



Home Inspections

SDC HOME INSPECTIONS

541-317-9525 Office
sdinspect@gmail.com
<http://www.sdcbend.com>



INSPECTION REPORT

1234 Main St.
Bend OR 97702

Buyer Name
05/16/2018 9:00AM



Inspector
Steve Coats
ccb 164773 ochi 1015
541-317-9525 Office
sdinspect@gmail.com



Agent
Agent Name
555-555-5555
agent@spectora.com

Table of Contents

Table of Contents	2
SUMMARY	4
1: GENERAL INFORMATION	5
2: GROUNDS	6
3: EXTERIOR	8
4: STRUCTURAL	10
5: ROOF	12
6: ATTIC	15
7: PLUMBING	17
8: ELECTRICAL	18
9: HVAC	19
10: INTERIOR	20
11: FIRE SAFETY	23
12: FIREPLACE - STOVES	24
13: KITCHEN	25
14: BATHROOMS	26
15: LAUNDRY	28
16: CRAWLSPACE	29
17: GARAGE	30
18: PESTS & DRY ROT	32
STANDARDS OF PRACTICE	33

Thank you for trusting us with your inspection.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. Please read this report in its entirety.

SUMMARY

- 🔧 2.2.1 Grounds - Driveway & Parking : Normal Cracks
- ⊖ 3.4.1 Exterior - Paint / Caulking: Paint Needed
- ⊖ 3.6.1 Exterior - Outlets: Loose Outlet
- ⊖ 3.7.1 Exterior - Decks / Balconies: Soil To Wood Contact
- 🔧 4.1.1 Structural - Foundation : Install Vent Wells
- ⊖ 4.6.1 Structural - Windows : Broken Seal
- 🔧 4.7.1 Structural - Screens: Missing Window Screens
- ⊖ 5.3.1 Roof - Gutters: Low Spot
- ⊖ 5.4.1 Roof - Flashings: Flashing Pulling UP
- ⊖ 5.6.1 Roof - Siding Cut: Gap
- ⊖ 6.4.1 Attic - Exhaust Ducts / Flues: Separated Duct
- ⊖ 10.1.1 Interior - Interior Rooms: Broken Faucet
- ⚠️ 10.2.1 Interior - Stairs : Balusters Too Wide
- ⊖ 10.5.1 Interior - Doors: Door Lock / Latch
- ⊖ 10.5.2 Interior - Doors: Missing Hardware
- ⚠️ 11.2.1 Fire Safety - Smoke Alarms: No Smoke Alarms In Bedrooms
- ⊖ 12.1.1 Fireplace - Stoves - Fireplace: Cracked Bricks In Firebox
- ⊖ 13.6.1 Kitchen - Garbage Disposal: Did Not Work
- 🔧 14.3.1 Bathrooms - Sinks: Adjust Sink Stopper
- 🔧 16.8.1 Crawlspace - Debris : Debris In Crawlspace
- ⊖ 17.4.1 Garage - Outlets : Not GFI Protected
- ⚠️ 17.6.1 Garage - Pull Down Ladder: Pull Down Ladder

1: GENERAL INFORMATION

Information

Size & Age 3600sf. Built in 1994	People Present Buyer, Buyer's Agent	Vacant or Occupied Vacant
Temperature 40 Farenheit	Weather Overcast	Type of Structure Residential

Purchaser of Report

THIS INSPECTION 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."

Definitions

The following definitions of deficiencies are represented in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor.

 Maintenance Item

Typically these are defined as general upkeep items or maintenance, DIY projects or recommended upgrades. If left unattended, or neglected, they could potentially lead to moderate or even major repairs.

 Recommendation

Most items will fall into this "recommendation" category. These are items which are in need of repair or replacement which will be followed by a recommended repair technician.

 Safety Item

These items are a fire, life, or safety issue. These could be directed to CO alarms, or smoke alarms, egress, voids in firewalls, railings on decks or stairs electrical, etc.

