



Associated Inspection Firm, Inc.
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OCHI #1066 CCB #167175

INSPECTION REPORT

Prepared for the exclusive use of: Cathy ****.



11408 Pheasant Ridge Dr. - Happy Valley, OR 97086

Inspection Date: 11/25/2008 12:30 pm

Inspected by:

A handwritten signature in black ink, which appears to read "James Fronsdahl".

James Fronsdahl - Certified Inspector CCB#167175 OCHI#1066 WSDA#70706
Associated Inspection Firm, Inc.
PO BOX 823052
Vancouver, WA 98684

This report is the exclusive property of the Inspection Company and the client name above, its use by any unauthorized persons is prohibited. Use of this report by third parties agree to indemnify the inspector/Inspection company from any legal claims.

NOTE: This report has been produced in accordance with the signed agreement/contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of the inspection company.

REPORT SUMMARY

Dear Cathy **** :

RE: 11408 Pheasant Ridge Dr. - Happy Valley, OR 97086

At your request a visual inspection of the above referenced property was conducted. An earnest effort was made on your behalf to discover all visible defects. This inspection report reflects the visual conditions of the property at the time of the inspection and under the current use and conditions only. Hidden or concealed defects cannot be included in this report. No warranty of future performance is either expressed or implied.

IMPORTANT NOTE - PLEASE READ: It is recommended that any deficiencies, large or small, and the components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals prior to the close of escrow. Further evaluation prior to the close of escrow is recommended so a properly licensed professional can evaluate concerns further and inspect the remainder of the system or components for additional concerns that may be outside our area of expertise or the scope of our inspection.

This "Report Summary" is an opinion expressed as a result of the inspection and does not contain all of the conditions that are within the report; it is intended to provide a convenient and cursory preview. It is obviously not comprehensive, and should not be used as a substitute for reading the entire inspection report. Please read the entire report and the limitations and conditions within the signed agreement/contract. If you do not fully comprehend any area of either document contact us immediately.

Items recommended to be further evaluated, and or repaired under the current use and conditions:

ATTENTION NEEDED:

GROUNDS

DRIVEWAYS/WALKWAYS

STAIRWAY RAILINGS:

1. **NONE** - The area to the right of the driveway has a drop off in excess of 30". Modern building standards require a guard rail be installed when the walking surface is 30" or more from the ground. Recommend installing a guard rail for safety.

PATIOS

PATIO CONDITION:

2. **Attention Needed** - This patio that overhangs the deck is not water tight and leaks onto the deck below. The water is also draining into the light fixture below. The patio appears to pond water in areas. Past attempts to repair the leaking patio were observed. The flashings at the patio to home connection can not be seen due to the fiber cement siding being in direct contact with the surface. Fiber cement siding is recommended to have a 2" gap between all walking surfaces. The patio drains over the edge and onto the deck and stairway below. This entire deck surface and water proofing membrane below will likely need replaced to make it water tight as designed. Recommend a licensed contractor specializing in patio coverings and water tight membranes further evaluate and repair as needed.

EXTERIOR CLADDING

EXTERIOR CLADDING

STONE CONDITION:

3. **Attention Needed** - The synthetic stone is incomplete in areas. The incomplete stone allowed the underlying lath and skim coat to be observed. The manufacturer/brand of this stone is unknown. Most of the stone manufacturers require a minimum 1/2" scratch coat of mortar be installed prior to the stones. The areas that could be observed are less than 1/2". Recommend a licensed mason specializing in synthetic stone applications evaluate and repair as needed.

OTHER CONDITIONS:

4. **Attention Needed** - The area to the north west corner has the building paper and OSB sheathing exposed. These materials are not designed to be exposed and will deteriorate. Recommend a licensed contractor evaluate this connection and repair as needed. There are areas where the siding and trims are in direct contact with the ground, these areas will prematurely deteriorate. Ideally, there should be 6 inches clearance between the exterior cladding and the ground. This is not always possible and sometimes you can't attain the recommended 6". It is important to maintain some clearance so that you can keep an eye out for signs of wood destroying insects.

ROOFING

ROOF FLASHINGS & OTHER ITEMS

DIVERTER KICK-OUT FLASHINGS:

5. **Attention Needed** - The diverter kick-out flashings are inadequate. These flashings are used above the termination of a lower roof and a vertical wall. The flashing helps to divert water away from the wall to prevent moisture damage within the wall, Recommend the installation of diverter kick-out flashings by a licensed Roofer.

KITCHEN

KITCHEN APPLIANCES

REFRIGERATOR:

6. **Attention Needed** - The refrigerator is not functioning at this time the reason is unknown. The refrigerator will need pulled out to evaluate.

FOUNDATION STRUCTURE

CRAWL SPACE STRUCTURE:

MATERIAL DETERIORATION:

7. **Attention Needed** - Water is currently seeping in at the concrete wall in the front of the home and cascading over onto the wood framing. The OSB sheer wall is deteriorated with mushrooms and fungus beginning to grow. The support posts at this location are wet and beginning to deteriorate. Water is currently pouring in where the water main enters the foundation. It was previously mentioned that the surface water flows down around the right side of the structure during the wet season. It is recommended a licensed drainage contractor further evaluate and repair the water penetration issues and a licensed contractor replace the damaged materials.

COOLING SYSTEM

AIR CONDITIONER UNIT

EVAPORATOR DRAIN LINE:

8. **Attention Needed** - Both of the units do not have a condensate drain trap as required by the manufacturer. The lower level unit is currently leaking. Recommend a licensed HVAC tech further evaluate and repair as needed.

Each of these items will likely require further evaluation and repair by licensed trades people. Other items are also noted in the following report and should receive eventual attention.

Thank you for your trust to perform this inspection. If you have any questions regarding the inspection report, please feel free to contact us now, or at any time in the future.

Sincerely,

James Fronsdaahl
Associated Inspection Firm, Inc.

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GENERAL

This report is for your exclusive use in determining the physical condition of the property inspected. Although a thorough inspection of the property was made, we wish to CAUTION you that conditions may change and equipment may become defective. The report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof (Home Warranty plans are available). Our CONTRACT FOR SERVICES or SERVICE AGREEMENT provides additional details: PLEASE READ IT CAREFULLY.

The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is very probable these systems would not meet present standards, although the system did meet requirements at the time it was installed.

Although they are sometimes mentioned as a courtesy, "cosmetic" issues are not generally addressed in this report. These issues are subjective in nature.

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WARNING... This report cannot be sold or transferred! The Client agrees to indemnify, defend and hold harmless this inspection firm from third party claims relating to this Inspection Report.

CLIENT & INSPECTION INFORMATION

INSPECTION LOCATION: 11408 Pheasant Ridge Dr. - Happy Valley, OR 97086.
CLIENT'S NAME: Cathy ****.
MAILING ADDRESS: 11*** SE Pheasant Ridge Dr.
CITY/STATE/ZIP: Happy Valley, OR 97086.
CLIENT'S E-MAIL: dtdc728@*****.com.
PHONE #: 503-***-8469.
DATE OF INSPECTION: 07/02/2008.
TIME OF INSPECTION: 12:30 pm.
INSPECTION #: 070108-B.
INSPECTOR: James Fronsdaahl - Certified Inspector.
CLIENT'S AGENT: Bosco ***** REMAX.
AGENT'S PHONE: 503-888-****.
AGENT'S E-MAIL: boscodang@*****.net.
INSPECTION FEE: \$419.

