



# THE INSPECTION REPORT



## 3339 Bentley Avenue

3339 Bentley Avenue, Eugene, OR 97405

Inspection prepared for: **[REDACTED]**

Date of Inspection: 2/3/2021 Time: 9:00

Age of Home: 2006 Size: 2660

Weather: Clouds

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Inspector: S. Luke Rabun

OCHI # 1597

CCB # 20570

# UNDERSTANDING YOUR REPORT

## TEXT COLOR SIGNIFICANCE

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**BLACK** text that is general information, scope of the inspected areas, or items inspected.

**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

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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.

**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 recommending a contractor make any corrective actions and to inspect the property further (further evaluation), in order to discover and repair defects thats are similar or resulted from the noted condition that we did not identified in the report. All corrections and evaluations must be made prior to closing or purchasing the property.

**MONITORING:** These conditions are items that appear to have been defective or may become defective. The items were functioning as intended at the time of the inspection and no significant damage or adverse condition was observed. It is possible that theses conditions may in some cases lead to one or more of the following: safety hazards, unhealthy conditions, or damaged building materials. If you would like to second opinion consult with a qualified professional.

**IMPROVEMENT:** These condition are items that the inspector considers maintenance items, improvements to consider, or minor defects. No significant damage or adverse condition was observed as a result. However, if left unattended theses conditions may in some cases lead to one or more of the following: safety hazards, unhealthy conditions, or damaged building materials.

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## VERY IMPORTANT

1. If you don't understand the importance or urgency of any of the recommendations for comments made in blue or red text in this report, contact your inspector prior to the end of your real estate inspection period. **2. ANY RECOMMENDATIONS MADE IN BLUE OR RED TEXT SHOULD BE COMPLETED BY A QUALIFIED CONTRACTOR.** 3. If recommendations are made it's recommended that you consult with a contractor to determine the cost of these recommendations before the end of your real estate inspection period.

**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.**

## Report Summary

In the **opinion** of the inspector the summary contains the **most significant** findings **out of the all the conditions** discovered by the inspector. In some cases these items may need immediate repair and in other cases these items are just strong suggestions in order to help you prioritize repairs and simplify the report. However items that present an imminent danger to you or the house should be addressed immediately. If you need help identifying such items please call us at 541-357-7743.

ROOF COVERING		
Page 7 Item: 3	Findings	<p><b>CORRECTION AND FURTHER EVALUATION. Descriptions &amp; approximate locations include but are not limited to:</b></p> <ul style="list-style-type: none"> <li>- Roof leak. @ Over the backdoor on the main level. Water was observed dripping out from above the soffit vents.</li> <li>- Fasteners are not sealed. @ An under driven nail has backed out of the shingles and sticking out of the shingles. The lower roof above the garage.</li> <li>- No underlayment/felt paper under the roof shingles.</li> </ul>
GENERAL INTERIOR		
Page 17 Item: 3	Findings	<p><b>CORRECTION AND FURTHER EVALUATION. Descriptions &amp; approximate locations include but are not limited to:</b></p> <ul style="list-style-type: none"> <li>- Moisture levels are elevated. @ At the base of the backdoor on the main level. On the left side of the Moisture in the floor and minor water damage to the base trim.</li> <li>- The wine fridge doesn't work or I don't know how to turn it on.</li> </ul>
Page 17 Item: 4	Doors & Windows	<p><b>CORRECTION AND FURTHER EVALUATION. Descriptions &amp; approximate locations include but are not limited to:</b></p> <ul style="list-style-type: none"> <li>- Sash balance was damaged. This is the mechanism that holds the window up when it's opened. @ The upstairs hallway bathroom.</li> <li>- Door damage. @ The door hinge is loose in the downstairs bedroom on the left making the bind on the door jam when closing.</li> </ul>
ATTIC		
Page 20 Item: 3	Findings	<p><b>FURTHER EVALUATION. Descriptions &amp; approximate locations include but are not limited to:</b></p> <ul style="list-style-type: none"> <li>- Water stains or signs of moisture on the roof framing or roof sheathing. NO elevated moisture levels. If you would like a second opinion consult a roofing contractor. @ Over the master bedroom and bathroom. This condition is likely a result of one or more of the conditions noted in the Roof section of this report.</li> </ul>
PLUMBING		
Page 29 Item: 3	Interior	<p><b>CORRECTION AND FURTHER EVALUATION. Descriptions &amp; approximate locations include but are not limited to:</b></p> <ul style="list-style-type: none"> <li>- Elevated moisture levels at the base of the toilet. This typically indicates that the seal between the floor and toilet has gone bad. @ The downstairs bathroom.</li> </ul>
SMOKE & CARBON MONOXIDE ALARMS		

Page 32 Item: 3	Findings	<i>CORRECTION AND FURTHER EVALUATION. Descriptions &amp; approximate locations include but are not limited to:</i>  <i>- Expired smoke alarm. Smoke alarm units expire after 10 years. The units themselves, not just the battery.</i> <i>@ In all locations.</i>
<b>SEWER CAMERA INSPECTION</b>		
Page 35 Item: 4	Findings	<i>CORRECTION AND FURTHER EVALUATION. Descriptions &amp; approximate locations include but are not limited to:</i>  <i>- Root intrusion and significant blockage. I'd recommend cleaning and another inspection of the pipe to determine the cause of the root intrusion.</i>



