Detectors
- Flooring
- Walls
- Ceiling
- Cabinets
- Counters
- Interior & exterior doors
- Windows

3. Walls

3.1. INSPECTED:

Cracks were observed in the walls and the foundation of the house. This appears to be a result of movement in the soils under the foundation. This condition could result in structural damage to the house. In the opinion of the inspector these cracks do not appear to be a structural safety concern at this time. Monitoring recommended. If you would like a second opinion, I would recommend consulting a structural engineer.

1ST MASTER BEDROOM

1. General Condition

LOCATION:

This bedroom was located at

INSPECTED:

The master bedroom appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. The inspector checked the following components (if present) to confirm they were functioning as intended, allowing for normal wear and tear:

- Switches and outlets (120-volt and 240-volt if installed)
- Room heat
- Floor, wall, trim and ceiling surfaces
- Door and window condition and operation.
- Moisture intrusion
- Ceiling fans
- Windows, skylights and doors

1ST BEDROOM

1. General Conditions

LOCATION:

Second room on the left.

INSPECTED:

The bedroom appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. The inspector checked the following components (if present) to confirm they were functioning as intended, allowing for normal wear and tear:

- Switches and outlets (120-volt and 240-volt if installed)
- Room heat
- Floor, wall, trim and ceiling surfaces
- Door and window condition and operation.
- Moisture intrusion
- Ceiling fans
- Windows, skylights and doors

2ND BEDROOM

1. Condition

LOCATION:

First room on the left.

INSPECTED:

The bedroom appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. The inspector checked the following components (if present) to confirm they were functioning as intended, allowing for normal wear and tear:

- Switches and outlets (120-volt and 240-volt if installed)
- Room heat
- Floor, wall, trim and ceiling surfaces
- Door and window condition and operation.
- Moisture intrusion
- Ceiling fans
- Windows, skylights and doors

1ST MASTER BATHROOM

1. Bathroom Pictures



Grout is deteriorating. Loose tiles.



Exhaust vent is inoperable.



Stopper is missing knob.

2. Condition

INSPECTED:

Most bathroom components appeared to be in serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. The inspector checked the following components (if present) to confirm they were functioning as intended, allowing for normal wear and tear:

- Sink components including faucet, drain and under sink plumbing
- Functional flow & drainage
- Room lighting, outlets and switches
- Counters
- Cabinets
- Windows, skylights & Doors
- Floor, walls, trim and ceiling surfaces
- Exhaust fan
- Shower & tub conditions and functionality
- Toilet operation and condition
- Moisture intrusion
- Heating source

3. Shower Enclosure

3.1. CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Shower wall tiles were loose or missing and the grout was failing at the time of the inspection. This condition may result in water damaged to the associated walls and flooring. Inspector recommends correction by a qualified contractor.

4. Electrical Outlets

4.1. INSPECTED:

No GFCI. Electrical outlets were not the Ground Fault Circuit Interrupter (GFCI) type. These are the outlets that have the reset button on them. This condition may result in an electrical hazard. Inspector recommends correction by a qualified electrician.

5. Bathroom Ventilation

5.1. CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The fan was inoperable in this bathroom at the time of the inspection. This condition is likely to result in excessively high humidity which can cause elevated moisture levels in bathroom materials. Elevated moisture levels can lead to deterioration of bathroom materials and shower wall tile detachment. High humidity can also encourage the growth of microbes such as mold fungi. Excessive growth of mold fungi can produce high concentrations of mold spores in indoor air which can cause serious health problems in some people. Consider installation of an exhaust fan in this bathroom to prevent problems resulting from excessively high humidity.

1ST BATHROOM

1. Bathroom Pictures



Elevated moisture levels in sub flooring.



Deteriorating sealant around shower enclosure.



Diverted inoperable



Cosmetic damage to sink.

2. Condition

INSPECTED:

Most bathroom components appeared to be in serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. The inspector checked the following components (if present) to confirm they were functioning as intended, allowing for normal wear and tear:

- Sink components including faucet, drain and under sink plumbing
- Functional flow & drainage
- Room lighting, outlets and switches
- Counters
- Cabinets
- Windows, skylights & Doors
- Floor, walls, trim and ceiling surfaces
- Exhaust fan
- Shower & tub conditions and functionality
- Toilet operation and condition
- Moisture intrusion
- Heating source

3. Sinks

3.1. INSPECTED:

This bathroom sink had cosmetic damage visible. Cosmetic damage is damage that will not affect the sink's functionality.

4. Toilet Condition

4.1. CORRECTION AND FURTHER EVALUATION RECOMMENDED:

In this bathroom, moisture meter readings indicated elevated moisture levels in the floor around the base of the toilet. This condition can result in water damage to the supporting floor structure. This condition is typically due to failure of the wax gasket that seals the toilet to the floor. However this condition can be a result of urine around the floor of the toilet. Inspector recommends cleaning around the toilet and re-testing. If elevated moisture levels are still present the inspector recommends further evaluation and by a qualified plumbing contractor to avoid subfloor damage from decay.

5. Bath Tubs

5.1. CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Sealant around the tub was deteriorated and may allow moisture intrusion of the wall/floor structure. This condition may result in water damage to the structural components. The Inspector recommends correction to prevent damage to building materials.

5.2. CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The diverter valve was inoperable or did not operate correctly (the diverter is the valve which diverts water from the tub faucet to the shower head). This condition should be corrected by a qualified plumbing contractor.

6. Electrical Outlets

6.1. INSPECTED:

No GFCI. Electrical outlets were not the Ground Fault Circuit Interrupter (GFCI) type. These are the outlets that have the reset button on them. This condition may result in an electrical hazard. Inspector recommends correction by a qualified electrician.

7. Light Fixtures

7.1. FURTHER EVALUATION:

A light fixture in this bathroom did not respond to the switch.

The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, this condition may represent a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.

KITCHEN

1. Kitchen Pictures



Cosmetic damage.

2. General Condition

INSPECTED:

Most kitchen components appeared to be in serviceable condition at the time of the inspection. Notable exceptions will be listed in this report.

The inspector checked the following components when present and observable to confirm they were functioning as intended, allowing for normal wear and tear:

- Cabinets
- Sink components including faucet, wand, drain, disposal and under-sink plumbing
- Functional flow & drainage
- Counters
- Room light fixtures, switches and outlets
- Floor, wall and ceiling surfaces
- Windows and doors
- Major appliances such as range and hood or downdraft ventilation, dishwasher, microwave, built-in conventional ovens and cooktops. Refrigerators are not inspected.