REPORT TERMINOLOGY & DEFINITIONS

GOOD: The term **Good** implies that the inspector had determined that the referenced item is either in better than expected condition or that the item is new or near new condition.



- SATISFACTORY:** The term **Satisfactory** implies that the inspector has determined that the referenced item is in functional condition or that the item is performing as intended. This term takes into consideration the items age and current usage.
- ACCEPTABLE** This term **Acceptable** implies that the item in reference is performing its function, but is barely satisfactory. Improvements could be made or the item may need routine maintenance in the near future, this item should be monitored. This term takes into consideration the items age and current usage.
- ATTENTION NEEDED:** This term **Attention Needed** implies that the referenced item needs some minor repair or adjustment so that it will function as intended. It is recommended that this item be further evaluated by the appropriate licensed trades person for a better understanding of the present condition and to get a better understanding of the cost to repair. This term takes into consideration the items age and current usage.
- ACTION NEEDED:** This term **Action Needed** implies that in order for the referenced item to perform as intended repair or replacement of some or all of the item will be necessary. It is recommended that this item be further evaluated and repaired/replaced by the appropriate licensed trades person.
- LOCATIONS:** The following location descriptions may be used to identify where the room is located, or where the condition was found. Right Rear, Right Front, Left Rear, and Left Front may be used in the report and they are relative to viewing the home from the front sidewalk. Other location directions will include North, South, East, and West. Condition locations within rooms will either be identified from the room's point of entry or with compass directionals.
- PLEASE NOTE:** The component evaluations are not a guarantee or warranty of future performance. It is only an evaluation of how the component was working or performing when it was evaluated. Home warranties can be purchased separately from other companies to protect you when component failure occurs. Also, it should be understood that we are not allowed to move any furniture, pictures, or possessions.

GENERAL INFORMATION

- AREA:** This property is located in a neighborhood. Recommended you verify if there are any restrictive covenants that would make this property less desirable for your intended use.
- PROPERTY OCCUPIED:** No - The inspected property is vacant.
- CLIENT PRESENT:** No - The client was not present during the inspection.
- PROPERTY OPENED BY:** The buyers agent allowed access to the property.
- PEOPLE PRESENT:** Inspector was alone during the inspection.
- UTILITIES STATUS:** All of the utilities were on during the inspection.

CLIMATIC CONDITIONS

- TEMPERATURE:** 70's.
- WEATHER:** Sunny.
- SOIL CONDITIONS:** Dry soil within 10' of the dwelling.



PAST 30 DAYS: The past 30 days of weather have been close to average for this area.

BUILDING CHARACTERISTICS

MAIN ENTRY FACES: The front faces north.
ESTIMATED AGE OF STRUCTURE: 2007 approximately.
BUILDING TYPE: Single Family Dwelling.
APPROX. SQUARE FOOTAGE: 4000-5000 sq ft. The square footage is used to base our fees off of. Calculation of the actual square footage is beyond the scope of this evaluation. An appraisal will give a better figure as to the actual square footage.
STORIES: Three story.
SPACE BELOW GRADE: Crawl space.

GROUNDS

NOTE : We evaluate the driveways, walkways, handrails, guardrails, yard walls, carports, patio covers, and decks. However we do not evaluate any detached structures unless otherwise contracted. Ground cover, grass, plants, bushes, and trees if mentioned are inspected as to how they directly affect the structure and not their actual condition or desirability.

The ideal property will have soils that slope away from the structure with the interior floors elevated above the exterior grade. Also the structure will have roof gutters and downspouts that discharge into area drains with catch basins that carry the water away from the structure. We have confirmed poor lot drainage and moisture intrusion when it was raining that would not be apparent otherwise. If the property does not meet this ideal, or if any portion of the interior floor is below exterior grade, we cannot endorse it and recommend you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. This inspection is visual in nature and does not attempt to determine drainage performance of the site or other geological conditions. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Only the sellers or tenants will have a more intimate knowledge of the site than we could possibly hope to have.

TOPOGRAPHY

LOT TYPE: Hillside lot - If soil stability or expansive soil conditions are a concern, please consult a Soils Engineer.



LOT DRAINAGE:

This lot drains surface water in a trough on the west side. There is evidence that water may pool in the back yard under and around the deck during the wet weather season.



FOUNDATION DRAINAGE:

Attention Needed - Level to Negative grade noted at Rear foundation.

ROOF DRAINAGE:

Satisfactory - There are gutters and downspouts installed to collect the roof drainage.

HOSE BIBS:

Satisfactory - Hose bibs were turned on and off again.

FOUNDATION VENTS:

Satisfactory - The foundation vents are clear of debris and screened.

DRIVEWAYS/WALKWAYS

DRIVEWAY TYPE:

Concrete - The driveway surface is concrete.

DRIVEWAY CONDITION:

Satisfactory - The driveway surface is in satisfactory condition. Typical Cracks were observed, seal and monitor for further movement and repair as necessary.

DRIVEWAY DRAINAGE:

Satisfactory - The driveway is designed to drain water away from the structure.

WALKWAY TYPE:

Concrete - The walkway surface is concrete.

WALKWAY CONDITION:

Satisfactory - The walkway surface is in satisfactory condition.

STAIRWAY RAILINGS:

NONE - The area to the right of the driveway has a drop off in excess of 30". Modern building standards require a guard rail be installed when the walking surface is 30" or more from the ground. Recommend installing a guard rail for safety.



LANDSCAPING

GROUND COVER:

Satisfactory - The ground cover is satisfactory.



SPRINKLERS:

Yes - Automatic sprinklers were identified. Did Not Test. The evaluation of sprinkler systems is beyond the scope of this evaluation. It is recommended that information about the sprinkler system, stations, care and maintenance be obtained from the Seller. The sprinkler control was turned on but no water flowed. The control box is full of water, Recommend a landscape specialist evaluate and repair as needed.



REMARKS:

The water feature at the rear is not flowing water from one side. Repairs may be needed consult a landscape specialist for instructions and operation. The water feature was not fully evaluated. Water features are beyond the scope of a general home inspection.



FRONT PORCH

- PORCH TYPE:** Concrete - The front porch is concrete.
- PORCH CONDITION:** Satisfactory - The front porch is satisfactory.
- STAIRS/STEPS:** Satisfactory - The riser tread ratios are satisfactory.
- LIGHTING:** Satisfactory - Lighting is installed and functional.
- DOOR BELL** The door bell is functional.
- OUTLETS:** Satisfactory - Standard three prong outlets are installed and functioning as designed.
- GFCI PROTECTION:** Yes - This outlet is GFCI protected and is working as designed.

PATIOS

- LOCATION:** To the rear.
- PATIO TYPE:** The patio is covered with tile.



PATIO CONDITION:

Attention Needed - This patio that overhangs the deck is not water tight and leaks onto the deck below. The water is also draining into the light fixture below. The patio appears to pond water in areas. Past attempts to repair the leaking patio were observed. The flashings at the patio to home connection can not be seen due to the fiber cement siding being in direct contact with the surface. Fiber cement siding is recommended to have a 2" gap between all walking surfaces. The patio drains over the edge and onto the deck and stairway below. This entire deck surface and water proofing membrane below will likely need replaced to make it water tight as designed. Recommend a licensed contractor specializing in patio coverings and water tight membranes further evaluate and repair as needed.