## ROOF COVERING

### 1. Roof Pictures



Moss



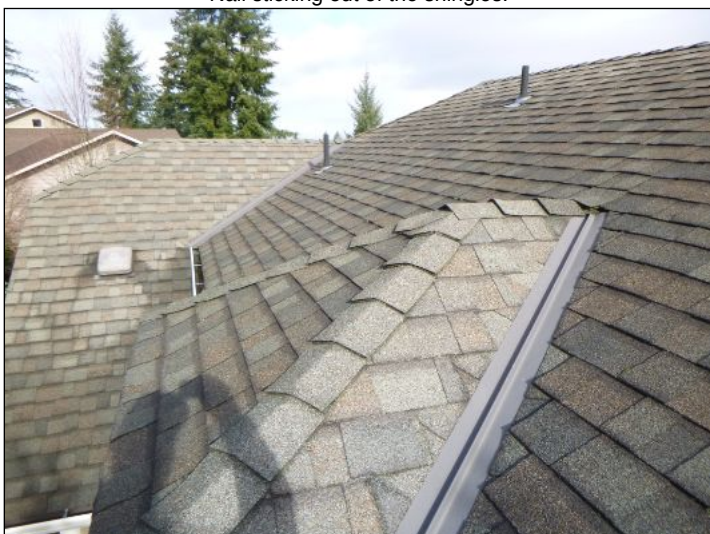
Roof leak below this area.



Nail sticking out of the shingles.



Roof Leak.







No underlayment



Fasteners are not sealed.



## 2. Items Inspected & Scope

### INSPECTED:

Roof covering the appeared to be in a generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. The existing components appeared to be functioning as intended, allowing for normal wear and tear. A representative number of the following components and conditions were inspected when present and observable to the inspector from his or her position during the inspection process.

- Number of roofing layers
- Over all condition
- Buckling
- Cracking
- Granular lose
- General damage
- Fasteners
- Flashings around vents, chimneys, skylights, etc.

ARE THERE ITEMS HIGHLIGHTED BELOW IN BLUE OR RED TEXT ? If so these are conditions that were present in one or more areas and may in some cases lead to safety hazards, unhealthy conditions, or damaged building materials. If you would like more info on how these conditions have or may specifically affect the habitability of the dwelling please calls us we're happy to answer all your questions!

Roof coverings must be installed according to the manufacturer's recommendations. Due to the many different installation requirements for manufactures and roof covering types the inspector does not inspect the roof for compliance with these specific requirements. Although I will inspect the roof to the best of my ability, this home inspection does not include the use of destructive testing or research. I disclaim responsibility for confirming roof are installed to manufacturer's requirements.

### DESCRIPTION:

- Roof Covering Material: \_\_\_\_\_ ASPHALT SHINGLES
- Layers of shingles installed: \_\_\_\_\_ 1 LAYER
- Inspected roof by: \_\_\_\_\_ WALKING THE ROOF & DRONE
- Inspection access limitations: \_\_\_\_\_ YES. STEEP ROOF PITCH

### INSPECTED:

Inspector used a drone to inspect the roof due to being unable to safely walk the roof or fear of damaging roofing material. Inspecting the roof with a drone limits the inspectors ability to discover defective conditions in the roof covering and the associated roof components. Inspector disclaims any defective condition not observable by the inspector due to the position, attitude, or angle of the drone at the time of the inspection..

## 3. Findings

**CORRECTION AND FURTHER EVALUATION.** Descriptions & approximate locations include but are not limited to:

- Moss growing on the roof shingles.
- Fastener are not sealed.
- @ On the ridge cap shingles, headwall flashings, and all of the roof vents.

**FURTHER EVALUATION.** Descriptions & approximate locations include but are not limited to:

- Damage roofing.
- @ Cracking shingles and deteriorating shingles.

**CORRECTION AND FURTHER EVALUATION.** Descriptions & approximate locations include but are not limited to:

- Roof leak.
- @ Over the backdoor on the main level. Water was observed dripping out from above the soffit vents.
- Fastener are not sealed.
- @ An under driven nail has backed out of the shingles and sticking out of the shingles. The lower roof above the garage.
- No under layment/felt paper under the roof shingles.



## ROOF DRAINAGE SYSTEM

### 1. Roof Drainage System Pictures



Leak in gutters.



Reconnect downspouts at underground drainage system.



Gutter drains directly onto the shingles.



## 2. Description

### NOT PRESENT:

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 existing components appeared to be functioning as intended, allowing for normal wear and tear. A representative number of the following components and conditions were inspected when present and observable to the inspector from his or her position during the inspection process.

- Downspouts & extensions
- Scuppers
- Overflow drains
- Gutters
- Connection to under ground drain lines.

ARE THERE ITEMS HIGHLIGHTED BELOW IN BLUE OR RED TEXT ? If so these are conditions that were present in one or more areas and may in some cases lead to safety hazards, unhealthy conditions, or damaged building materials. If you would like more info on how these conditions have or may specifically affect the habitability of the dwelling please calls us we're happy to answer all your questions!

### DESCRIPTION:

- Gutter type: \_\_\_\_\_ METAL
- Site drainage type: \_\_\_\_\_ UNDERGROUND
- Roof drains appear to adequately drain water away from the foundation and crawlspace: \_\_\_ YES
- Downspout extensions recommended: \_\_\_\_\_ NO

## 3. Findings

CORRECTION AND FURTHER EVALUATION. Descriptions & approximate locations include but are not limited to:

- Downspouts needs to be reconnected to the underground drain line.  
@ Front left side of the house.
- Leak in the gutters appears to from missing sealant at the seams in the gutters such as the corners and end cap locations.  
@ Upper gutter on the front right corner of the house.