3. Conventional Outlets

3.1. INSPECTED:

No GFCI. Electrical outlets were not the Ground Fault Circuit Interrupter (GFCI) type. These are the outlets that have the reset button on them. This condition may result in an electrical hazard. Inspector recommends correction by a qualified electrician.

GARAGE

1. Condition

INSPECTED:

Most components in the garage appeared to be in serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. The inspector checked the following components (when present & observable) to confirm they were functioning as intended, allowing for normal wear and tear:

- General structure
- Floor, wall and ceiling surfaces
- Operation of all accessible doors and door hardware
- Overhead door condition and operation including manual and automatic safety component operation and switch placement.
- Proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection.
- Interior and exterior lighting
- Proper separation from living space.

OVERHEAD GARAGE DOOR

1. Condition

INSPECTED:

All overhead vehicle door(s) appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. The inspector checked the following components (when present) to confirm they were functioning as intended, allowing for normal wear and tear:

- Door condition
- Mounting brackets
- Automatic opener
- Automatic reverse
- Photo sensor
- Switch placement
- Track & rollers
- Manual disconnect

OVERHEAD GARAGE DOOR 2

1. Condition

INSPECTED:

The vehicel door for the garage was a roll-up or tip-up style doo The door was not equipped with a motorized garage door opener. Inspection of garage doors typically includes examination for presence, serviceable condition and proper operation of the following components if present:

- Door condition
- Mounting brackets
- Track & rollers
- Manual disconnect

ATTIC

1. Attic Pictures



Exhaust duct terminates in attic. Hallway bathroom

2. General Condition

INSPECTED:

Most components that make up the attic and in the those within the attic appeared to be serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. Areas with less than 36" of head room are not inspected. The inspector checked the following components (when present and observable) to confirm they were functioning as intended, allowing for normal wear and tear:

- Roof framing
- Roof sheathing
- Insulation
- Ventilation
- Electrical
- Plumbing
- Chimney
- HVAC Ducts
- Whole-house fans (if they're not controlled by a thermostat)
- Fire Damage

3. Roof Structure- Trusses

INSPECTED:

The roof was framed using manufactured roof trusses.

Manufactured roof trusses are designed by a structural engineer and prefabricated in a manufacturing facility under controlled conditions before being trucked to a homesite. Truss designs and their installation specifications are specific to individual home structures and confirming proper installation lies beyond the scope of the general Home Inspection. Roof trusses should never be cut or structurally altered in any way.

Using the truss interior attic area for storage may place improper structural loads on parts of the trusses not designed to support those loads and should be avoided.

4. Attic Insulation Condition

4.1. INSPECTED:

The attic floor appeared to be insulated with blown-in fiberglass.

5. Attic Ventilation Type

5.1. INSPECTED:

Static vents, also called roof vents, were installed to ventilate the attic space.

5.2. INSPECTED:

Soffit vents were installed as part of the attic ventilation system.

6. Ventilation Condition

6.1. CORRECTION AND FURTHER EVALUATION RECOMMENDED:

One or more exhaust vents terminated in the attic instead of the home exterior. This condition can raise moisture vapor levels in the attic to the point at which home materials are damaged or unhealthy conditions related to fungal develop. The Inspector recommends correction by a qualified contractor.

LOCATION:

- Hallway bathroom.*
- No duct was observable for the master bath.*

FOUNDATION

1. Foundation Pictures



Cracks in foundation.

2. General Condition

INSPECTED:

Most components that make up the foundation appeared to be serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. The inspector checked the foundation for the following conditions (if present & observable) to confirm it was functioning as intended, allowing for normal wear and tear:

- Footings
- Foundation walls
- Settling
- Cracking
- Differential movement in the foundation walls
- Displacement in the foundation walls
- Undermining
- General damage
- Deterioration
- Ventilation
- Hardware
- Scaling
- Moisture damage

3. Concrete Foundation Walls

3.1. INSPECTED:

The observed portions of the foundations walls consisted of poured concrete.

3.2. INSPECTED:

Cracks visible in the concrete foundation walls appeared to be typical settling cracks that commonly develop as the foundation settles. In the opinion of the inspector, settling cracks that do not have substantial differential movement or displacement in the foundation wall are not a structural safety concern. However, the inspector is not a structural engineer. If you would like a second opinion consult with a structural engineer before the end of your real estate inspection period. Inspector recommends monitoring the foundation for increases in the crack size, movement or displacement of the cracks. Note that these cracks in some cases are the early signs of future foundation problems. If you notice movement in these cracks consult a licensed foundation contractor and repair as needed.

CRAWLSPACE

1. Crawlspace Pictures



Leak in Drain lines or shower pan. Located under master shower.



Duct insulation is damaged.



Duct insulation is damaged.



Missing or hanging insulation in a few areas..



Leak in Drain lines. Under kitchen

2. Condition

INSPECTED:

Conditions in the crawlspace appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be noted in this report. The inspector checked the following components (when present & observable) to confirm they were functioning as intended, allowing for normal wear and tear:

- Excavation
- Floor
- Foundation
- Framing
- Plumbing
- Electrical
- HVAC
- Insulation
- Ventilation
- General condition
- Moisture intrusion
- Vapor Barrier

3. Plumbing

3.1. CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Leaking drain waste and vent pipes were visible in the crawlspace at the time of the inspection. This condition can result in water damage to the structural components of the house, elevated moisture levels in the living area, and unhealthy conditions in the living area. The Inspector recommends correction by a qualified plumbing contractor.

LOCATION:

- Appears to be the shower pan that is causing the leak.*
- Also under kitchen sink area.*

4. Insulation Condition

4.1. INSPECTED:

The floor insulation included fiberglass batts.

4.2. INSPECTED:

Thermal insulation was loose or missing in one or more areas.