HANDRAIL:

Satisfactory - The stairway railing is satisfactory.

**BALUSTRADE
SPACING:**

Satisfactory - The balustrade spacing is less than 4".



LIGHTING:

Attention Needed - The three light fixtures are in need of repair. All three are missing the top ridge cap, one has a cracked lens, and one has a interior wood ceiling that has fallen. Recommend a licensed contractor repair as needed.



OUTLETS:

Satisfactory - Standard three prong outlets are installed and functioning as designed.

GFCI PROTECTION:

Yes - This outlet is GFCI protected and is working as designed.

DECKS

LOCATION:

This deck is located to the rear of the structure.

TYPE:

Synthetic - This deck is constructed out of natural wood and synthetic materials.

**DECK SECURING/
LEDGER:**

Satisfactory - The deck ledger board is attached to the home using lag bolts. It is recommended that regular inspections of the ledger board be performed to verify that the lag bolts are securely fastened. Any signs of loosening or rot should be immediately repaired, by a licensed general contractor specializing in wood decks, to prevent deck failure.



LEDGER FLASHING:	None - The recommended flashing along the house/deck joint was not installed. This will greatly increase the rate of deterioration at the deck ledger board/house joint. Consideration should be given to having a licensed general contractor, specializing in wood decks, install the recommended flashing.
DECK BOARDS:	Acceptable - The deck boards are acceptable. The deck boards are synthetic. Some of the screws are higher than the decking, recommend recessing the screws. Check with the manufacturer of this decking material for the best way to clean it. Most synthetic deck boards can be damaged when a pressure washer is used. Most manufacturers recommend cleaning with soap, water, and a brush.
JOISTS:	Satisfactory - The deck joists are acceptable.
POSTS:	Satisfactory - The deck supporting posts are satisfactory.
STAIRS:	Acceptable - The stairs are acceptable.
RISER/TREAD RATIO:	Satisfactory - They are uniform.
HANDRAIL:	Satisfactory - The installed handrail is secured.
BALUSTRADE SPACING:	Satisfactory - The balustrade spacing is less than 4".
LIGHTING:	Satisfactory - Lighting is installed and functional.
REMARKS:	The door to the storage closet is missing the knob and hardware.
OUTLETS:	Satisfactory - Standard three prong outlets are installed and functioning as designed.
GFCI PROTECTION:	Yes - This outlet is GFCI protected and is working as designed.

EXTERIOR CLADDING

NOTE: All exterior siding should be inspected and monitored semi annually, and maintained as needed. Protective paints and sealants/caulking fail due to the elements of nature. All wood, siding, trim, and window joints should be well sealed to prevent moisture from entering behind the siding and windows eventually causing damage. The weatherproof integrity of any structure is an ongoing maintenance item. This report will aid you in determining whether maintenance has been deferred, however, you can expect to perform maintenance in the future.

EXTERIOR CLADDING

CLADDING TYPE:	Fiber cement siding is installed as the primary cladding. There are also areas clad with cultured stone. While some siding products may provide less maintenance than others none are maintenance free. The primary goal of a siding product is to prevent moisture entry into the structure. All structures have penetrations in them for fasteners, utilities, windows, doors, and other components. These penetrations in the cladding should be well maintained to prevent moisture entry that will eventually lead to undesirable conditions to the siding product as well as any other components the siding is protecting.
SHEATHING:	Did not view. The exterior's underlying sheathing is concealed from our view by the exterior cladding.
PAINT STAIN CONDITION:	Acceptable - The protective coating is acceptable, minor flaws were observed.



SIDING CONDITION:

The fiber cement siding is in acceptable condition. The nailing patterns on the siding is not per manufacturers specs and may require additional maintenance of the caulking at the but joints, monitor.

STONE CONDITION:

Attention Needed - The synthetic stone is incomplete in areas. The incomplete stone allowed the underlying lath and skim coat to be observed. The manufacturer/brand of this stone is unknown. Most of the stone manufacturers require a minimum 1/2" scratch coat of mortar be installed prior to the stones. The areas that could be observed are less than 1/2". Recommend a licensed mason specializing in synthetic stone applications evaluate and repair as needed.





OTHER CONDITIONS:

Attention Needed - The area to the north west corner has the building paper and OSB sheathing exposed. These materials are not designed to be exposed and will deteriorate. Recommend a licensed contractor evaluate this connection and repair as needed. There are areas where the siding and trims are in direct contact with the ground, these areas will prematurely deteriorate. Ideally, there should be 6 inches clearance between the exterior cladding and the ground. This is not always possible and sometimes you can't attain the recommended 6". It is important to maintain some clearance so that you can keep an eye out for signs of wood destroying insects.



REMARKS:

General maintenance and repairs are needed.

EXTERIOR TRIMS

EXTERIOR FLASHINGS:

The majority of flashings used around the openings were not evaluated because they are concealed from view. This can be frustrating because the installer is the only one who knows if they were correctly and adequately installed.



**PAINT STAIN
CONDITION:**

There are areas of the trims that the paint is bubbling from the sap in the wood.



**MOLDINGS & TRIM
CONDITION:**

Attention Needed - The trim board at the rear is loose and needs reattached.



**EAVES/OVERHANGS
CONDITION:**

Attention Needed - There is a large gap at the front patio eave. Birds are currently nesting in the eaves. Recommend repair.



CAULKING CONDITION:

Recommend the addition of caulking to the vertical siding corner and window joints. This will help to prevent moisture entry by wind driven rain. Recommend adding sealant to the brick/trim joints. All wood, siding and trim, joints should be well sealed to prevent moisture intrusion and damage. Wood-to-wood joints at the windows and trim areas should also be monitored and sealed as necessary. Monitor and maintain areas for proper caulk coverage. Periodically re-caulk as necessary.



**WEATHER STRIPPING
CONDITION:**

Satisfactory - Weather stripping wears out and needs replacement on occasion.



ROOFING

There are many types of roofs, regardless of its design or life expectancy every roof is only as good as the water proof membrane beneath it, which is concealed and cannot be examined without removal of the roofing material. 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 their condition can be evaluated, it is virtually impossible for anyone to detect a leak, except when it is occurring or by specific water tests, which are beyond the scope of our service. Only the installers can credibly guarantee that a roof will not leak, and they do. Naturally, the sellers or the occupants of the structure will generally have the most intimate knowledge of the roof and or its history. Regardless of the roof materials designed lifespan it will require maintenance and eventually will leak and need replaced.

GENERAL ROOFING CONDITION

ROOF STYLE:	Hip roof.
ROOF COVERING MATERIAL:	Composition Shingles.
UNDERLAYMENT:	Yes - Asphalt impregnated felt underlayment was noted under the roofing material in at least 2 locations that were checked. Full viewing of the underlayment and its installation is prohibited from viewing by the roof covering material.
ROOFING LAYERS:	One - There is one layer of roofing material installed.
ESTIMATED AGE:	This appears to be the original roof covering.
DESIGNED LIFESPAN:	The statistical life average of this roofing product is 20-25 years.
RIDGES:	Satisfactory - The condition of the ridge cap is consistent with the rest of the roofing.
VALLEYS:	Satisfactory - The valley condition is consistent with the rest of the roofing.
ROOF COVERING CONDITION:	Satisfactory - The roof covering is satisfactory, with routine maintenance it should last the remaining of its designed lifespan.
INSPECTION METHOD:	The roof covering was inspected by binoculars from the ground.