IMPROVEMENT RECOMMENDED. Descriptions & approximate locations include but are not limited to:

- Gutter drains directly onto the shingles instead of through a downspout. Typically where an upper roof drains onto a lower roof. This condition is prone to debris and water build up against the shingles.

## EXTERIORS

### 1. Exterior Wall Pictures



Main gas shut-off location.



Clearance between the ground and the siding is inadequate.



Clearance between the ground and the siding is inadequate.



Vegetation with 12"



Chipping paint



Water stains.





Damaged paint

## 2. Items Inspected & Scope

### INSPECTED:

The siding appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. The existing components appeared to be functioning as intended, allowing for normal wear and tear. A representative number of the following components and conditions were inspected when present and observable to the inspector from his or her position during the inspection process.

- Installation practices
- General condition
- Moisture damage
- General damage
- Flashings
- Fasteners
- Damaged paint
- Driveways
- Walkways
- Vegetation in relation to exterior of building
- Retaining walls with defects that may adversely affect the homes structure
- Window wells
- Main gas shut off

ARE THERE ITEMS HIGHLIGHTED BELOW IN BLUE OR RED TEXT ? If so these are conditions that were present in one or more areas and may in some cases lead to safety hazards, unhealthy conditions, or damaged building materials. If you would like more info on how these conditions have or may specifically affect the habitability of the dwelling please calls us we're happy to answer all your questions!

### DESCRIPTION:

Wall framing construction type: \_\_\_\_\_ WOOD

Siding Material: \_\_\_\_\_ FIBER CEMENT

### DESCRIPTION:

- Significant cracks in walkways or driveways: \_\_\_\_\_ NO
- Significant vegetation within 12" of the siding: \_\_\_\_\_ YES (Improvement Recommended)
- Uneven walkways that pose a significant trip hazard: \_\_\_\_\_ NO



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### 3. Findings

CORRECTION AND FURTHER EVALUATION. Descriptions & approximate locations include but are not limited to:

- Clearance between the bottom of the siding and the ground was inadequate.  
@ On both sides of the house.
- 

IMPROVEMENT RECOMMENDED. Descriptions & approximate locations include but are not limited to:

- Window screens are missing.
  - Sealant needs improvement. The home had sealant installed over, around, or between areas such as the doors, windows, trim boards, butt joints (that were not flashed), nails heads, penetrations in siding (pipes, wiring, etc.), or around chimneys and trim to prevent moisture intrusion into the building cavities.
  - Paint was damaged, peeling, or chipped.  
@ In a few areas of the trim and fascia boards.
- 

MONITORING RECOMMENDED. Descriptions & approximate locations include but are not limited to:

- Water stains or signs of moisture. No elevated moisture levels detected at this time of the inspection. I did not see any obvious defects that would lead to water intrusion however if you'd like a second opinion consider consulting a roofing or siding contractor.  
@ Above the garage door.

## PORCHES

### 1. Porch Pictures



## 2. Items Inspected & Scope

### INSPECTED:

The porch(es) appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. The existing components appeared to be functioning as intended, allowing for normal wear and tear. A representative number of the following components and conditions were inspected when present and observable to the inspector from his or her position during the inspection process.

- foundation
- structural framing
- planking (floor surfaces)
- stairs
- cover
- Attachment to house.
- Hand rails

ARE THERE ITEMS HIGHLIGHTED BELOW IN BLUE OR RED TEXT ? If so these are conditions that were present in one or more areas and may in some cases lead to safety hazards, unhealthy conditions, or damaged building materials. If you would like more info on how these conditions have or may specifically affect the habitability of the dwelling please call us we're happy to answer all your questions!

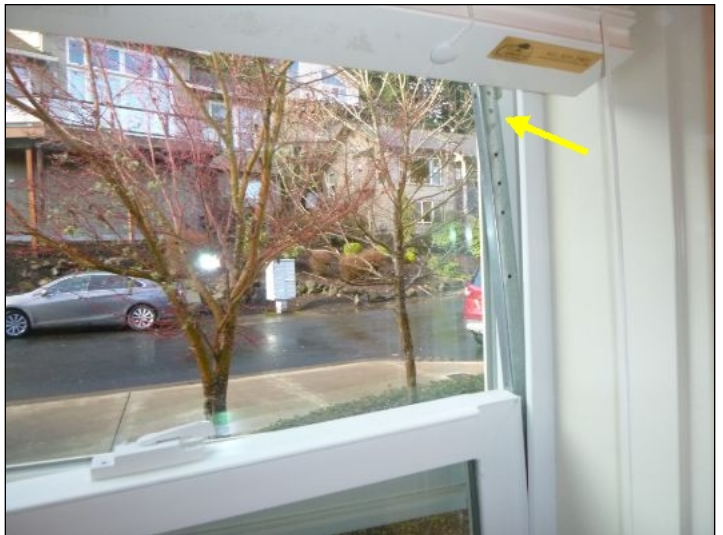
### DESCRIPTION:

- Baluster spacing is 4" or less: \_\_\_\_\_ YES
- Continuous handrail is present: \_\_\_\_\_ YES
- Guardrails are adequate height: \_\_\_\_\_ YES
- Loose guardrail/handrail: \_\_\_\_\_ NO
- Roof leaks or damaged roofing was observed: \_\_\_\_\_ NO

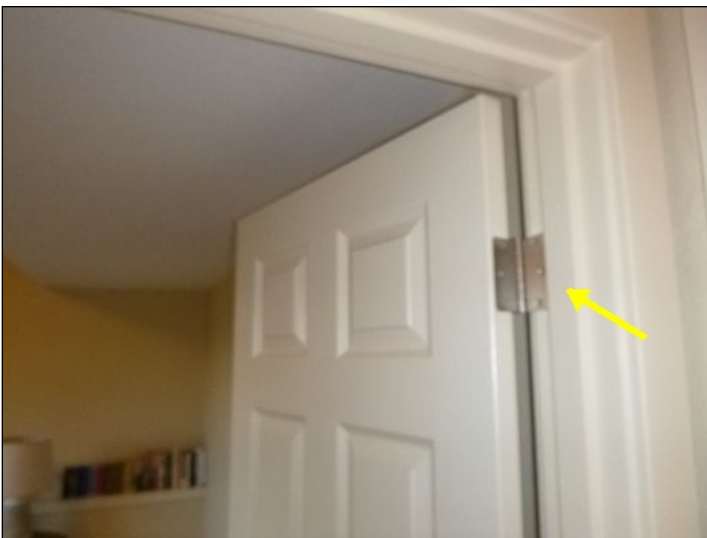


## GENERAL INTERIOR

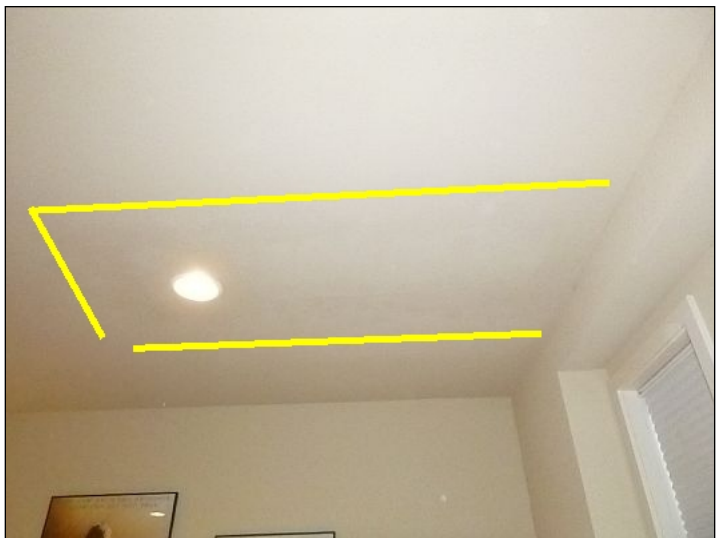
### 1. General Interior Pictures



Sash balance(s) was damaged.



Loose door hinge



Old drywall repair. What happened?



Cracks in ceiling.







Moisture levels in the floor are elevated.

## 2. Items Inspected & Scope

### DESCRIPTION:

The General Interior section of this report includes all interior rooms including but not limited to bedrooms, bathrooms, kitchen and garage. The inspector does not describe the material composition of such items as the floor covering, cabinets, walls, ceilings, counter tops, door or windows. If you need help identifying these materials please call us, we're happy to help!

### INSPECTED:

The General Interior appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. The existing components appeared to be functioning as intended, allowing for normal wear and tear. A representative number of the following components and or conditions were inspected when present and observable to the inspector from his or her position during the inspection process.

- Floor, wall, and ceiling conditions.
- Doors, windows and skylight condition and operation.
- Ceiling fans
- Moisture intrusion
- Sliding glass doors
- Counters
- Exhaust fan
- Shower & tub conditions and functionality
- Kitchen appliances (built-in only). Unable to test induction cook tops.
- Range hood
- Tub and toilet condition

ARE THERE ITEMS HIGHLIGHTED BELOW IN BLUE OR RED TEXT ? If so these are conditions that were present in one or more areas and may in some cases lead to safety hazards, unhealthy conditions, or damaged building materials. If you would like more info on how these conditions have or may specifically affect the habitability of the dwelling please call us we're happy to answer all your questions!

- The range hood vent fan appears to exhaust to the exterior of the house: YES
- Bathroom Exhaust fan present: YES
- The toilet is loose at the floor connection: NO
- Automatic reverse function on the overhead door was operable: YES
- The firewall between the garage and living space was sustainably intact: YES



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### 3. Findings

*CORRECTION AND FURTHER EVALUATION. Descriptions & approximate locations include but are not limited to:*

- Moisture levels are elevated.  
@ At the base of the backdoor on the main level. On the left side of the Moisture in the floor and minor water damage to the base trim.
  - The wine fridge doesn't work or I don't know how to turn in on.
- 

### 4. Doors & Windows

*CORRECTION AND FURTHER EVALUATION. Descriptions & approximate locations include but are not limited to:*

- Sash balance was damaged. This is the mechanism that hold the window up when it's opened.  
@ The upstairs hallway bathroom.
  - Door damage.  
@ The door hinge is loose in the downstairs bedroom on the left making the bind on the door jam when closing.
- 

### 5. Walls & Ceiling

*MONITORING RECOMMENDED. Descriptions & approximate locations include but are not limited to:*

- Cracks from expansion & contraction. Cracks in the drywall in walls in the home appeared to be the result of expansion and contraction of building materials or settling. Some cracking is not unusual in a home of this age. In the opinion of the inspector these cracks do not appear to be a structural safety concern at this time and are only cosmetic. If you would like a second opinion, I would recommend consulting a structural engineer.  
@ In the ceiling over the kitchen area.