FLOOR STRUCTURE

1. General Condition

INSPECTED:

The observable floor structure in the crawlspace was constructed of wood and appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. Inspection of the floor structure typically includes examination of the condition and proper installation of the following when present and observable:

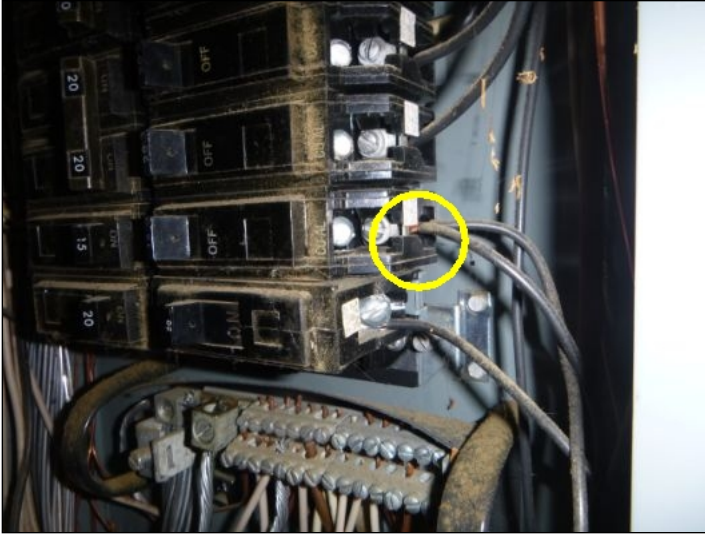
- Joist condition
- Joists supporting structures and members
- Connections and fasteners
- Floor sheathing
- Support posts
- Pier pads supporting posts
- Indications of cracks in slab

1.1. INSPECTED:

The home had a wood framed floor structure consisting of a sub floor on top of floor joists and or girders that were supported by post & pier or stem walls on strip footings.

ELECTRICAL

1. Electrical Pictures



Double tapped breaker.



Service disconnect.

2. Electrical Service

2.1. DESCRIPTION:

The service Entrance conductors entered the building by means of a overhead service.

2.2. INSPECTED:

The electrical service to the building appeared to be 200 Amp, 120/240 Single phase service.

2.3. DESCRIPTION:

The aluminum service entrance conductors appeared to be 4/0 rated at 200 amps.

3. General

INSPECTED:

Most components visible in the main electrical service panel appeared to be in serviceable condition at the time of the inspection and functioning as intended allowing for normal wear and tear. Notable exceptions will be listed in this report. Inspection of the main service panel typically includes examination of the following when present and observable:

- Panel interior and exterior condition
- Panel amperage rating
- Main disconnect amperage rating and condition
- Service entrance conductor amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring materials, types, condition and connections
- Circuit breaker types, amperage ratings and condition
- Service and equipment grounding
- Bonding of service equipment

4. Overcurrent Protection

4.1. CORRECTION AND FURTHER EVALUATION RECOMMENDED:

In the main electrical service panel, two wires were connected to a breaker designed for only one wire. This is known as a "double-tap" and is a defective condition and may result in an electrical hazard. Inspector recommends correction by a qualified electrical contractor.

PLUMBING

1. Condition

INSPECTED:

Most components visible in the main plumbing system appeared to be in serviceable condition at the time of the inspection and functioning as intended allowing for normal wear and tear. Notable exceptions will be listed in this report. Inspection of the plumbing system typically includes examination of the following when present and observable: Water supply and distribution piping system:

- Pipe materials
- Supports
- Insulation
- Fixtures
- Faucet
- Functional flow
- Dialectic connections
- Leaks
- Cross connections
- Main water shut-off valve to the house
- Water meter for indications of leaks

Drain, waste, and vents system:

- Including traps
- Drain, waste and vent piping
- Piping supports
- Leaks
- Functional drainage.

2. Water Distribution Pipes

2.1. INSPECTED:

Galvanized steel pipe was observed in the house.

3. Functional Flow

3.1. FURTHER EVALUATION:

All plumbing fixtures in the home exhibited functional flow at the time of the inspection. However, when two or more fixtures were operated at the same time the flow was impeded. This condition may be a result of old galvanized pipes that have become restricted due to corrosion. Inspector recommends further evaluation by a qualified plumbing contractor.

4. Drain, Waste & Vent

4.1. INSPECTED:

The observed drain, waste and vent (DWV) pipes were cast iron.

4.2. INSPECTED:

The observed drain, waste and vent (DWV) pipes were galvanized steel.

WATER HEATER

1. Water Heater Pictures



2. Condition

INSPECTED:

This electric water heater appeared to be in serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. The inspector checked the following components (if present) to confirm they were functioning as intended, allowing for normal wear and tear:

- Cabinet exterior
- Water shut-off valve (visual inspection)
- Pressure relief valve (not tested)
- Overflow pipe and drip pan
- Response to the call for hot water
- Seismic strapping

FURNACE

1. Furnace Pictures



2. Condition

INSPECTED:

Most furnace components appeared to be in serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. The inspector checked the following components (if present and observable) to confirm they were functioning as intended, allowing for normal wear and tear:

- Cabinet interior and exterior
- Fuel supply and shut-off (not tested)
- Electrical shut-off
- Adequate **combustion air**
- Proper ignition
- Burn chamber conditions (when visible)
- Exhaust venting
- Air filter and blower
- Plenum and ducts
- Response to the thermostat
- Adequate return air
- Automatic damper and controls
- Condensate drain components
- Heat pump

2.1. INSPECTED:

This forced air furnace used a heat pump and a electric resistance back up heat.

2.2. INSPECTED:

The inspector noticed that the airflow rate was not equal at one or more registers throughout the house. This can be due to the design and/or balance of the ducting system and does not necessarily dictate a defect in the HVAC system, however it could be a sign of a detective condition or dirty air ducts. If this does not meet your personal expectations for airflow at the registers, the inspector recommends consulting with a HVAC contractor to determine cost for corrections prior to the expiration of your real estate inspection period.

WOOD-BURNING INSERT

1. Wood Burning Insert Pictures



2. Wood-burning Insert

NOT INSPECTED:

The fireplace contained a wood-burning insert, the inspection of which lies beyond the scope of the General Home Inspection. Inspector recommends confirming that the wood stove is EPA certified and considering having the insert inspected by a qualified technician.

- Did not appear to be EPA certified.

CENTRAL AIR CONDITIONING

1. Cooling System Description

1.1. INSPECTED:

The air conditioning systems were split systems in which the cabinets housing the compressors, cooling fans and condensing coils were located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinets were located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside.