Code Compliancy

We as home inspectors are NOT "code" inspectors. Codes change from city to city, county to county, and from year to year. Typically they are a minimum standard. We report on fire, life, and safety issues. We also do not report on ADA compliancy. This too has tiered guidelines and codes which fall outside the scope of our inspection

2: GROUNDS

Information

Driveway & Parking : Materials
Asphalt

Walkways : Materials
Pavers

Lot Lines

We do not report on the property or lot lines or building setbacks from property lines which is outside the scope of our inspection. Any questions should be directed to your realtor or the homeowner

Soil To Wood Contact

It should be stated that "any" soil to wood contact, whether it is fence boards/posts, deck skirting, siding etc. is conducive to wood rot and or pest infestation. Wherever possible remove soils that are in contact with wood as a preventative measure.

Grading & Drainage: Acceptable Grade

Acceptable grade is considered in the industry as 1" per foot falling away from the building for a minimum of 5'

Limitations

Sprinkler System

NOT TESTED

A lawn sprinkler system is present. It was not part of our inspection today. Any questions regarding the system should be directed to the seller and or your realtor.

Deficiencies

2.2.1 Driveway & Parking

NORMAL CRACKS

Cracks of the surface materials are present, considered normal and typical and should be periodically sealed.

Recommendation

Contact a qualified concrete contractor.

Maintenance Items



3: EXTERIOR

Information

Siding Material: Wood Wood siding is present on this house. Cedar	Trim : Acceptable Acceptable condition	Hose Bibs: Functional Functional where viewable
Lighting : Functional Exterior lights were tested and functional.	Decks / Balconies: Wood Decking The decking material is wood	Decks / Balconies: Limited Viewing Limited viewing under the deck
Handrails /Guardrails / Stairs: Acceptable Handrails and guardrails are in acceptable condition.		
Outlets: GFCI Protected Exterior outlets were GFCI protected and tripped using a simulated 3 pronged tester.		

Deficiencies

3.4.1 Paint / Caulking

PAINT NEEDED

SOUTH SIDE OF HOUSE

The house is in need of painting. Typical maintenance.

Recommendation

Contact a qualified painter.



Recomendations



3.6.1 Outlets

LOOSE OUTLET

EAST SIDE OF HOUSE



Recomendations

Electrical receptacle is loose in its junction box and should be properly secured. There are also some exposed wires that need to be corrected

Recommendation

Contact a qualified electrical contractor.



3.7.1 Decks / Balconies

SOIL TO WOOD CONTACT

BACK OF HOUSE

Soil to wood contact was present. It is suggested that all soils be cleared away at least 4" from any wood surface, (even if it is Cedar) as this is a condition that is conducive to wood rot and or pest infestation. Small amount of wood rot noted.

Recommendation

Recommended DIY Project



Close up

4: STRUCTURAL

Information

Foundation : Type Concrete stem wall	Floor Framing: Type Floor Joists, Plywood	Wall Framing: Type Wood Studs
Roof Framing: Type Trusses, OSB Sheathing	Wall Insulation: Type Fiberglass batts assumed, R19 assumed	Windows : Type Vinyl, Double Paned

Building Permits

We do not report on the procurement of building permits and their inspection process and suggest you confirm that any and all documentation required were obtained through local building officials. It is your responsibility to ask any questions regarding permits. Questions should be directed to your realtor, the listing agent, or the seller.

Windows : Flashing

Flashing of the window flange(s) is not visible and is assumed to have been properly installed at the time of construction although not confirmed.

Deficiencies

4.1.1 Foundation

INSTALL VENT WELLS

BACK OF HOUSE

Some of the foundation vents are below grade or just above it. Foundation vents close to grade or below can allow water intrusion. We recommend vent wells, and that they be about 2" or so above grade as a preventative measure against water intrusion.

Recommendation
Recommended DIY Project

 Maintenance Items



4.6.1 Windows

BROKEN SEAL

DINING NOOK

Broken seal noted. This condition is caused from the vacuum between the panes of glass escaping due to its seal being compromised. Cosmetic, but most people ask to have them replaced

 Recommendations

Recommendation

Contact a qualified window repair/installation contractor.



4.7.1 Screens

MISSING WINDOW SCREENS

Some of the window screens were missing and you may choose to ask the seller of their whereabouts.