ROOF FLASHINGS & OTHER ITEMS

PLUMBING VENTS:	Satisfactory - Plumbing vents were observed with an adequate seal.
ATTIC VENTS:	Satisfactory - The plastic attic vents are satisfactory.
EXHAUST FLUE VENTS:	Satisfactory - The exhaust flue(s) seal is adequate.
STEP FLASHING:	Satisfactory - Metal step flashings are installed.



**DIVERTER KICK-OUT
FLASHINGS:**

Attention Needed - The diverter kick-out flashings are inadequate. These flashings are used above the termination of a lower roof and a vertical wall. The flashing helps to divert water away from the wall to prevent moisture damage within the wall, Recommend the installation of diverter kick-out flashings by a licensed Roofer.



RAKE FLASHING:

Satisfactory - Sheet metal rake flashings are installed.

RAIN GUTTERS:

Satisfactory - The general condition of the gutters and downspouts is satisfactory. Please note that we do not water test the gutters, small leaks are often hard to identify unless they are active. Subsurface drains were observed, but not tested. Flood testing of underground drains is beyond the scope of this evaluation.

ATTIC AREA

Inspection of the attic areas will include an examination of the structural framing, ventilation, ceiling, as well as other components related to other systems of the building such as plumbing and air distribution. However, inspection of the attic, components, and roof structure is limited to readily visible and accessible areas. Due to typical design and accessibility constraints such as stored items, finished attic surfaces, vaulted ceilings, and insulation often prohibit full viewing and may conceal defects. Components not viewed are not a part of this report. Periodic inspection of the attic area is recommended to detect water, leaks, insects, and other related issues.

ATTIC STRUCTURES:

ATTIC ACCESS:

Closet - Attic access is located in the closet.

**METHOD OF
INSPECTION:**

Entered into both attic areas and inspected all of the accessible areas.

STRUCTURE TYPE:

Truss system.

FRAMING CONDITION:

Satisfactory - The exposed framing members appear in satisfactory condition.

ROOF SHEATHING:

Oriented strand board, appears in satisfactory condition.

VAULTED CEILING:

There is a partial vaulted ceiling. The concealed portions of the vaulted ceiling could not be inspected.

LEAK EVIDENCE:

NO - There is no current visible evidence of leakage into the attic area.

ATTIC COMPONENTS:

ATTIC FLOOR:

No attic floor is installed.

ATTIC LIGHT:

An attic light is installed and performing as designed.



ATTIC INSULATION:	There is blown in fiberglass insulation over the living quarters.
ATTIC VENTILATION:	Yes - Types of attic vents found, roof vents and eave vents, Acceptable - The attic appears to be venting as designed.
EXHAUST FAN DUCTING:	Satisfactory - The bathroom exhaust fans appear to be ducted to the exterior.
DUCTWORK:	Satisfactory - The exposed portions of the HVAC ductwork appear in satisfactory condition.

GARAGE

ATTACHED GARAGE

GENERAL CONDITION:	Acceptable.
TYPE:	Two car.
LOCATION:	Attached.
ROOF CONDITION:	Same as house - Refer to ROOFING section.
FLOOR CONDITION:	Satisfactory - Concrete.
FIRE SEPARATION:	Satisfactory - The garage and living space is separated by fire retardant materials as required.
MAIN GARAGE DOOR(S):	Acceptable.
AUTO-DOOR OPENER(S):	Automatic door opener(s) is operational. Testing of the remote opener switches is beyond the scope of this evaluation.
AUTO-REVERSE:	The safety reverse system is in Good working order. There is an electric eye safety beam installed and working.
HOUSE DOOR:	Yes - A fire rated door is installed.
ELECTRICAL WIRING:	Electrical wiring is covered on the walls to at least 7 feet.
OUTLETS:	Satisfactory - Standard three prong outlets are installed and functioning as designed.
GFCI PROTECTION:	Yes - This outlet is GFCI protected and is working as designed.

KITCHEN

NOTE: We test kitchen appliances for their functionality, and cannot evaluate them for their performance or for the variety of their settings or cycles. If the appliances are more than ten years old, they may exhibit decreased efficiency. We do not move or remove any appliance to inspect behind them. Portable appliances are generally not inspected. Please keep in mind cosmetic issues that do affect the functionality of a component are usually not mentioned, cosmetic issues are subjective in nature.



GENERAL KITCHEN CONDITIONS

LOCATION:	Main floor.
LIGHTING:	Satisfactory - Area lighting appears to be adequate and functioning as designed.
CEILING:	Satisfactory - The ceiling in this room is functional, no structural issues were observed.
WALL COVERING:	Satisfactory - The walls in this room are functional, no structural issues were observed.
FLOORING:	Tile - Floor covering is in satisfactory condition, no trip hazards were observed.
WINDOWS:	Satisfactory - The dual pane thermal insulated vinyl framed windows are functional. The window crank is missing.
OUTLETS:	Satisfactory - Standard three prong outlets are installed and functioning as designed.
GFCI PROTECTION:	Yes - This outlet is GFCI protected and is working as designed.
HEATING DEVICE:	Yes - A heat source was identified in this room and appears functional. Heat register(s) were observed. Air flow was observed at the register.
CABINETS:	Satisfactory - The cabinets appear in satisfactory condition.
COUNTERTOP:	Granite - Countertops are functional.
SINK AND DRAIN LINES:	The sink is satisfactory and draining adequately, no leaks were identified at this time.
FAUCET AND SUPPLY LINES:	The faucet and supply lines appear in satisfactory condition. Emergency water shut off valves are installed.

KITCHEN APPLIANCES

REFRIGERATOR:	Attention Needed - The refrigerator is not functioning at this time the reason is unknown. The refrigerator will need pulled out to evaluate.
DISHWASHER:	Satisfactory - The dishwasher is in satisfactory condition, it was cycled on the normal cycle to check it's operation and to identify any leakage. Each and every cycle was not tested.
GARBAGE DISPOSAL:	Satisfactory - The garbage disposal is functioning as designed.
STOVE/RANGE:	Satisfactory - The stove is in satisfactory condition. This unit uses gas. The unit was turned on to check and see if the elements heated up, flame quality, temperature settings, and timers were not tested.
OVEN:	Electric - A 220volt electric oven is installed. The oven is in satisfactory condition. The oven was tested to see if it heated up. The temperature settings and timer was not tested. The decorative trim is lying on the floor and needs installed.
EXHAUST FAN & HOOD:	Satisfactory - The exhaust fan is functional and vented to the exterior.
BUILT-IN MICROWAVE:	Satisfactory - The microwave was turned on and back off it appears in satisfactory condition. Every setting was not tested.



LAUNDRY

NOTE: Laundry rooms are inspected as any other living area with exception what we do not test washing machines and clothes dryers nor do we flood test their drain pipe. There are two things you should be aware of. The water supply to the washer machine is usually left on, and their hoses can leak or burst under pressure and continue to flow, causing water damage. We recommend replacing any bare rubber hoses with newer braided stainless steel hoses that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, the only remedy would be to replace the standpipe and trap with one that is a size larger.