2. Condition

INSPECTED:

Most visible components of the air-conditioning system appeared to be in serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. Inspection of the air-conditioning system typically includes examination of the following when present and observable:

- Compressor housing exterior and mounting condition
- Refrigerant line condition
- Proper disconnect (line of sight)
- Operation (outside temperature permitting)
- Proper condensate discharge
- Condition of evaporator coils
- Response to controls

2.1. NOT INSPECTED:

The air conditioning was not tested due the temperature inside of the house being lower than the lowest setting on the thermostat for cooling.

Pest and Dry Rot (WDO)

DEFINITIONS

- A. "Wood Destroying Organism(s) (WDOs)"** Means carpenter ants, dry wood termites, damp wood termites, subterranean termites, Anobiid beetles, and wood decay fungi.
- B. "Wood Destroying Organism Inspection (WDO Inspection)"** Also known as "Pest and Dry Rot Inspection," means a visual inspection for the purpose of identifying damage from presence of Wood Destroying Organisms Observed (defined below) at the time of inspection.
- C. "Wood Destroying Organism Inspection Report"** Means the written report based solely on the WDO Inspection completed by Company. This term is hereafter referenced as "Report."
- D. "Observe" means "the act of making a visual examination."** Throughout this Agreement, the defined term "Observe" may be used in its variable forms, such as "Observing," "Observed" or "Observable."
- E. "CORRECTION AND FURTHER EVALUATION RECOMMENDED"** Denotes a system or component that is significantly deficient or at the end of its service life, and needs corrective action by a qualified contractor. We recommend the qualified contractor making any corrective action and to inspect the property further (further evaluation), in order to discover and repair related problems that we did not identified in the report. All corrections and evaluations must be made prior to closing or purchasing the property.
- F. "FURTHER EVALUATION"** Denotes a system or component that should receive further evaluation by a qualified contractor to determine if corrective measures are need.

IMPORTANT INFO:

The content of this report are subject to the terms and conditions agreed upon by the Customer and Company in the Home &WDO agreement.

THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES, MAY RELY UPON ANY REPRESENTATION MADE IN THE REPORT.

WOOD DESTROYING ORGANISMS

1. WDI Pictures



Wood rot in siding



Pooling water in crawlspace.



Pooling water in crawlspace. Displaced vapor barrier.

2. Findings

PEST & DRY ROT (WDO)

Inspector inspected for observable evidence of wood destroying insects at the time of the inspection. The home appeared to be free of the below conditions unless otherwise noted in the report. The inspector checked for the following when present, observable, and accessible to inspector at the time of the inspection:

1. Live Insects:_____ NO
2. Wood Rot:_____ YES
4. Evidence of insects:_____ NO
5. Insect Damage:_____ NO
6. Chemical Treatment Recommended:_____ NO
7. Organisms appeared to be:_____

2.1. CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Wood rot. One or more components of the house had wood rot. This condition can result in water damage and structural damage to home. Extent of damage unknown. The Inspector recommends further evaluation of these areas and their associated components to determine extent of damage. Repair as needed. All repairs should be done by a qualified contractor.

LOCATION:

- Siding

3. Observation

CONDITION(S) OBSERVED

These are some (but not all) conditions that are conducive to the infestation of wood destroying insects. Inspector recommends correction and further evaluation of the following condition by a qualified contractor.

1. Cellulose debris: _____ YES
2. Negative grade / Slope: _____ NO
3. Inadequate clearances: _____ NO
4. Missing / Displaced vapor barrier: _____ YES
5. Inadequate ventilation: _____ NO
6. Excessive moisture: _____ YES
7. Other: _____ NO
8. Wood to earth contact: _____ NO

3.1. CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The crawlspace had an accumulation of cellulose debris which can attract wood destroying organism. WDOs can cause structural damage to the house and it's components. Recommended that debris be removed from crawlspace.

3.2. CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Vapor barrier is missing or has been displaced and no longer covers the soil in spots. This condition can result in wood rot and pest infestations. The floor of the crawlspace was covered with a vapor barrier in some areas. Recommended correction by a qualified contractor.

3.3. CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Water pooled in the crawlspace at the time of the inspection. This condition can result in wood rot and pest infestations. Inspector recommends correction by a qualified contractor.

4. Accessibility

OBSTRUCTIONS & INACCESSIBLE AREAS

The following areas of the structure(s) inspected were obstructed or inaccessible. The inspection is bases on the accessible and observable portions of the structure at the time of the inspection from the position of the inspector.

1. Crawlspace: _____ 2, 3,
2. Interior: _____ 7, 9, 4,
4. Exterior: _____ 5,
5. Garage: _____ 8, 9, 4,
6. Other: _____

KEY:

- | | | | |
|-------------------|-------------------------|----------------------------|-------------------------|
| 1. Limited access | 4. Cabinets or shelving | 7. Personal Belongings | 10. Fixed wall covering |
| 2. Insulation | 5. Dense vegetation | 8. Stored items or clutter | 11. Standing water |
| 3. Duct/plumbing | 6. No access | 9. Appliances | |
-

COMMENTS:

Glossary

Term	Definition
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
DWV	In modern plumbing, a drain-waste-vent (or DWV) is part of a system that removes sewage and greywater from a building and regulates air pressure in the waste-system pipes, facilitating flow. Waste is produced at fixtures such as toilets, sinks and showers, and exits the fixtures through a trap, a dipped section of pipe that always contains water. All fixtures must contain traps to prevent sewer gases from leaking into the house. Through traps, all fixtures are connected to waste lines, which in turn take the waste to a soil stack, or soil vent pipe. At the building drain system's lowest point, the drain-waste vent is attached, and rises (usually inside a wall) to and out of the roof. Waste is removed from the building through the building drain and taken to a sewage line, which leads to a septic system or a public sewer.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Valley	The internal angle formed by the junction of two sloping sides of a roof.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the items at the property that need attention. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