Recommendation

Contact a qualified window repair/installation contractor.



5: ROOF

Information

Coverings: Type
Asphalt Shingles
Some of the shingles are replacement shingles around the chimney

Coverings: Layers
One

Soffits / Eaves: Acceptable



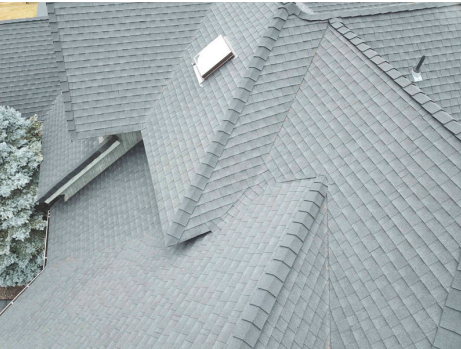
Gutters: Material
Metal

Skylights: Type
Glass

Skylights: Viewed
Interior Only

Inspected By Drone

The roof and its components were inspected with the aid of our drone. This was used because for whatever reason we deemed accessing the roof to be too dangerous.



Deficiencies

5.3.1 Gutters

LOW SPOT

BACK OF HOUSE

There is a low spot in the gutters that inhibits the proper drainage of water. Suggest it be corrected to allow proper flow of water to the downspout

Recommendation

Contact a qualified professional.

 Recommendations



5.4.1 Flashings

FLASHING PULLING UP

FRONT OF HOUSE

Flashing was coming loose and should be better secured.

Recommendation

Contact a qualified roofing professional.

 Recommendations



5.6.1 Siding Cut

GAP

VARIOUS AREAS

 Recommendations

The gap between the bottom of the siding where it meets the roof is less than 1". Recommended to be between 1" and 2". Water and snow melt can damage the bottom drip edge over time if there is not adequate clearance. Cutting the siding up to the recommended distance (gap) will eliminate this potential condition.

Recommendation

Contact a qualified handyman.



Back of the house

6: ATTIC

Information

Access Location: Viewed From Within The attic was viewed from within the viewable and accessible areas.	Framing: Acceptable	Insulation: Type Blown fiberglass
Ventilation: Type Ridge Vent, Soffit Vents		
Vaulted Ceilings Some areas of the interior ceiling or vaulted and cannot be viewed because there is no access point which is common		
Access Location: Bedroom Multiple locations		



Deficiencies

6.4.1 Exhaust Ducts / Flues

SEPARATED DUCT

ATTIC OVER MASTER BATHROOM

An exhaust duct is separated, and should be repaired. This may be an exhaust duct tied to a Thermostat or humidistat but I cannot confirm that

Recommendation
Contact a qualified professional.

 Recommendations



7: PLUMBING

Information

Water Source Well	Meter Location N/A	Backflow Device Not Applicable
Water Shutoff Location Garage	Potable Water Lines: Type of Material Copper	Potable Water Lines: Water Pressure Acceptable
Waste Lines : Type Black ABS	Waste System: Type Sand Filter	Waste System: Clean Out Location side yard
Water Heater: Type / Size / Location Electric, 50 gal, Garage	Water Heater: Expansion Tank Present	

Well Not Tested

We do not test wells or the components associated with them. i.e. well heads, pressure tanks, water softeners etc. We suggest you confer with the seller or a well testing company on the specifics of this particular system. Typically the seller is responsible for the water being tested for bacteria, nitrates, and arsenic.

Waste System: Method Of Inspection

Explained

The waste system is primarily buried in the ground and under the house. Our inspection process is limited and basically covers the testing of the system from interior components and looking for any leaks in the system. We do not evaluate septic tanks, sewage pumps, or sand filters.

Waste System: Sand Filter

A sand filter is present for the waste system which goes beyond the scope of our inspection.



Water Heater: Circulation Pump

A circulation pump was present on the water heater and appears functional.