LAUNDRY

LOCATION:	Main floor.
DOOR:	Satisfactory - The door is functional.
WASHER HOOK-UPS:	Yes - There are supply lines with shut off valves installed for the washer machine. The lines were not tested. It is recommended that you use the more expensive braided steel water hook-up lines for this installation. The cheaper rubber lines are prone to rupturing and flooding of the home.
WASHER DRAIN:	Yes - There is a drain line hook up for a washer machine. Flood testing of the washing machine drain is beyond the scope of this inspection.
DRIP PAN:	No - The installation of an emergency drip pan is recommended for main floor and upstairs laundry rooms.
FLOOR DRAIN:	No - Emergency floor drain was found.
DRYER HOOK-UPS:	Electric - There is a 220 electric dryer hook-up. The dryer receptacle is a 4 prong type for newer units. If your unit needs a 3 prong receptacle, then it is recommended that you contact a licensed Electrician for the conversion.
DRYER VENTING:	Satisfactory - The dryer vent is vented to the outside. The inside of the ducting was not viewed. Often overlooked, these ducts should be cleaned on a routine maintenance schedule. A clogged dryer vent can lead to bad dryer performance, premature dryer failure, and possibly fire especially with gas dryers. Recommend cleaning the vent prior to installing your dryer.
EXHAUST FAN:	Satisfactory - The exhaust fan is operational.
WASHING MACHINE:	Did Not Evaluate - The evaluation of washing machines is beyond the scope of this evaluation.
CLOTHES DRYER:	Did Not Evaluate - The evaluation of clothes dryers is beyond the scope of this evaluation.
CABINETS:	Satisfactory - The cabinets appear in satisfactory condition.
COUNTERTOP:	Tile - Countertops are functional.
OUTLETS:	Satisfactory - Standard three prong outlets are installed and functioning as designed.
LIGHTING:	Satisfactory - Area lighting appears to be adequate and functioning as designed.
WINDOWS:	Satisfactory - The dual pane thermal insulated vinyl framed windows are functional.



BATHROOMS

BATHROOM #1

LOCATION:	Main floor. Hall way.
DOOR:	Satisfactory - The door is functional.
LIGHTING:	Satisfactory - Area lighting appears to be adequate and functioning as designed.
CEILING:	Satisfactory - The ceiling in this room is functional, no structural issues were observed.
WALL COVERING:	Satisfactory - The walls in this room are functional, no structural issues were observed.
FLOORING:	Tile - Floor covering is in satisfactory condition, no trip hazards were observed.
COUNTERTOP:	Solid Surface - Countertops are functional.
SINK AND DRAIN LINES:	Satisfactory - The sink is functional and draining faster than the supply, no leaks were identified at this time.
FAUCET AND SUPPLY LINES:	Satisfactory - The faucet and supply lines are in good working order. Emergency water shut off valves are installed.
TOILET CONDITION:	Satisfactory - The toilet is functional. An emergency water shut off valve is installed.

BATHROOM #2

LOCATION:	Upstairs. Hall way.
DOOR:	Satisfactory - The door is functional.
LIGHTING:	Satisfactory - Area lighting appears to be adequate and functioning as designed.
CEILING:	Satisfactory - The ceiling in this room is functional, no structural issues were observed.
WALL COVERING:	Satisfactory - The walls in this room are functional, no structural issues were observed.
FLOORING:	Tile - Floor covering is in satisfactory condition, no trip hazards were observed. The tile is incomplete at the toilet recommend sealing.
WINDOWS:	Satisfactory - The dual pane thermal insulated vinyl framed windows are functional. The screen is out of the window. The window crank is missing.
OUTLETS:	Satisfactory - Standard three prong outlets are installed and functioning as designed.
GFCI PROTECTION:	Yes - This outlet is GFCI protected and is working as designed.
HEATING DEVICE:	Yes - A heat source was identified in this room and appears functional.
BATH VENTILATION:	Satisfactory - The exhaust fan is operational.
VANITY CABINET:	Satisfactory - Vanity cabinet appear in good condition.
COUNTERTOP:	Solid Surface - Countertops are functional.
SINK AND DRAIN LINES:	Satisfactory - The sink is functional and draining faster than the supply, no leaks were identified at this time.



FAUCET AND SUPPLY LINES:	Satisfactory - The faucet and supply lines are in good working order. Emergency water shut off valves are installed.
TOILET CONDITION:	Satisfactory - The toilet is functional. An emergency water shut off valve is installed.
BATH FIXTURE:	A combination bath tub and shower is installed.
BATH TUB:	Steel - Bath tub is satisfactory.
TUB/SHOWER SURROUND:	Tile - Surround is satisfactory.
SHOWER/TUB DOOR:	Glass - Door(s) are functional. The glass doors are made of tempered glass, as required.
FIXTURE/FLOOR CAULKING:	Satisfactory - Caulking at the tub, shower, surround, and floor is adequate. Often over looked, these areas need periodic inspection and maintenance.
TUB/SHOWER PLUMBING:	Satisfactory - The plumbing system appears to be in satisfactory condition.

BATHROOM #3

LOCATION:	Lower level.
DOOR:	Satisfactory - The door is functional.
LIGHTING:	Satisfactory - Area lighting appears to be adequate and functioning as designed.
CEILING:	Satisfactory - The ceiling in this room is functional, no structural issues were observed.
WALL COVERING:	Satisfactory - The walls in this room are functional, no structural issues were observed.
FLOORING:	Tile - Floor covering is in satisfactory condition, no trip hazards were observed.
OUTLETS:	Satisfactory - Standard three prong outlets are installed and functioning as designed.
GFCI PROTECTION:	Yes - This outlet is GFCI protected and is working as designed.
BATH VENTILATION:	Satisfactory - The exhaust fan is operational.
VANITY CABINET:	Satisfactory - Vanity cabinet appear in good condition.
COUNTERTOP:	Tile - Countertops are functional.
SINK AND DRAIN LINES:	Satisfactory - The sink is functional and draining faster than the supply, no leaks were identified at this time.
FAUCET AND SUPPLY LINES:	Satisfactory - The faucet and supply lines are in good working order. Emergency water shut off valves are installed.
TOILET CONDITION:	Satisfactory - The toilet is functional. An emergency water shut off valve is installed.
BATH FIXTURE:	A shower only is installed.
SHOWER PAN:	Composite - shower pan is satisfactory with no leaks identified at this time.



**TUB/SHOWER
SURROUND:**

The water proofing of tile surrounds are beyond the scope of this evaluation only the installer knows how the underlayment was installed. Resealing of the tiles and grout are routine maintenance. Chipped grout was observed, recommend re grouting and sealing to maintain the water proofing of the surround. Tiles need re grouted and or sealed on occasion.



SHOWER/TUB DOOR:

Glass - Door(s) are functional. The glass doors are made of tempered glass, as required.

**FIXTURE/FLOOR
CAULKING:**

Attention Needed - Caulking at the tub, shower, surround, and floor is in need of maintenance. Often over looked, these areas need periodic inspection and maintenance. Recommend maintaining a good water tight seal in these areas.