ROOF DRAINAGE SYSTEM		
Page 6 Item: 2	General Condition	2.1. CORRECTION AND FURTHER EVALUATION RECOMMENDED: <i>Reconnect to under ground drainage. One or more downspouts need to be re-connected to the underground drainage system in order to properly control roof run-off. Water that is not adequately routed away from the building can result in damage to the foundation and structural components due to excessive moisture levels in the crawlspace. Inspector recommends correction by a qualified contractor.</i>
EXTERIOR WALLS		
Page 8 Item: 3	Wood Siding	3.1. CORRECTION AND FURTHER EVALUATION RECOMMENDED: <i>Chipping paint. The siding had one or more areas of chipped or peeling paint. This condition may result in wood decay or infestation of WDI. Maintenance performed on an appropriate schedule can significantly extend the lifespan of wood exposed to weather. The Inspector recommends that finish coat maintenance be performed to prevent deterioration and extend the lifespan of wood siding components.</i>
1ST MASTER BATHROOM		
Page 18 Item: 3	Shower Enclosure	3.1. CORRECTION AND FURTHER EVALUATION RECOMMENDED: <i>Shower wall tiles were loose or missing and the grout was failing at the time of the inspection. This condition may result in water damaged to the associated walls and flooring. Inspector recommends correction by a qualified contractor.</i>
Page 18 Item: 5	Bathroom Ventilation	5.1. CORRECTION AND FURTHER EVALUATION RECOMMENDED: <i>The fan was inoperable in this bathroom at the time of the inspection. This condition is likely to result in excessively high humidity which can cause elevated moisture levels in bathroom materials. Elevated moisture levels can lead to deterioration of bathroom materials and shower wall tile detachment. High humidity can also encourage the growth of microbes such as mold fungi. Excessive growth of mold fungi can produce high concentrations of mold spores in indoor air which can cause serious health problems in some people. Consider installation of an exhaust fan in this bathroom to prevent problems resulting from excessively high humidity.</i>
1ST BATHROOM		
Page 20 Item: 4	Toilet Condition	4.1. CORRECTION AND FURTHER EVALUATION RECOMMENDED: <i>In this bathroom, moisture meter readings indicated elevated moisture levels in the floor around the base of the toilet. This condition can result in water damage to the supporting floor structure. This condition is typically due to failure of the wax gasket that seals the toilet to the floor. However this condition can be a result of urine around the floor of the toilet. Inspector recommends cleaning around the toilet and re-testing. If elevated moisture levels are still present the inspector recommends further evaluation and by a qualified plumbing contractor to avoid subfloor damage from decay.</i>
Page 20 Item: 5	Bath Tubs	5.2. CORRECTION AND FURTHER EVALUATION RECOMMENDED: <i>The diverter valve was inoperable or did not operate correctly (the diverter is the valve which diverts water from the tub faucet to the shower head). This condition should be corrected by a qualified plumbing contractor.</i>
ATTIC		

Page 26 Item: 6	Ventilation Condition	6.1. CORRECTION AND FURTHER EVALUATION RECOMMENDED: <i>One or more exhaust vents terminated in the attic instead of the home exterior. This condition can raise moisture vapor levels in the attic to the point at which home materials are damaged or unhealthy conditions related to fungal develop. The Inspector recommends correction by a qualified contractor.</i> LOCATION: <i>- Hallway bathroom. - No duct was observable for the master bath.</i>
CRAWLSPACE		
Page 29 Item: 3	Plumbing	3.1. CORRECTION AND FURTHER EVALUATION RECOMMENDED: <i>Leaking drain waste and vent pipes were visible in the crawlspace at the time of the inspection. This condition can result in water damage to the structural components of the house, elevated moisture levels in the living area, and unhealthy conditions in the living area. The Inspector recommends correction by a qualified plumbing contractor.</i> LOCATION: <i>- Appears to be the shower pan that is causing the leak. - Also under kitchen sink area.</i>
ELECTRICAL		
Page 31 Item: 4	Overcurrent Protection	4.1. CORRECTION AND FURTHER EVALUATION RECOMMENDED: <i>In the main electrical service panel, two wires were connected to a breaker designed for only one wire. This is known as a "double-tap" and is a defective condition and may result in an electrical hazard. Inspector recommends correction by a qualified electrical contractor.</i>
PLUMBING		
Page 32 Item: 3	Functional Flow	3.1. FURTHER EVALUATION: <i>All plumbing fixtures in the home exhibited functional flow at the time of the inspection. However, when two or more fixtures where operated at the same time the the flow was impeded. This condition may be a result of old glavanized pipes that have become restricted due to corrosion. Inspector recommends further evaluation by a qualified plumbing contractor.</i>
WOOD DESTROYING ORGANISMS		
Page 39 Item: 2	Findings	2.1. CORRECTION AND FURTHER EVALUATION RECOMMENDED: <i>Wood rot. One or more components of the house had wood rot. This condition can result in water damage and structural damage to home. Extent of damage unknown. The Inspector recommends further evaluation of these areas and their associated components to determine extent of damage. Repair as needed. All repairs should be done by a qualified contractor.</i> LOCATION: <i>- Siding</i>
Page 40 Item: 3	Observation	3.3. CORRECTION AND FURTHER EVALUATION RECOMMENDED: <i>Water pooled in the crawlspace at the time of the inspection. This condition can result in wood rot and pest infestations. Inspector recommends correction by a qualified contractor.</i>

OREGON SMOKE ALARM LAW REQUIREMENTS WHEN SELLING OR RENTING A HOME

Oregon laws require all homes being sold or rented to have working smoke alarms.

WHAT TYPES OF SMOKE ALARMS ARE AVAILABLE?

There are two types of smoke alarms: photoelectric and ionization. There are also dual-sensing ionization and photoelectric, and combination smoke and carbon monoxide alarms available.

- If ionization alarms are solely battery-operated, they shall be packaged with a 10-year battery and include a hush mechanism.

ARE BATTERY OPERATED OR HARDWIRED SMOKE ALARMS REQUIRED?

Smoke alarm power source (battery or hardwired) requirements are based on the applicable building codes at the time of construction or alteration.

- If battery only alarms were installed at the time of construction, they can be replaced with battery only alarms.
- If hardwired alarms were installed at the time of construction, they must be replaced with hardwired alarms.

WHEN SHOULD SMOKE ALARMS BE REPLACED?

Replace smoke alarms when recommended by the manufacturer, when they fail to respond to operability tests, or 10 years from the date of manufacture.

WHERE SHOULD SMOKE ALARMS BE INSTALLED?

Smoke alarms should be installed:

- On each level of the home, including the basement.
 - Where sleeping areas are located on an upper level, the smoke alarm shall be installed as close as practical to the center of the ceiling directly over the stairway.
- Outside sleeping areas, within the immediate vicinity of each bedroom or within 21 feet of the bedroom.
 - Where sleeping areas are widely separated and/or where a single smoke alarm will not adequately service all sleeping areas, a smoke alarm shall be installed adjacent to each sleeping area.
- In each sleeping room as per the requirements of the applicable building codes at the time of construction.
- In accordance with the manufacturer's instructions.
- Some local ordinances have additional requirements.