8: ELECTRICAL

Information

Service Distribution

Underground

Grounding: Grounding Connection

UFER

Electrical Panels: Locations

Garage

Electrical Panels: Main Panel Amperage Rated

200 amp

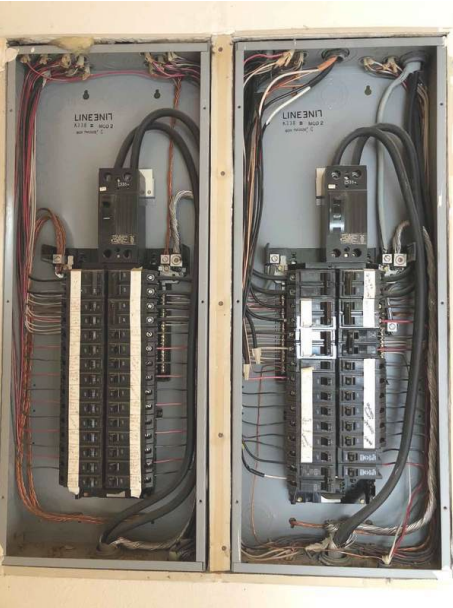
There are two 200 amp rated panels

Electrical Panels: Service Cable Type

Aluminum

Breakers / Fuses: Main Disconnect Location

Main Panel, Garage



Breakers / Fuses: Type

Circuit Breakers, Correctly Sized

9: HVAC

Information

Heat Source(s): Type Electric forced air There are two furnaces.	Heat Source(s): Location Garage	Ducting: Limited Viewing Viewing of the duct work is limited. Acceptable where viewable.
Thermostat: Location Multiple Thermostats. One upstairs and one downstairs	Filter: Type Disposable	Registers: Air Flow Acceptable air flow noted at all viewable and accessible registers.

Limitations

Heat Pump

NOT INSPECTED

Heat pumps were not fully inspected. The disconnect was removed on one and was too cold to run the other. A limited inspection. They do look “newer” however. Recommend further inspection by an HVAC technician.



10: INTERIOR

Information

Flooring: Type Hardwood, Tile, Linoleum, Carpet	Walls & Ceiling : Materials Sheetrock	Lighting : Functional
Hallway(s): Hallways Good Hallway(s) we're inspected and are in acceptable condition	Ceiling Fans: Functional Ceiling fans were functional	
Interior Rooms: Rooms Inspected Rooms inspected but not limited to are all of the bedrooms, living room, dining rooms, bonus rooms, offices, dens, libraries etc.		
Interior Rooms: Media Room Components of the media room are not tested. Any audio / visual equipment is not tested.		
Walls & Ceiling : Normal Cracks Settling cracks were observed in a few places. These are normal and typical, but felt it should be noted for this report		

Limitations

Central Vacuum System
LOCATION Central vacuum system was not part of our inspection and was not tested. Filter and motor are located in the garage
Speaker System
NOT INSPECTED A speaker system is present throughout the house which is not part of our inspection. Questions should be directed to the sellers.

Deficiencies

10.1.1 Interior Rooms	<div><div></div>Recommendations</div>
BROKEN FAUCET UPSTAIRS BONUS ROOM The fresh water faucet will not shut off and needs repair or replacement. The valve is currently turned off under the sink. Recommendation Contact a qualified plumbing contractor.	



10.2.1 Stairs

BALUSTERS TOO WIDE

Safety Items

The balusters in the stair handrails are more than four-inches apart and based on today's building standards are too wide. This was acceptable at the time of construction however and is not required to be altered or changed. If small children are present this area should be used with caution, and you may choose to install additional posts or balusters as a preventative measure.

Recommendation
Contact a qualified professional.



10.5.1 Doors

DOOR LOCK / LATCH

Recomendations

MASTER BEDROOM

Door needs adjusting / repair. This was very hard to open and close the latch

Recommendation
Contact a qualified professional.



Very hard to lock/unlock

10.5.2 Doors

MISSING HARDWARE

DOWNSTAIRS OFFICE

A door is missing some hardware and needs correction. There is no hole in the top door jamb for the lock pin at the top of the door to "lock the door".

Recommendation

Contact a qualified handyman.