**TUB/SHOWER
PLUMBING:**

Acceptable - The plumbing is functional. The additional shower head holder is missing.

BATHROOM #4

LOCATION:

Bedroom #2.

DOOR:

Satisfactory - The door is functional.

LIGHTING:

Satisfactory - Area lighting appears to be adequate and functioning as designed.

CEILING:

Satisfactory - The ceiling in this room is functional, no structural issues were observed.

WALL COVERING:

Satisfactory - The walls in this room are functional, no structural issues were observed.

FLOORING:

Wood - Floor covering is in satisfactory condition, no trip hazards were observed.

OUTLETS:

Satisfactory - Standard three prong outlets are installed and functioning as designed.

GFCI PROTECTION:

Yes - This outlet is GFCI protected and is working as designed.

BATH VENTILATION:

Satisfactory - The exhaust fan is operational.

VANITY CABINET:

Satisfactory - Vanity cabinet appear in good condition.

COUNTERTOP:

Countertops are functional.

SINK AND DRAIN LINES:

Satisfactory - The sink is functional and draining faster than the supply, no leaks were identified at this time.

**FAUCET AND SUPPLY
LINES:**

Satisfactory - The faucet and supply lines are in good working order. Emergency water shut off valves are installed.

TOILET CONDITION:

Satisfactory - The toilet is functional. An emergency water shut off valve is installed.



BATH FIXTURE: A shower only is installed.
SHOWER PAN: Composite - shower pan is satisfactory with no leaks identified at this time.
TUB/SHOWER SURROUND: Tile - Surround is satisfactory.
SHOWER/TUB DOOR: Glass - Door(s) are functional. The glass doors are made of tempered glass, as required.
FIXTURE/FLOOR CAULKING: Satisfactory - Caulking at the tub, shower, surround, and floor is adequate. Often over looked, these areas need periodic inspection and maintenance.
TUB/SHOWER PLUMBING: Satisfactory - The plumbing system appears to be in satisfactory condition.

BATHROOM #5

LOCATION: Master bedroom.
DOOR: Satisfactory - The door is functional.
LIGHTING: Satisfactory - Area lighting appears to be adequate and functioning as designed.
CEILING: Satisfactory - The ceiling in this room is functional, no structural issues were observed.
WALL COVERING: Satisfactory - The walls in this room are functional, no structural issues were observed.
FLOORING: Tile - Floor covering is in satisfactory condition, no trip hazards were observed.
WINDOWS: Satisfactory - The dual pane thermal insulated vinyl framed windows are functional.
OUTLETS: Satisfactory - Standard three prong outlets are installed and functioning as designed.
GFCI PROTECTION: Yes - This outlet is GFCI protected and is working as designed.
HEATING DEVICE: Yes - A heat source was identified in this room and appears functional. Heat register(s) were observed. Air flow was observed at the register.
BATH VENTILATION: Satisfactory - The exhaust fan is operational.
VANITY CABINET: Satisfactory - Vanity cabinet appear in good condition.
COUNTERTOP: Solid Surface - Countertops are functional.
SINK AND DRAIN LINES: Satisfactory - The sink is functional and draining faster than the supply, no leaks were identified at this time.
FAUCET AND SUPPLY LINES: Satisfactory - The faucet and supply lines are in good working order. Emergency water shut off valves are installed.
TOILET CONDITION: Satisfactory - The toilet is functional. An emergency water shut off valve is installed.
BATH FIXTURE: A separate bath tub and shower installed.
SHOWER PAN: Tile - shower pan is satisfactory with no leaks identified at this time. The water proofing of tile shower pans are beyond the scope of this evaluation only the installer knows how the underlayment was installed. Resealing of the tiles and grout are routine maintenance.
BATH TUB: Composite - Bath tub is satisfactory. This bath tub is equipped with jets. It is recommend prior to use, that the plumbing be sanitized. Fill the tub, add bleach or



chlorine and let run for several minutes. After draining fill the tub again and rinse thoroughly.

**TUB/SHOWER
SURROUND:**

Tile - Surround is satisfactory.

SHOWER/TUB DOOR:

Glass - Door(s) are functional. The glass doors are made of tempered glass, as required.

**FIXTURE/FLOOR
CAULKING:**

Acceptable - Caulking at the tub, shower, surround, and floor is acceptable. Often over looked, these areas need periodic inspection and maintenance. Recommend maintaining a good water tight seal in these areas.

**TUB/SHOWER
PLUMBING:**

Satisfactory - The plumbing system appears to be in satisfactory condition.

BEDROOMS

Sleeping rooms are evaluated for the durability and serviceability of wall coverings, Floor coverings, windows, doors, accessible outlets, closet storage, heating, and smoke alarms. The cosmetic features of this room are subjective and not part of this evaluation. Cosmetic issues are only a concern if they are related to current leakage or structural issues.

BEDROOM #1

LOCATION: Upstairs. Master bedroom.
DOOR: Satisfactory - The door is functional.
LIGHTING: Satisfactory - Area lighting appears to be adequate and functioning as designed.
CEILING: Satisfactory - The ceiling in this room is functional, no structural issues were observed.
WALL COVERING: Satisfactory - The walls in this room are functional, no structural issues were observed.
FLOORING: Carpet - Floor covering is in satisfactory condition, no trip hazards were observed.
WINDOWS: Satisfactory - The dual pane thermal insulated vinyl framed windows are functional.
OUTLETS: Satisfactory - Standard three prong outlets are installed and functioning as designed.
HEATING DEVICE: Yes - A heat source was identified in this room and appears functional. Heat register(s) were observed. Air flow was observed at the register.
CLOSET: Satisfactory - Closet storage is adequate, with all the installed components in functional condition.
SMOKE ALARM: Yes - A smoke alarm is installed and appears to be in good condition, but not tested. Refer to Interior-General / Additional Items for the reason why smoke alarms are not tested.

BEDROOM #2

LOCATION: Upstairs. North.
DOOR: Satisfactory - The door is functional.



LIGHTING:	Satisfactory - Area lighting appears to be adequate and functioning as designed.
CEILING:	Satisfactory - The ceiling in this room is functional, no structural issues were observed.
WALL COVERING:	Satisfactory - The walls in this room are functional, no structural issues were observed.
FLOORING:	Wood - Floor covering is in satisfactory condition, no trip hazards were observed.
WINDOWS:	Satisfactory - The dual pane thermal insulated vinyl framed windows are functional.
OUTLETS:	Satisfactory - Standard three prong outlets are installed and functioning as designed.
HEATING DEVICE:	Yes - A heat source was identified in this room and appears functional. Heat register(s) were observed. Air flow was observed at the register.
CLOSET:	Satisfactory - Closet storage is adequate, with all the installed components in functional condition.
SMOKE ALARM:	Yes - A smoke alarm is installed and appears to be in good condition, but not tested. Refer to Interior-General / Additional Items for the reason why smoke alarms are not tested.