SMOKE ALARMS IN RENTALS - LANDLORD AND TENANT RESPONSIBILITIES

The landlord is responsible for installing properly functioning smoke alarms per the requirements above, maintaining them, providing written testing instructions, and providing working batteries at the beginning of tenancy.

The tenant is responsible for testing the smoke alarms at least once every six months, replacing batteries as needed, notifying the landlord in writing of operating deficiencies, and is prohibited from removing or tampering with the alarms. Tenants should refer to the lease/rental agreement for specific instructions on battery replacement.



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OREGON CARBON MONOXIDE (CO) ALARM LAW REQUIREMENTS WHEN SELLING OR RENTING A HOME

Oregon laws require all homes being sold or rented to have working CO alarms, if they meet any of the following:

- Homes that contain a CO source.
- 2011 or newer homes, regardless of the presence of a CO source.
- Existing home undergoes reconstruction, alteration, or repair in which a building permit is required.

WHAT IS A CO SOURCE?

- A heater, fireplace, furnace, appliance, or cooking source that uses coal, wood, petroleum products, or other fuels that emit CO as a by-product of combustion.
 - Includes wood stoves, pellet stoves, and gas water heaters.
 - Petroleum products include, but are not limited to, kerosene, natural gas, or propane.
- An attached garage with a door, ductwork, or ventilation shaft that communicates directly with a living space.

WHAT TYPES OF CO ALARMS ARE AVAILABLE?

There are CO, combination smoke and CO, and combination CO and explosive gas alarms available.

ARE BATTERY OPERATED OR HARDWIRED CO ALARMS REQUIRED?

The CO alarm power source can be battery operated, hardwired with a battery backup, or plug-in with a battery backup. Hardwired and ten year batteries are not required.

WHEN SHOULD CO ALARMS BE REPLACED?

Replace CO alarms when the manufacturer's replacement date is reached, when they fail to respond to operability tests, or the end-of-life signal is activated.

WHERE SHOULD CO ALARMS BE INSTALLED?

CO alarms should be installed:

- On each floor where bedrooms are located.
 - In each bedroom or within 15 feet outside of each bedroom door.
- Located in accordance with the rules and applicable building codes at the time of construction or alteration.
- In accordance with the manufacturer's instructions.
- Some local ordinances have additional requirements.

CO ALARMS IN RENTALS - LANDLORD AND TENANT RESPONSIBILITIES

The landlord is responsible for installing properly functioning CO alarms per the requirements above, maintaining them, providing written testing instructions, and providing working batteries at the beginning of tenancy.

The tenant is responsible for testing the CO alarms at least once every six months, replacing batteries as needed, notifying the landlord in writing of operating deficiencies, and is prohibited from removing or tampering with the alarms. Tenants should refer to the lease/rental agreement for specific instructions on battery replacement.



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812-008-0200 - Standards of Behavior and Standards of Practice

OAR 812-008-0201 sets forth the standards of behavior of Oregon certified home inspectors. OAR 812-008-0202 through 812-008-0214 of this rule set forth the minimum standards of practice required by Oregon certified home inspector.

812-008-0201 - Standards of Behavior

- (1) An Oregon certified home inspector shall not:
 - (a) Engage in dishonest or fraudulent conduct or undertake activities that are injurious to the welfare of the public, which result in injury or damage to another person.
 - (b) Disclose any information about the results of an inspection without the approval of the client for whom the inspection was undertaken.
 - (c) Accept compensation or any other consideration from more than one interested party for the same service without the consent of all interested parties.
 - (d) Directly or indirectly compensate realty agents, or other parties having a financial interest in closing or settlement of real estate transactions, for the referral of inspections or for inclusion on a list of recommended inspectors, preferred providers or similar arrangements. This paragraph is not intended to prohibit any discount, credit or add-on service made directly to an inspector's client.
 - (e) Accept financial or other consideration, such as material or equipment, from suppliers for suggesting the use of, or promoting a specific product in the course of performing an inspection.
 - (f) Accept compensation, directly or indirectly, for recommending contractors, services, or products to inspection clients or other parties having an interest in inspected properties.
 - (g) Inspect properties under contingent arrangements whereby any compensation or future referrals are dependent on reported findings or on the sale of a property.
 - (h) Express, within the context of an inspection, an appraisal or opinion of the market value of the inspected property.
 - (i) Allow his or her interest in any business to affect the quality or results of inspection work that the Oregon certified home inspector may be called upon to undertake.
 - (j) Misrepresent any matters to the public.
- (2) Opinions expressed by Oregon certified home inspectors shall only be based on their education, experience, and physical evidence observed by the inspector.
- (3) Before the execution of a contract to undertake a home inspection, an Oregon certified home inspector shall disclose to the client any interest in a business that may affect the client.
- (4) Nothing in OAR 812-008-0201 shall prohibit a business offering home inspection services from advertising services or for the purpose of recruiting employees and personnel. All such advertisements shall not be misleading or deceptive. A business shall not advertise home inspection services unless the business is properly licensed.

812-008-0202 - Contracts and Reports

- (1) Home inspections undertaken according to division 8 shall be based solely on the property conditions, as observed at the time of the home inspection.
- (2) Oregon certified home inspectors shall:
 - (a) Provide a written inspection contract, signed by both the Oregon certified home inspector and client, prior to completing a home inspection that shall:
 - (A) State that the home inspection is in accordance with standards and practices set forth in division 8 of OAR chapter 812;
 - (B) Describe the services provided and their cost;
 - (C) State where the planned inspection differs from the standard home inspection categories as set forth in OAR 812-008-0205 through 812-008-0214; and
 - (D) Conspicuously state whether the home inspection includes a wood destroying organism inspection and if such inspection is available for a fee.
 - (E) For the purpose of this rule, a home inspection shall be deemed completed when the initial written inspection report is delivered.
 - (b) Observe readily visible and accessible installed systems and components listed as part of a home inspection as defined by these rules unless excluded pursuant to these rules in OAR 812-008-0200 through 812-008-0214; and
 - (c) Submit a written report to the client that shall:
 - (A) Describe those systems and components as set forth in OAR 812-008-0205 through 812-008-0214;
 - (B) Record in the report each item listed in OAR 812-008-0205 through 812-008-0214 and indicate whether or not the property inspected was satisfactory with regard to each item of inspection; it will not be sufficient to satisfy subsection (2)(c) of this rule that the certified home inspector prepare a report listing only deficiencies;
 - (C) State whether any inspected systems or components do not function as intended, allowing for normal wear and tear; and how, if at all, the habitability of the dwelling is affected;
 - (D) State the inspector's recommendation to monitor, evaluate, repair, replace or other appropriate action;
 - (E) State the Construction Contractors Board license number of the business and the name, certification number and signature of the person undertaking the inspection; and
 - (F) Include on the first page of the contract and on the first page of the report, in bold-faced, capitalized type and in at least 12 point font, the following statement: "THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES, MAY RELY UPON ANY REPRESENTATION MADE IN THE REPORT."
 - (d) Submit to each customer at the time the contract is signed a copy of "Home Inspection Consumer Notice."
 - (3) Division 8 does not limit Oregon certified home inspectors from reporting observations and conditions or rendering opinions of items in addition to those required in division 8.