Recomendations



11: FIRE SAFETY

Information

Carbon Monoxide Detectors:	Smoke Alarms: Functional
Functional	Smoke alarms are functional and meet current state regulations.
Present and functional	

Carbon Monoxide Alarms

As of April 1st, 2011 all homes with a carbon monoxide source, and or an attached garage with a door, ductwork, or a ventilation shaft leading into the home, will be required to have carbon monoxide alarms. Click [here](#) for Oregon Statutes. Each level of the home that has designated "sleeping areas" is required to have a CO detector. CO detectors should be within 15' of bedrooms. Some homes that have bedrooms at opposite ends of the house may require two detectors for a single story home.

Smoke Alarms

It is required to have an operable and hush button rated smoke alarm on each level of the home that meets current code and is less than 10 years old. Click [here](#) to view the Oregon Statute

Deficiencies

11.2.1 Smoke Alarms

 Safety Items

NO SMOKE ALARMS IN BEDROOMS

There are no smoke alarms in one or more of the bedrooms which **was not required when this home was constructed**. Regardless, we suggest a smoke alarm in every bedroom as a safety preventative measure.

Recommendation
Contact a qualified professional.

12: FIREPLACE - STOVES

Information

Fireplace: Type Wood Burning	Fireplace: Locations Living Room	Fireplace: Blower Fan Not Observed
Chimneys: Type Metal	Chimneys: Spark Arrestor & Cap A spark arrestor and cap are present on the chimney	

Wood Stove: DEQ EPA Approved

Acceptable and has a viewable DEQ or EPA label indicating it meets current clean air burning requirements.



Deficiencies

12.1.1 Fireplace

CRACKED BRICKS IN FIREBOX

LIVING ROOM

Cracks of the refractory bricks in the firebox were noted. We suggest they be sealed with the proper heat caulking and replaced if necessary. This condition can pose a potential fire hazard if left unattended.

Recommendation

Contact a qualified chimney contractor.

Recomendations



13: KITCHEN

Information

Built In Microwave: Functional

The built in microwave was functional with no adverse conditions noted

Exhaust Fan: Functional

Exhaust fan / downdraft fan - functional

Cabinets & Countertops: Acceptable Condition

Trash Compactor: Functional

The trash compactor was functional

Electric Cooktop: Functional

Dishwasher: Run

Dishwasher was run through a normal cycle with no adverse conditions noted. NOTE: there are two. One in the upstairs bonus room also

Outlets: GFI Within 6'

Electrical outlets within six feet of the kitchen sink were GFCI protected. Others were not. Based on the age of construction not all kitchen outlets may have been required to be GFCI protected. All outlets in the kitchen did function and no adverse conditions were noted.

Deficiencies

13.6.1 Garbage Disposal

DID NOT WORK

KITCHEN

The garbage disposal did not work using normal controls and will need to be repaired or replaced. I tried to reset it but I still could not get it to work

Recommendation

Contact a qualified professional.

 Recommendations



14: BATHROOMS

Information

Toilets: Functional The bathroom toilets were functional	Tub - Shower: Functional Functional with no adverse conditions noted	Sinks: Functional Sinks we're functional
Exhaust Fans: Functional The bathroom exhaust fans were functional	Cabinets / Countertops: Acceptable	Outlets: GFCI Protected Bathroom outlets were functional and GFI protected
Jetted Tub: Functional Jetted tub was filled and tested and was functional.		

Limitations

Dry Sauna
NOT INSPECTED
MASTER BATHROOM
Dry sauna's fall outside the scope of our inspection. Recommend the seller guarantees the sauna is functional or have it demonstrated.



Deficiencies

14.3.1 Sinks


ADJUST SINK STOPPER

MASTER BATHROOM

The mechanical sink stopper will need to be adjusted or replaced to engage.

Recommendation

Recommended DIY Project



Maintenance Items



15: LAUNDRY

Information

Dryer Duct: Termination Point Not Observed Termination point for the dryer duct was not observed.	Cabinets / Countertops: Acceptable	Sink: Functional
Location: Downstairs Washer and dryer hookups are downstairs		


Limitations

Washer / Dryer
NOT PRESENT
Washer & Dryer were not present

Exhaust Fan
NO FAN
An exhaust fan is not present in the laundry room. It is not required.