## STAIRWAYS

### 1. Stairway Pictures



### 2. Items Inspected & Scope

#### INSPECTED:

The stairways appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. The existing components appeared to be functioning as intended, allowing for normal wear and tear. A representative number of the following components and or conditions were inspected when present and observable to the inspector from his or her position during the inspection process.

- Treads and risers
- Landings
- Angle of stairway
- Handrails
- Guardrails
- Lighting
- Headroom

ARE THERE ITEMS HIGHLIGHTED BELOW IN BLUE OR RED TEXT ? If so these are conditions that were present in one or more areas and may in some cases lead to safety hazards, unhealthy conditions, or damaged building materials. If you would like more info on how these conditions have or may specifically affect the habitability of the dwelling please calls us we're happy to answer all your questions!

#### INSPECTED:

- Baluster spacing is 4" or less: \_\_\_\_\_ YES
- Continuous handrail is present: \_\_\_\_\_ YES
- Guardrails are adequate height: \_\_\_\_\_ YES
- Loose guardrail/handrail: \_\_\_\_\_ NO

## ATTIC

### 1. Attic Pictures



Roof sheathing is stained.



Roof sheathing is stained.



## 2. Items Inspected & Scope

The Attic appeared to be in generally serviceable condition at the time of the inspection. Areas with less than 36" of free space are considered inaccessible. The inspector only observes a representative number of locations in the attic that in the opinion of the inspector may present defective conditions. The existing components appeared to be functioning as intended, allowing for normal wear and tear. A representative number of the following components and or conditions were inspected when present and observable to the inspector from his or her position during the inspection process.

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

ARE THERE ITEMS HIGHLIGHTED BELOW IN BLUE OR RED TEXT ? If so these are conditions that were present in one or more areas and may in some cases lead to safety hazards, unhealthy conditions, or damaged building materials. If you would like more info on how these conditions have or may specifically affect the habitability of the dwelling please call us we're happy to answer all your questions!

### DESCRIPTION:

- Roof Framing: \_\_\_\_\_ ENGINEERED TRUSSES
- Attic Ventilation: \_\_\_\_\_ SOFFIT & STATIC VENTS
- Insulation Type: \_\_\_\_\_ FIBERGLASS

### ACCESS:

- The inspector was able to crawl into the attic: \_\_\_\_\_ YES
- Attic areas over the house with no access hatch for entry : \_\_\_\_\_ NO
- Inspection limitations due to there being space restrictions or visual obstructions: \_\_\_\_\_ YES

## 3. Findings

*FURTHER EVALUATION. Descriptions & approximate locations include but are not limited to:*

- *Water stains or signs of moisture on the roof framing or roof sheathing. NO elevated moisture levels. If you would like a second opinion consult a roofing contractor.*
- *@ Over the master bedroom and bathroom. This condition is likely a result of one or more of the conditions noted in the Roof section of this report.*

## FOUNDATION & FLOOR FRAMING

### 1. Foundation & Floor Framing Pictures



## 2. Items Inspected & Scope

### INSPECTED:

The foundation & floor structure appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. The existing components appeared to be functioning as intended, allowing for normal wear and tear. A representative number of the following components and or conditions were inspected when present and observable to the inspector from his or her position during the inspection process.

- Foundation walls
- Cracking
- Differential movement in the foundation walls
- Displacement in the foundation walls
- Undermining
- Ventilation
- Scaling
- Floor framing (posts, beams, sheeting, sill plates, concrete footings)
- Connections, brackets, and fasteners.

ARE THERE ITEMS HIGHLIGHTED BELOW IN BLUE OR RED TEXT ? If so these are conditions that were present in one or more areas and may in some cases lead to safety hazards, unhealthy conditions, or damaged building materials. If you would like more info on how these conditions have or may specifically affect the habitability of the dwelling please calls us we're happy to answer all your questions!

### DESCRIPTION:

- Foundation Material: \_\_\_\_\_ CONCRETE
- Foundation venting: \_\_\_\_\_ YES
- Floor structure type: \_\_\_\_\_ WOOD FRAMED & CONCRETE SLAB
- The floor/wall framing was bolted to the foundation: \_\_\_\_\_ YES



## CRAWLSPACE/BASEMENT

### 1. Crawlspace Pictures



## 2. Items Inspected & Scope

### INSPECTED:

Conditions in the CrawlSpace/Basement appeared to be in generally serviceable at the time of the inspection. Notable exceptions will be listed in this report. The existing components appeared to be functioning as intended, allowing for normal wear and tear. The inspector only observes a representative number of locations in the crawlspace that in the opinion of the inspector may present defective conditions. A representative number of the following components and or conditions were inspected when present and observable to the inspector from his or her position during the inspection process.