(4) All written reports, bids, contracts, and an individual's business cards shall include the Oregon certified home inspector's certification number.

812-008-0203 - General Limitations

(1) Inspections undertaken in accordance with division 8 are visual and are not technically exhaustive.

(2) "Residential structures" and "appurtenances" thereto are defined in ORS chapter 701.005 and OAR chapter 812-008-0020.

812-008-0204 – General Exclusions

(1) Oregon certified home inspectors are not required to report on:

- (a) Life expectancy of any component or system;
- (b) The causes of the need for a repair;
- (c) The methods, materials, and costs of corrections;
- (d) The suitability of the property for any specialized use;
- (e) Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions;
- (f) The advisability or inadvisability of purchase of the property;
- (g) The presence or absence of pests such as wood damaging organisms, rodents, or insects;
- (h) Cosmetic items, underground items, or items not permanently installed; or
- (i) Detached structures.

(2) Oregon certified home inspectors are not required to:

- (a) Offer or undertake any act or service contrary to law;
- (b) Offer warranties or guarantees of any kind;
- (c) Offer to undertake engineering, architectural, plumbing, electrical or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the Oregon certified home inspector holds a valid occupational license, in which case the Oregon certified home inspector may inform the client that the home inspector is so certified, and is therefore qualified to go beyond division 8 and undertake additional inspections beyond those within the scope of the basic inspection;
- (d) Calculate the strength, adequacy, or efficiency of any system or component;
- (e) Enter any area, undertake any procedure that may damage the property or its components, or be dangerous to the Oregon certified home inspector or other persons;
- (f) Operate any system or component that is shut down or otherwise inoperable;
- (g) Operate any system or component that does not respond to normal operating controls;
- (h) Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility;
- (i) Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to toxins, carcinogens, noise or contaminants in the building or soil, water, and air;
- (j) Determine the effectiveness of any system installed to control or remove suspected hazardous substances;
- (k) Predict future condition, including but not limited to failure of components;
- (l) Project operating costs of components;

(m) Evaluate acoustical characteristics of any system or component;

(n) Observe special equipment or accessories that are not listed as components to be observed in division 8; or

(o) Identify presence of odors or their source;

812-008-0205 - Structural Components

(1) The Oregon certified home inspector shall observe and describe visible structural components including:

- (a) Foundation;
- (b) Floors and floor structure;
- (c) Walls and wall structure;
- (d) Columns or piers;
- (e) Ceilings and ceiling structure; and
- (f) Roofs and roof structure.

(2) The Oregon certified home inspector shall:

(a) Probe or sound structural components where deterioration is suspected, except where probing would damage any finished surface;

(b) Enter underfloor crawl spaces, basements, and attic spaces except when access is obstructed or restricted, when entry could damage any property, or when dangerous or adverse situations are suspected;

(c) Report the methods used to observed underfloor crawl spaces and attics; report inaccessible areas; and

(d) Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

812-008-0206 - Exterior and Site

(1) The Oregon certified home inspector shall observe and describe:

- (a) Wall cladding, flashings, and trim;
- (b) Entryway doors and all windows;
- (c) Garage door operators;
- (d) Attached decks, balconies, stoops, steps, areaways, porches, and applicable railings;
- (e) Eaves, soffits, and fascias; and
- (f) Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building that adversely affect the structure.

(2) The Oregon certified home inspector shall:

(a) Operate all entryway doors and a representative number of windows;

(b) Operate garage doors manually or by using permanently installed controls for any garage door opener; and

(c) Report whether or not any garage door opener will automatically reverse or stop when meeting reasonable resistance during closing, or reverse with appropriately installed optical sensor system.

(3) The Oregon certified home inspector is not required to observe:

- (a) Storm windows, storm doors, screening, shutters, and awnings;
- (b) Garage door operator remote control transmitters;
- (c) Soil or geological conditions, site engineering, property boundaries, encroachments, or easements;
- (d) Recreational facilities (including spas, saunas,

steambaths, swimming pools, decorative water features, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); or

- (e) Detached buildings or structures;
- (f) Fences or privacy walls;
- (g) Ownership fencing, privacy walls, retaining walls; or
- (h) Condition of trees, shrubs, or vegetation.

812-008-0207 - Roofing

(1) The Oregon certified home inspector shall observe and describe:

- (a) Roof coverings;
- (b) Roof drainage systems;
- (c) Flashings;
- (d) Skylights, chimneys, and roof penetrations; and
- (e) Signs of leaks or abnormal condensation on building components.

(2) The Oregon certified home inspector shall report the method used to observe the roofing and components.

812-008-0208 - Plumbing

(1) The Oregon certified home inspector shall observe:

(a) Interior water supply and distribution system, including piping materials, supports, and insulation, fixtures and faucets, functional flow, leaks, and cross connections;

(b) Interior drain, waste, and vent system, including traps, drain, waste, and vent piping, piping supports and pipe insulation, leaks, and functional drainage;

(c) Hot water systems including water heating equipment, normal operating controls, automatic safety controls, and chimneys, flues, and vents;

(d) Above ground oil storage and distribution systems including interior oil storage equipment, supply piping, venting, and supports; leaks; and

(e) Sump pumps and sewage ejection pumps.

(2) The Oregon certified home inspector shall describe:

(a) Water supply and distribution piping materials;

(b) Drain, waste, and vent piping materials; and

(c) Water heating equipment.