16: CRAWLSPACE

Information

Method of Inspection Entered the crawlspace	Access Location: Location Master Closet	Interior Foundation Walls: Observation Acceptable where viewable.
		
Vapor Barrier: Observation A vapor barrier is present	Insulation: Type Fiberglass Batts, R25	Waste Lines: Acceptable
Heat Ducts: Acceptable		
Viewed From A Distance Some areas were viewed from a distance due to plumbing, heat ducts and tight framing.		
Potable Water Lines: Concealed Potable water lines were properly concealed in the floor insulation. This obviously limits our viewing of the water lines. However; since no leaks were observed, our conclusion is that the lines are in acceptable condition.		

Deficiencies

16.8.1 Debris

DEBRIS IN CRAWLSPACE

BY THE ACCESS HATCH

Debris hasbeen left in the crawlspace. Itshould be removed as a preventative measure for pest infestation and or wood rot that can occur over time.

Recommendation
Recommended DIY Project

 Maintenance Items



17: GARAGE

Information

Type of Garage Attached, 3 car	Lights: Functional
Garage Doors: Trip Beam Electronic trip beam was functional. Only one door, the double door, has a trip beam and a garage door opener installed	
Garage Doors: Pressure Test The garage door(s) reversed under reasonable pressure. "Reasonable" pressure is a term used at the discretion of the inspector, and you may deem it to be acceptable, or you may wish to adjust the settings.	
Garage Doors: No Automatic Opener No automatic opener is present on the single garage door, although it IS wired for one	
Walls / Ceiling / Floor: Normal Wear & Tear Normal wear and tear on the sheet rock walls in the garage for this age of a home was observed	
Outlets : GFI Protection Garage outlets were functional and GFI protected (unless otherwise noted i.e. a 20 amp dedicated freezer plug)	

Deficiencies

17.4.1 Outlets

NOT GFI PROTECTED

Outlets near the electrical panels in the garage are not GFCI protected. All others are. These may have been added after the Home was completed. Outlets in the garage should be GFCI protected based on the age of the house

Recommendation

Contact a qualified electrical contractor.

 Recommendations



17.6.1 Pull Down Ladder

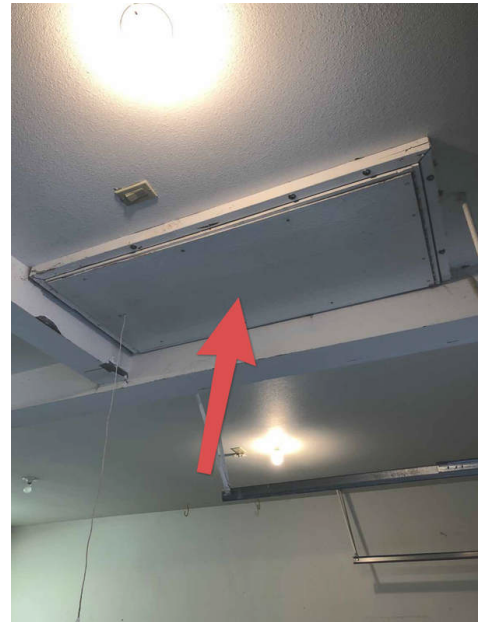
PULL DOWN LADDER

 Safety Items

A pull down ladder is present in the garage. Suggest it be covered in metal or some other fire retardant material as a protective measure. It may not be required, but is recommended.

Recommendation

Contact a qualified professional.



18: PESTS & DRY ROT

Information

Wood Destroying Insects: None Observed

Wood Rot: None Noted

No wood rot was observed

No wood destroying insects were observed where viewable.

Pest & Dry Rot Explained

Scope

This report is indicative of the condition of the identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. It is based on a careful visual (non intrusive) inspection of the readily accessible and viewable areas of the structure(s) inspected:

STANDARDS OF PRACTICE

Grounds

We evaluate the following exterior features: driveways, walkways, decks and balconies, patio covers, handrails and guardrails, yard walls, and attached carports. We do not evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. In addition, compliance with building codes and or manufacturer's specifications and recalls goes beyond the scope of this inspection.