BEDROOM #3

LOCATION:	Upstairs. Northwest.
DOOR:	Satisfactory - The door is functional.
LIGHTING:	Satisfactory - Area lighting appears to be adequate and functioning as designed.
CEILING:	Satisfactory - The ceiling in this room is functional, no structural issues were observed.
WALL COVERING:	Satisfactory - The walls in this room are functional, no structural issues were observed.
FLOORING:	Wood - Floor covering is in satisfactory condition, no trip hazards were observed.
WINDOWS:	Satisfactory - The dual pane thermal insulated vinyl framed windows are functional.
OUTLETS:	Satisfactory - Standard three prong outlets are installed and functioning as designed.
HEATING DEVICE:	Yes - A heat source was identified in this room and appears functional. Heat register(s) were observed. Air flow was observed at the register.
CLOSET:	Satisfactory - Closet storage is adequate, with all the installed components in functional condition.
SMOKE ALARM:	Yes - A smoke alarm is installed and appears to be in good condition, but not tested. Refer to Interior-General / Additional Items for the reason why smoke alarms are not tested.

BEDROOM #4

LOCATION:	Upstairs. Southwest.
DOOR:	Satisfactory - The door is functional.
LIGHTING:	Satisfactory - Area lighting appears to be adequate and functioning as designed.
CEILING:	Satisfactory - The ceiling in this room is functional, no structural issues were observed.



WALL COVERING:	Satisfactory - The walls in this room are functional, no structural issues were observed.
FLOORING:	Wood - Floor covering is in satisfactory condition, no trip hazards were observed.
WINDOWS:	Satisfactory - The dual pane thermal insulated vinyl framed windows are functional.
OUTLETS:	Satisfactory - Standard three prong outlets are installed and functioning as designed.
HEATING DEVICE:	Yes - A heat source was identified in this room and appears functional.
CLOSET:	Satisfactory - Closet storage is adequate, with all the installed components in functional condition.
SMOKE ALARM:	Yes - A smoke alarm is installed and appears to be in good condition, but not tested. Refer to Interior-General / Additional Items for the reason why smoke alarms are not tested.

BEDROOM #5

LOCATION:	Lower level.
DOOR:	Satisfactory - The door is functional.
LIGHTING:	Satisfactory - Area lighting appears to be adequate and functioning as designed.
CEILING:	Satisfactory - The ceiling in this room is functional, no structural issues were observed.
WALL COVERING:	Satisfactory - The walls in this room are functional, no structural issues were observed.
FLOORING:	Carpet - Floor covering is in satisfactory condition, no trip hazards were observed.
WINDOWS:	Satisfactory - The dual pane thermal insulated vinyl framed windows are functional.
OUTLETS:	Satisfactory - Standard three prong outlets are installed and functioning as designed.
HEATING DEVICE:	Yes - A heat source was identified in this room and appears functional. Heat register(s) were observed. Air flow was observed at the register.
CLOSET:	Satisfactory - Closet storage is adequate, with all the installed components in functional condition.
SMOKE ALARM:	Yes - A smoke alarm is installed and appears to be in good condition, but not tested. Refer to Interior-General / Additional Items for the reason why smoke alarms are not tested.

INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks are usually cosmetic and can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected.

Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of this inspection, but can become



equally contentious or difficult to eradicate. In as much as the sense of smell adjusts rapidly and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergens or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

LIVING ROOM

LOCATION:	Main floor.
LIGHTING:	Satisfactory - Area lighting appears to be adequate and functioning as designed.
CEILING:	Satisfactory - The ceiling in this room is functional, no structural issues were observed.
WALL COVERING:	Satisfactory - The walls in this room are functional, no structural issues were observed.
FLOORING:	Wood - Floor covering is in satisfactory condition, no trip hazards were observed.
WINDOWS:	Satisfactory - The dual pane thermal insulated vinyl framed windows are functional.
OUTLETS:	Satisfactory - Standard three prong outlets are installed and functioning as designed.
HEATING DEVICE:	Yes - A heat source was identified in this room and appears functional. Heat register(s) were observed. Air flow was observed at the register.

FAMILY ROOM

LOCATION:	Lower level.
LIGHTING:	Satisfactory - Area lighting appears to be adequate and functioning as designed.
CEILING:	Satisfactory - The ceiling in this room is functional, no structural issues were observed.
WALL COVERING:	Satisfactory - The walls in this room are functional, no structural issues were observed.
FLOORING:	Wood - Floor covering is in satisfactory condition, no trip hazards were observed.
WINDOWS:	Satisfactory - The dual pane thermal insulated vinyl framed windows are functional.
OUTLETS:	Satisfactory - Standard three prong outlets are installed and functioning as designed.
HEATING DEVICE:	Yes - A heat source was identified in this room and appears functional. Heat register(s) were observed. Air flow was observed at the register.

DINING AREA

LOCATION:	Main floor.
LIGHTING:	Satisfactory - Area lighting appears to be adequate and functioning as designed.
CEILING:	Satisfactory - The ceiling in this room is functional, no structural issues were observed.
WALL COVERING:	Satisfactory - The walls in this room are functional, no structural issues were observed.



FLOORING: Tile - Floor covering is in satisfactory condition, no trip hazards were observed.
WINDOWS: Satisfactory - The dual pane thermal insulated vinyl framed windows are functional.
OUTLETS: Satisfactory - Standard three prong outlets are installed and functioning as designed.
HEATING DEVICE: Yes - A heat source was identified in this room and appears functional. Heat register(s) were observed. Air flow was observed at the register.

INTERIOR - (GENERAL)

CEILINGS / WALLS / FLOORS

CEILINGS: Sheetrock condition is Good.
WALLS: Sheetrock condition is Good.
WALL CAVITIES: The insides of the wall cavities were NOT evaluated. We are limited to visual signs on the outer wall surfaces and cannot see through the walls to detect concealed water damage, concealed molds, concealed wood destroying insect damage, concealed wood destroying organism activity, or any other concealed conditions inside the walls. The evaluation inside of the walls is possible using destructive discovery and boroscopes, but this is not a service offered by our inspection firm. WE DO NOT PERFORM DESTRUCTIVE DISCOVERY.
MOISTURE ENTRY: None - There was no apparent evidence of current moisture entry at this time. However, there are areas that will need attention to prevent moisture entry, see the exterior sections of this report.

WINDOWS

MATERIAL: Vinyl.
PANES: Dual Pane: It is beyond the scope of this inspection to verify the integrity of the thermo-seals. Every effort was made to identify them when possible.
STYLE: Sliding, Casement.
BAD THERMO-SEALS: None were identified. The identification of bad thermo-seals is beyond the scope of this visual evaluation. The identification of bad thermo-seals is very difficult because there are times where there may be no obvious evidence and then other times where moisture can be visibly seen between the panes.
FUNCTION: Satisfactory - The windows function as expected.
SCREENS: Good. The evaluation of screens is beyond the scope of this evaluation.

STAIRWAY

LOCATION: Leading to the lower level and second level.
CONDITION: Satisfactory - The stairs are satisfactory.
RISER/TREAD RATIO: Satisfactory - The riser and tread are uniform.
HEAD CLEARANCE: Satisfactory - The head clearance is satisfactory.



RAILINGS STURDY: Satisfactory - The hand rail for these stairs is securely mounted.
BALUSTRADE SPACING: Satisfactory - The spacing is 4" and under as recommended by today's standards.

ADDITIONAL ITEMS

SMOKE ALARMS: Installed.
CARBON MONOXIDE DETECTOR: No unit was found, but they are recommended on each living floor in homes with gas appliances and/or attached garages.
CENTRAL VACUUM: The home appears to be rough plumbed for the addition of a central vacuuming system.
FIRE EXTINGUISHERS: Consideration should be given to purchasing fire extinguishers for each floor of the home.
REMARKS: **Attention Needed** - The electrical for the sauna is not enclosed in flex conduit as recommended by the manufacturer. Recommend a licensed electrician repair as needed.