- Excavation
- Floor
- Foundation
- Plumbing
- Electrical
- HVAC (heating and cooling components)
- Insulation
- Ventilation
- General condition
- Moisture intrusion

ARE THERE ITEMS HIGHLIGHTED BELOW IN BLUE OR RED TEXT ? If so these are conditions that were present in one or more areas and may in some cases lead to safety hazards, unhealthy conditions, or damaged building materials. If you would like more info on how these conditions have or may specifically affect the habitability of the dwelling please calls us we're happy to answer all your questions!

### DESCRIPTION:

- Floor Insulation: \_\_\_\_\_ FIBERGLASS BATT

### ACCESS:

- The inspector was able to crawl under the house \_\_\_\_\_ YES
- Areas under the house with no access hatch for entry : \_\_\_\_\_ NO
- Inspection limitations due to either being space restrictions or visual obstructions: \_\_\_\_\_ YES

## ELECTRICAL SYSTEM

### 1. Electrical Pictures





## 2. Items Inspected & Scope

### INSPECTED:

The electrical components appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. The existing components appeared to be functioning as intended, allowing for normal wear and tear. A representative number of the following components and or conditions were inspected when present and observable to the inspector from his or her position during the inspection process.

- 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
- Electrical outlets
- Light fixtures
- Electrical switches

ARE THERE ITEMS HIGHLIGHTED BELOW IN BLUE OR RED TEXT ? If so these are conditions that were present in one or more areas and may in some cases lead to safety hazards, or damaged building materials. If you would like more info on how these conditions have or may specifically affect the habitability of the dwelling please call us we're happy to answer all your questions!

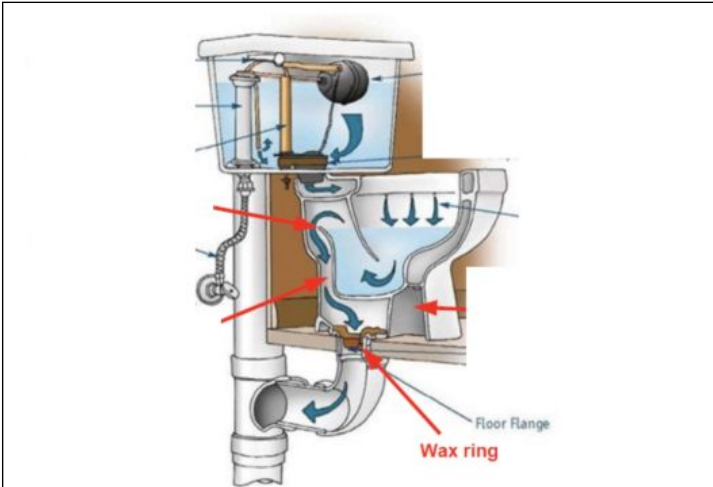
## 3. Service Descriptions

### DESCRIPTION:

- Type: \_\_\_\_\_ UNDERGROUND
- Voltage: \_\_\_\_\_ 110/220 V
- Amperage: \_\_\_\_\_ Appears to be 200 AMPS
- Conductors: \_\_\_\_\_ Appears to be 4/0 ALUMINUM
- Panel Cover was removed: \_\_\_\_\_ YES
- Exterior outlets were Ground fault Circuit Interrupting (GFCI) protected: \_\_\_ YES
- Bathroom outlets were Ground fault Circuit Interrupting (GFCI) protected: YES
- Kitchen outlets were Ground fault Circuit Interrupting (GFCI) protected: YES
- Garage outlets were Ground fault Circuit Interrupting (GFCI) protected: \_\_\_ YES

# PLUMBING

## 1. Plumbing Pictures



Moisture levels in sub flooring is elevated. This is often due a damaged wax ring.



Main water shut-off location.





Water leak.

## 2. Items Inspected & Scope

### INSPECTED:

The plumbing appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. The existing components appeared to be functioning as intended, allowing for normal wear and tear. A representative number of the following components and or conditions were inspected when present and observable to the inspector from his or her position during the inspection process.

#### 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.

ARE THERE ITEMS HIGHLIGHTED BELOW IN BLUE OR RED TEXT ? If so these are conditions that were present in one or more areas and may in some cases lead to safety hazards, unhealthy conditions, or damaged building materials. If you would like more info on how these conditions have or may specifically affect the habitability of the dwelling please calls us we're happy to answer all your questions!

### DESCRIPTION:

- Elevated moisture levels around the base of the toilet: \_\_\_\_\_ YES
- Hose bibs on the exterior of the house were equipped with vacuum breakers: \_\_\_\_ YES
- A backflow preventer was present on the underground irrigation system: \_\_\_\_\_ NO (Improvement Recommended)
- Drain lines: \_\_\_\_\_ PLASTIC
- Water Supply Lines: \_\_\_\_\_ COPPER



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### 3. Interior

**CORRECTION AND FURTHER EVALUATION.** Descriptions & approximate locations include but are not limited to:

- The shower head leaks add its connection to the pipe coming out of the wall. This can often be remedied by removing the showerhead and applying plumbers tape to the threads or replacing the gasket in the showerhead.  
@ Downstairs.

**CORRECTION AND FURTHER EVALUATION.** Descriptions & approximate locations include but are not limited to:

- Elevated moisture levels at the base of the toilet. This typical indicates that the seal between the floor and toilet has gone bad.  
@ The downstairs bathroom.

## WATER HEATER

### 1. Water Heater Pictures



### 2. Items Inspected & Scope

#### INSPECTED:

The water heater appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. The existing components appeared to be functioning as intended, allowing for normal wear and tear. The inspection included the following components and conditions when present and observable to the inspector from his or her position during the inspection process.