Exterior

Exterior siding / cladding is observed where viewable. We do not pull siding off to gain a better view, and continual maintenance is key to prolonging the life of your siding. Soils that contact wood siding are suspect to wood rot, and or pest (insect) infestation. Whenever possible, make sure your siding has approximately 4" of clearance from the ground

Structural

We review the exterior portions of the home or building by walking around the outside and may describe the various foundation types, the floor, walls, siding, fascia and trim, balconies, doors, windows, roof structures, lights, and outlets in accordance with state and industry standards. It is important to properly maintain a property, including decks, porches, walkways, driveways, and other hard surfaces. It's particularly important to keep the exterior walls well painted and well sealed with caulk, which provide the only barrier against deterioration of the underlying materials. Separation of caulk and or cracks of the caulk around windows, doors, and thresholds can permit unfiltered air and potential moisture intrusion, which is the principle cause of the deterioration of any surface and their components within. Evidence of such intrusion may only be obvious when it is raining or during adverse weather conditions and still may go undetected. We identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. If double pane windows are present they can have broken seals, which can create staining and or condensation between the panes of glass. Depending on current conditions at the time of this inspection, such as lighting, temperature, humidity, etc., broken seals may not be observed and can appear at any given time.

Roof

There are many different roof types, which we evaluate by walking on their surfaces if safe access is available. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate the roof. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which go beyond the scope of our inspection service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence. Roofs that have covering materials which are susceptible to cracking and or breaking of the protective layer (i.e. tile) or has an existing angled pitch or height restrictions, which makes the roof unsafe to walk on, or weather conditions may not allow, are evaluated from the ground with the use of binoculars or the roofs edge for safety reasons and may limited the viewable areas. Therefore an acceptable rating should take into account that not all areas may have been observed. It is not within the normal scope of a general home inspection to determine the remaining life of a roof. Damage can occur within short periods of time based on weather conditions including wind, humidity and temperature fluctuation that may not be viewed at this time.

Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components. Some areas of an attic may be viewed from a distance due to limited access from roof rafters creating low clearances or heavy insulation and may hide unknown conditions that could not be viewed, although no obvious conditions may be noted. When entering attics with heavy insulation, damage to the insulation and ceiling below can occur, therefore access is limited. With this in mind, inspection of the attic areas can be limited from the access area only. Homes with framed vaulted ceilings typically do not have an attic access. Attics with heating ducts and skylight chases also limit our access. Please remember that entry of the attic area is not conducted when access is obstructed or restricted or entry can damage any property, or when dangerous or adverse conditions exist or are suspected, which fall under the Standards and Practices and Standards of Behavior, Division 8 of OAR Chapter 812

Plumbing

We do not report on anticipated remaining life for water heaters. Typical life span ranges between 10 to 15 years, but they generally last longer. Main water valves or branch and fixture shut-off valves are not turned on if they are in the off position due to potential safety concerns and or liability issues and can seize up over time due to a lack of operation. We test the operation of all accessible outdoor hose bibs for functionality and normal water pressure. (between 35-80 PSI)

Electrical

We are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, we typically recommend upgrading outlets to have ground fault protection within 6' of a water source, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters. Similarly, AFCI's or arc fault circuit interrupters, have been required in all bedroom circuits since 2002. We remove the electrical panel cover if readily and safely accessible and check circuitry and sizing of wires to existing circuit breakers and or disconnects. Circuit breakers are designed to trip under faulted current condition but are not turned on or off as part of our inspection process.

HVAC

We test and evaluate HVAC systems in accordance with the standards of practice. This means we use normal operating controls but we do not dismantle any of the following concealed components: evaporator and condensing coils, the heat exchanger, electronic air-cleaners, humidifiers, and in-line duct motors or dampers and we do not run cooling systems (if present) when outdoor temperatures drop below 60 degrees as this may harm the system. Although the heating and or cooling system(s) may work as designed at the time of our inspection, if we note that a system shows no recent evidence of annual maintenance it is recommended that service be provided as a precautionary measure.