(3) The Oregon certified home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house except where the flow end of the faucet is connected to an appliance or interior faucets not serviced by a drain.

(4) The Oregon certified home inspector is not required to:

(a) State the effectiveness of anti-siphon devices and anti-backflow valves;

(b) Determine whether water supply and waste disposal systems are public or private;

(c) Operate automatic safety controls;

(d) Operate any valve except toilet flush valves, fixture faucets, and hose faucets;

(e) Observe:

(A) Water conditioning systems;

(B) Fire and lawn sprinkler systems;

(C) On-site water supply quantity and quality;

(D) On-site waste disposal systems;

(E) Foundation irrigation systems;

(F) Whirlpool tubs, except as to functional flow and functional drainage;

(G) Swimming pools and spas; or

(H) Solar water heating equipment.

812-008-0209 - Electrical

(1) The Oregon certified home inspector shall observe:

(a) Service entrance conductors;

(b) Service equipment, grounding equipment, main overcurrent device, and distribution panels;

(c) Amperage and voltage ratings of the service;

(d) Branch circuit conductors, their overcurrent devices, and the compatibility of their amperages and voltages;

(e) The operation of a representative number of installed ceiling fans, lighting fixtures, switches, and receptacles located inside the house, garage, and on the dwelling's exterior walls;

(f) The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures;

(g) The operation of ground fault or arc fault circuit interrupters;

(h) Smoke alarms; and

(i) Carbon monoxide detectors.

(2) The Oregon certified home inspector shall describe:

(a) Service amperage and voltage;

(b) Service entry conductor materials; and

(c) Service type as being overhead or underground;

(3) The Oregon certified home inspector shall report:

(a) Any observed 110 volt aluminum branch circuit wiring; and

(b) The presence or absence of smoke alarms, and operate their test function, if accessible, except when detectors are part of a central security system.

(4) The Oregon certified home inspector is not required to:

(a) Insert any tool, probe, or testing device inside the panels;

(b) Test or operate any overcurrent device or safety device in the electrical service panel or elsewhere that may adversely affect the personal property of the resident;

(c) Dismantle any electrical device or control other than to remove the covers of the main or auxiliary distribution panels;

(d) Observe:

(A) Low-voltage systems except to report the presence of solenoid-type lighting systems;

(B) Security system devices or heat detectors;

(C) Telephone, security, TV, intercoms, lightning arrestors or other ancillary wiring that is not a part of the primary electrical distribution system; or

(D) Built-in vacuum equipment.

812-008-0210 - Heating*

(1) The Oregon certified home inspector shall observe permanently installed heating systems including:

(a) Heating equipment;

(b) Normal operating controls;

(c) Automatic safety controls;

(d) Chimneys, flues, and vents, where readily visible;

(e) Solid fuel heating devices;

(f) Heat distribution systems including fans, pumps, ducts, and piping, with supports, insulation, air filters, registers, radiators, fan

coil units, convectors; and

(g) The presence of installed heat source in each room.

(2) The Oregon certified home inspector shall describe:

(a) Energy source; and

(b) Heating equipment and distribution type.

(3) The Oregon certified home inspector shall operate the systems using normal operating controls.

(4) The Oregon certified home inspector shall open readily accessible panels provided by the manufacturer or installer for routine homeowner maintenance.

(5) The Oregon certified home inspector is not required to:

(a) Operate automatic safety controls;

(b) Ignite or extinguish solid fuel fires;

(c) Observe:

(A) The interior of flues;

(B) Fireplace insert flue connections;

(C) Humidifiers; or

(D) The uniformity or adequacy of heat supply to the various rooms.

812-008-0211 - Central Air Conditioning

(1) The Oregon certified home inspector shall observe:

(a) Central air conditioning systems including cooling and air handling equipment and normal operating controls.

(b) Distribution systems including fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, and fan-coil units.

(2) The Oregon certified home inspector shall describe:

(a) Energy sources; and

(b) Cooling equipment type.

(3) The Oregon certified home inspector shall operate the systems using normal operating controls.

(4) The Oregon certified home inspector shall open readily openable panels provided by the manufacturer or installer for routine homeowner maintenance.

(5) The Oregon certified home inspector is not required to:

(a) Operate cooling systems when weather conditions or other circumstances may cause equipment damage;

(b) Observe non-central air conditioners; or

(c) Observe the uniformity or adequacy of cool-air supply to the various rooms.

812-008-0212 - Interiors

(1) The Oregon certified home inspector shall observe and describe:

(a) Walls, ceiling, and floors;

(b) Steps, stairways, balconies, and railings;

(c) Counters and cabinets; and

(d) Doors and windows.

(2) The Oregon certified home inspector shall:

(a) Operate a representative number of windows and interior doors; and

(b) Report signs of abnormal or harmful water penetration or damage in the building or components or signs of abnormal or

harmful condensation on building components.

(3) The Oregon certified home inspector is not required to:

(a) Operate a representative number of cabinets and drawers;

(b) Observe paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; or

(c) Observe draperies, blinds, or other window treatments.

812-008-0213 - Insulation and Ventilation

(1) The Oregon certified home inspector shall observe and describe:

(a) Insulation and vapor retarders/barriers in unfinished spaces;

(b) Ventilation of attics and foundation areas;

(c) Kitchen, bathroom, and laundry venting systems; and

(d) The operation of any readily accessible attic ventilation fan, and when the temperature permits, the operation of any readily accessible thermostatic control.

(e) Absence of insulation in unfinished space adjacent to heated living areas.

(2) The Oregon certified home inspector is not required to report on:

(a) Concealed insulation and vapor retarders;

(b) Venting equipment that is integral with household appliances; or

(c) Thermal efficiency ratings.

812-008-0214 - Built-in Kitchen Appliances

(1) The Oregon certified home inspector shall observe and operate the basic functions of the following kitchen appliances:

(a) Installed dishwasher, through its normal cycle;

(b) Range, cook top, and installed oven;

(c) Trash compactor;

(d) Garbage disposal;

(e) Ventilation equipment or range hood;

(f) Installed microwave oven; and

(g) Built-in refrigerators.

(2) The Oregon certified home inspector is not required to observe:

(a) Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation;

(b) Non built-in appliances;

(c) Refrigeration units that are not installed; or

(d) Microwave leakage.

(3) The Oregon certified home inspector is not required to operate:

(a) Appliances in use; or

(b) Any appliance that is shut down or otherwise inoperable.