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

ARE THERE ITEMS HIGHLIGHTED BELOW IN BLUE OR RED TEXT ? If so these are conditions that were present in one or more areas and may in some cases lead to safety hazards, unhealthy conditions, or damaged building materials. If you would like more info on how these conditions have or may specifically affect the habitability of the dwelling please calls us we're happy to answer all your questions!

#### MATERIAL:

- Seismic water heater strapping: \_\_\_\_\_ YES
- Fuel Source: \_\_\_\_\_ GAS
- Shut-off valve for water supply to water heater: \_\_\_\_\_ YES
- Drip pan present under the water heater : \_\_\_\_\_ N/A
- Drip pan is drained to the exterior of the building: \_\_\_\_\_ N/A
- Pressure relief valve drains to the exterior of the building: \_\_\_\_\_ N/A

# SMOKE & CARBON MONOXIDE ALARMS

## 1. Smoke & Co Alarm Pictures



## 2. Scope & Items Inspected

Smoke & carbon monoxide (CO) alarms were in accordance with the following safety standards. Notable exceptions will be listed in this report. A representative number of the following components and/or conditions were inspected when present and observable to the inspector from his or her position during the inspection process.

### SMOKE ALARMS

- Test buttons were pressed to confirm an audible response from the unit.
- On each floor of the home.
- Within 21 feet of each bedroom door.
- Hardwired alarms have not been replaced by battery operated alarms
- Alarms have not expired. Not the battery but the alarm.

### CO ALARMS

- Test buttons were pressed to confirm an audible response from the unit.
- On each level where bedrooms are located.
- Within 15' of each bedroom door.

### \*\*NOTE

- Contact your local building code department for Specific requirements
- Confirm that the alarms are in accordance with manufacturer's requirements.
- SEE THE PDFs AT THE END OF THIS REPORT FOR MORE INFORMATION ON REQUIREMENTS.

ARE THERE ITEMS HIGHLIGHTED BELOW IN BLUE OR RED TEXT ? If so these are conditions that were present in one or more areas and may in some cases lead to safety hazards, unhealthy conditions, or damaged building materials. If you would like more info on how these conditions have or may specifically affect the habitability of the dwelling please call us we're happy to answer all your questions!

### DESCRIPTION:

- Smoke alarm Present in the house: \_\_\_\_\_ YES
- Smoke alarm was expired: \_\_\_\_\_ YES
- Carbon monoxide alarm was present: \_\_\_\_\_ YES

## 3. Findings

*CORRECTION AND FURTHER EVALUATION. Descriptions & approximate locations include but are not limited to:*

- *Expired smoke alarm. Smoke alarm units expire after 10 years. The units themselves, not just the battery.*
- *@ In all locations.*



## HEATING SYSTEM

### 1. Heating System Pictures



Thermostat location!

### 2. Items Inspected & Scope

#### INSPECTED:

The furnace appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. The existing components appeared to be functioning as intended, allowing for normal wear and tear. A representative number of the following components and or conditions were inspected when present and observable to the inspector from his or her position during the inspection process.

- Cabinet interior and exterior
- Fuel supply and shut-off (not tested)
- Electrical shut-off (not tested)
- Proper ignition
- Burn chamber conditions (when observable)
- Exhaust venting
- Air filter and blower
- Plenum and ducts
- Response to the thermostat
- Condensate drain components
- Heat pump

ARE THERE ITEMS HIGHLIGHTED BELOW IN BLUE OR RED TEXT ? If so these are conditions that were present in one or more areas and may in some cases lead to safety hazards, unhealthy conditions, or damaged building materials. If you would like more info on how these conditions have or may specifically affect the habitability of the dwelling please calls us we're happy to answer all your questions!

#### DESCRIPTION:

- Furnace type: \_\_\_\_\_ **FORCED AIR**
- Fuel source: \_\_\_\_\_ **GAS**
- Furnace Efficiency: \_\_\_\_\_ **HIGH**
- Air handler covers were removed for inspection: \_\_\_\_\_ **YES**

## AIR CONDITIONING

### 1. Air Condition Pictures



Remove bark around heat pump

### 2. System Description

#### INSPECTED:

The air conditioner appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. The existing components appeared to be functioning as intended, allowing for normal wear and tear. A representative number of the following components and or conditions were inspected when present and observable to the inspector from his or her position during the inspection process.

- 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

ARE THERE ITEMS HIGHLIGHTED BELOW IN BLUE OR RED TEXT ? If so these are conditions that were present in one or more areas and may in some cases lead to safety hazards, unhealthy conditions, or damaged building materials. If you would like more info on how these conditions have or may specifically affect the habitability of the dwelling please calls us we're happy to answer all your questions!

#### DESCRIPTION:

- 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.

#### ACCESS:

The air conditioning was not tested due to heat pump manufactures typically not recommending the units run the if the temperature has been below 60 degrees in the last 24 hours.