Interior

We inspect and comment on flooring type, and wall and ceiling type. i.e. wood, tile, linoleum, carpet etc. Wall and ceilings would be sheetrock, lathe & plaster etc.

Fire Safety

Only the readily and accessible smoke alarms are tested and inspected. Those that are located in spaces that are difficult or unsafe to access are therefore not addressed. We always suggest you confirm their operation and retest them on a regular basis. We recommend smoke detectors be present on each level and in each bedroom of the home as a safety preventative measure. If a smoke alarm starts to chirp this is an indication that the battery may need to be replaced. Smoke alarms should be replaced every 10 years. Every 5 years if it's a combination smoke / CO detector. As of April 1, 2011 Carbon monoxide detectors are now required in homes. Even fully electric homes if they have a door to an attached garage, or an opening for a heat duct through the wall or attic that enters the livable area of the home.

Fireplace - Stoves

Wood burning and gas fireplaces are evaluated by viewing only and using normal controls. We do not light gas igniters or wood burning fireplaces or appliances and our inspection does not insure the safe operation or drafting of these units. These should be demonstrated by the seller if you have concerns or questions. There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, pre-fabricated metal ones that are commonly referred to as factory-built ones and masonry. Our inspection of chimneys and their components conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light. Chimney flues need to be periodically cleaned to prevent the possibility of chimney fires.

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. We do not inspect the following items: free-standing refrigerators, built-in toasters, coffee-makers, can-openers, blenders, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, and or the self-cleaning capability of ovens. It is also important to properly maintain tile grout joints and caulk joints at counter tops and floor coverings that may crack over time to reduce the potential of water intrusion as a preventative

measure

Bathrooms

In accordance with industry standards, we do not leak-test shower pans and or liners that are hidden, which is usually the responsibility of the original installer and typically verified through the city or county building officials at the time of construction. It is also important to properly maintain tile / grout joints and caulk joints at all sinks and floors that may crack

over time to reduce the potential of water intrusion. We do test the functionality of the toilets, showers, tubs, and sinks.

Laundry

Sinks, fans and electrical outlets are tested. Operation of the washer / dryer are not conducted. Viewing behind the washer / dryer may be limited. 220 volt receptacles are not tested.

Crawlspace

Entry and the viewing of under floor crawlspaces, and basements can be limited or is not conducted when access is obstructed or restricted with less than 24" clearance or entry can damage any property, or if dangerous or adverse conditions exist or are suspected, which fall under the Standards and Practices and Standards of Behavior, Division 8 of OAR Chapter 812, and NAHI Standards of practice as a guideline. Some areas may have limited viewing due to floor insulation that is not removed during the inspection process, heating ducts and plumbing pipes that also may be present.

Garage

Garages are typically used for parking and or storage and the viewing of walls, floors, ceilings, cold joints of the concrete slab at the perimeter may be limited. We review the operation of the man doors, windows, attic and garage doors and the automatic opener if present. Man doors that enter the home from the garage should either be 20 minute fire rating and should not have a pet door present, which reduces the effectiveness of the doors fire rating.

Pests & Dry Rot

Our inspection process covers areas of the structure that are susceptible to wood destroying insects, and wood damage caused by those insects, water, or other causes. This information is based only on the readily accessible and visible areas of the structure at the time of the inspection. No invasive inspection is conducted. We do not guarantee that any wood destroying insect infestation and or damage disclosed by a visual inspection of the premises, as noted, represents all of the wood destroying insect infestation or damage that may exist at the time of this inspection. We recommend you contact a company so licensed to perform this type of work for a more comprehensive report. This inspection did not include the removal of any objects including, but not limited to: moldings, floor coverings, wall coverings, siding, ceilings, insulation, floors, furniture, appliances, and or personal possessions, nor were areas inspected which were obstructed and or inaccessible for physical access. Due to the insidious habits of all wood destroying organisms, the possible infestation or damage by wood destroying organisms could become visible at any time subsequent to this inspection. This can lead to future potential problems if not addressed in the early stages. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a report as to structural integrity.