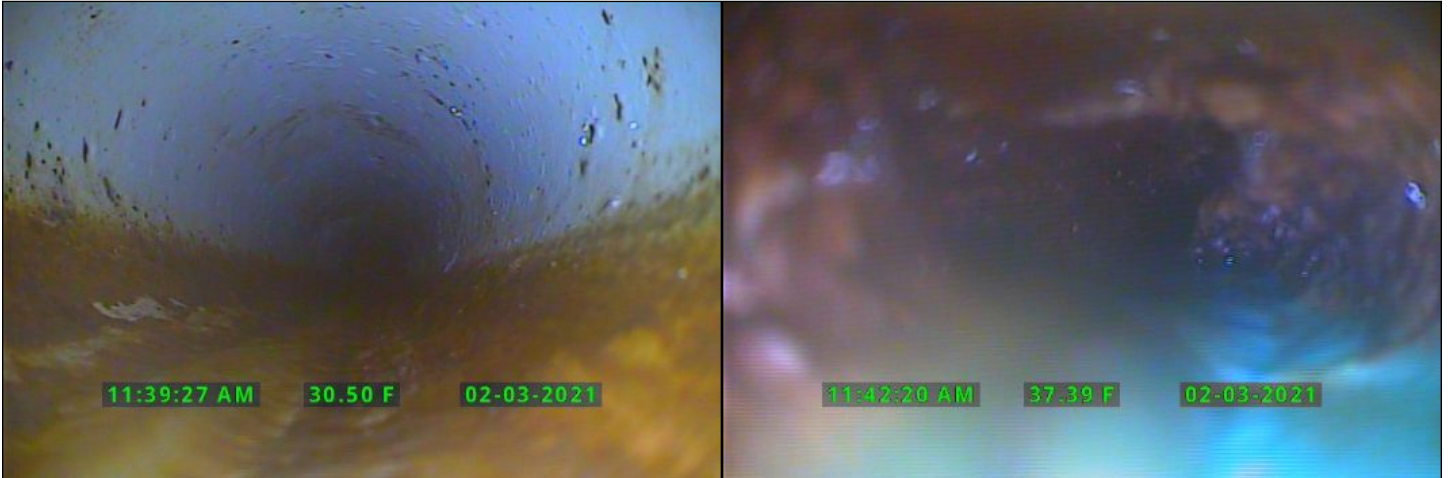
### 3. Findings

**CORRECTION AND FURTHER EVALUATION.** Descriptions & approximate locations include but are not limited to:

- Remove bark that is in contact with the exterior heat pump and the refrigerant lines.

# SEWER CAMERA INSPECTION

## 1. Sewer Camera Pictures



Plastic Pipe

Root intrusion in pipe.



Location of the roof intrusion.

## 2. Items Inspected & Scope

### INSPECTED:

Main sewer lateral appeared to be in a serviceable condition at the time of the inspection. Any exceptions will be listed in this report. Inspection was limited to observable portions of the pipe with the given sewer camera at the time of the inspection. The inspection of the lateral line includes the following:

- Root intrusion
- Cracking
- Breaks in the pipe
- Substantial separation in the pipe
- Crushed pipe
- Misalignment in pipe joints
- Ovaling
- Obstructions in the pipe
- Potential Identification of Orangeburg pipe
- Excessive Belly in the pipe

### VIDEO LINK.

- Here is a link to the video of the sewer line inspection. Anyone with a link can view the video on YouTube. Copy and paste the link into your browser to view.

[https://youtu.be/skj\\_sdbLiAk](https://youtu.be/skj_sdbLiAk)



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### 3. Pipe Material

#### 3.1. DESCRIPTION:

Observable pipe material APPEARS TO BE: \_\_\_\_\_ PLASTIC

Visual limitations: \_\_\_\_\_ YES

Access location for camera inspection: \_\_\_\_\_ CLEAN-OUT

---

### 4. Findings

*CORRECTION AND FURTHER EVALUATION. Descriptions & approximate locations include but are not limited to:*

*- Root intrusion and significant blockage. I'd recommend cleaning and another inspection of the pipe to determine the cause of the root intrusion.*

# WOOD DESTROYING ORGANISMS

## 1. WDI Pictures



Wood to earth contact



Wood to earth contact



Wood debris in crawlspace.

## 2. Findings

### PEST & DRY ROT ( WDO )

Inspector conducted a visual inspection 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. A representative number of the areas in the Accessible Areas were inspected when present and observable to the inspector from his or her position during the inspection process.

1. Live Insects:\_\_\_\_\_ NO
2. Wood Rot (structural):\_\_\_\_\_ NO
4. Evidence of insects:\_\_\_\_\_ NO
5. Insect Damage:\_\_\_\_\_ NO
6. Chemical Treatment Recommended:\_\_\_\_\_ NO
7. Organisms appeared to be:\_\_\_\_\_ N/A

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### 3. Observations

#### CONDITION(S) OBSERVED

These are some (but not all) conditions that are conducive to the infestation of wood destroying insects. The inspector inspected a representative number of areas for the following components and conditions when present and observable to the inspector from his or her position during the inspection process.

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

**CORRECTION AND FURTHER EVALUATION.** Descriptions & approximate locations include but are not limited to:

- Wood to earth contact.  
@ Posts supporting the back porch.
- Cellulose/wood debris in the crawlspace. This is an attractant for wood destroying insects.  
@ Old concrete form boards in the crawlspace.

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### 4. Accessibility

#### OBSTRUCTIONS & INACCESSIBLE AREAS

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

1. Crawlspace:\_\_\_\_\_ 2,
2. Interior:\_\_\_\_\_ 4, 9, 7,
4. Exterior: \_\_\_\_\_
5. Garage: \_\_\_\_\_ 4, 9, 7,
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              |                         |
-



# 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.