HAZARDOUS MATERIALS TESTING & IDENTIFICATION

PLEASE NOTE: **Hazardous materials are beyond the scope of this Home Inspection report.** If asbestos, molds, fungi, sick home syndrome, electromagnetic fields, fiberglass, formaldehyde, hazardous wastes, lead, radon, soils contamination, underground storage tank contamination, or quality of drinking water and waste disposal are a concern, please contact an appropriate expert. This Inspection Firm may be qualified to evaluate and report on some or all of the Hazardous Materials listed above, but these service must be contracted separately and their findings will not be included in this limited visual inspection report.

RADON: Radon testing was not contracted from our firm. Radon is attributed to being the second major source of lung cancer in the United States and the EPA recommends that all residences located under 3 stories off the ground be tested for the presence of this gas.

MOLDS & FUNGI: **MOISTURE EQUALS MOLD** - Moisture may be found in the structure during our visual inspection. If moisture is found, then it is scientifically known that moisture and mold are inter-related. We do not claim to have the background, education, or experience necessary to formulate an opinion as to the existence or non-existence of mold. If moisture is listed in any portion of the report, then we want our client's to understand that mold may also be present and that they should meet with the experts of their choice who have the background, education and experience to help them.



- SOIL CONTAMINATION:** Our firm is not licensed or certified for Soil Contamination work. If Soil Contamination is a concern please contact an Environmental Firm for guidance.
- UNDERGROUND STORAGE TANKS:** Most underground storage tanks are not visible and therefore their identification is beyond the scope of this evaluation. If underground storage tanks are a concern please contact an Environmental Firm for guidance. Information from Oregon DEQ regarding underground storage tanks can be found at: <http://www.inspectionfirm.com/documents/DEQOilTankInfo.pdf> .
- WATER QUALITY:** Water quality testing was not contracted with our firm and therefore not a part of the home inspection. If water quality is a concern, then we highly recommend having it professionally tested.
- WASTE QUALITY:** Waste quality testing was not contracted with our firm and therefore not a part of the home inspection. If water quality is a concern, then we highly recommend having it professionally evaluated.

FOUNDATION STRUCTURE

All structures are dependent on the soil beneath them for support, but not all soils are uniform. In fact, expansive soils have accounted for more structural damage than most natural disasters. Foundations themselves are not uniform and conform to the structural standard the year in which they were built. We identify foundation types and look for any evidence of structural deficiencies. Cracks or deteriorated surfaces in foundations are quite common and would be rare to find a raised foundation wall that was not cracked or deteriorated in some way or a slab foundation that did not include some crack concealed beneath the floor covering. Fortunately most of these cracks are related to the curing process or to common settling. Others can be more structurally significant and reveal the presence of expansive soils that predict more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists and in the absence of any major defects we may not recommend that you consult with a specialist, but this should not deter you from seeking the opinion of any such expert.

FOUNDATION

- TYPE OF FOUNDATION:** Concrete - Poured concrete foundation.
- STEM WALL:** Concrete.
- FOUNDATION CRACKS:** No significant foundation cracks were observed. As with any foundation they rely on the the ground it is set on. Concrete in its nature can and will crack at any time for a number of reasons. Settlement and shrinkage cracks are normal. However, any concrete foundation cracks that occur should be monitored for movement.
- ANCHOR BOLTS:** Yes - Anchor bolts were observed. Anchor bolt adequacy and strength were not tested.
- FOUNDATION CONDITION:** Satisfactory.

CRAWL SPACE

- METHOD OF INSPECTION:** Entered into both Crawl areas and inspected all of the accessible areas.



**UNDER FLOOR
INSULATION:**

The under floor is insulated and intact, this restricts viewing of most of the structural components.

GROUND MOISTURE:

Attention Needed - Standing water was observed in the crawlspace, it is recommended to have this condition reviewed and corrected by a licensed drainage contractor.

**SUBSTRUCTURE
VENTING:**

Satisfactory - The substructure venting appears adequate.

CRAWL SPACE STRUCTURE:

**EXPOSED STRUCTURE/
FRAMING:**

Repairs are needed the items below will explain.

**MATERIAL
DETERIORATION:**

Attention Needed - Water is currently seeping in at the concrete wall in the front of the home and cascading over onto the wood framing. The OSB sheer wall is deteriorated with mushrooms and fungus beginning to grow. The support posts at this location are wet and beginning to deteriorate. Water is currently pouring in where the water main enters the foundation. It was previously mentioned that the surface water flows down around the right side of the structure during the wet season. It is recommended a licensed drainage contractor further evaluate and repair the water penetration issues and a licensed contractor replace the damaged materials.





REMARKS: Further evaluation and repairs are needed.



PLUMBING SYSTEM

All visible portions of the plumbing system were inspected. All plumbing fixtures unless otherwise noted were operated using normal controls. Plumbing systems have common components but they are not uniform. In addition to fixtures these components include gas pipes, potable water pipes, drain and vent pipes, shut off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water heating devices. The effectiveness of anti siphon devices cannot be determined nor will the presences or effectiveness of any backflow devices. One of the best and most reliable water pipes are copper, because they are not subject to the buildup of minerals that bond within the galvanized pipes, and gradually restrict their inner diameter and reduce water volume as well as drain flow, however even copper is subject to corrosion. Regardless of the types of pipes used or the pressure, leaks will eventually occur in any system.

Waste and drain pipes are equally varied, and range from modern ABS to older ones made of cast iron, galvanized steel, clay, and even a cardboard like material coated with tar. Their condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. As important as it is we can only observe their condition by how they draw at the drains. None the less, blockages will occur in the life of any system.

PLUMBING

WATER SOURCE:	Public water supply.
WATER MAIN TYPE & SIZE:	Plastic - The portion viewed was Plastic. The exposed main line was 1" diameter pipe.
SHUT-OFF LOCATION:	Yard Only - The water shut off for the home is located at the meter in the front yard.
WATER MAIN LEAKAGE:	No active leakage is noted at this time. Monitor for any future leakage.
WATER PRESSURE:	Satisfactory - The water pressure at the exterior hose bib tested between 40 to 80 pounds per square inch which is considered normal for residential water supply systems. The water pressure was tested at the hose bib only and may not reflect the pressure at other fixtures and appliances within the home. Testing of water pressure at each fixture is beyond the scope of this inspection.
INTERIOR SUPPLY PIPE TYPE:	PEX - The interior supply piping is predominantly PEX plastic.
WATER VOLUME:	Satisfactory - The volume of water supply to the fixtures is acceptable.
HOSE BIBS:	Satisfactory - The hose bibs are satisfactory and functioning.
SUPPLY PIPE LEAKS:	No - No current evidence of leaking was found on this system. If leaking does occur immediately have it repaired by a Plumber. It is impossible to predict when/if this system will develop leaks, monitor.
SEWAGE DISPOSAL TYPE:	The sewage disposal is on a public sewer system. The sewer lines and their condition were not viewed. Damaged sewer lines can be costly, it is always recommended to have a professional sewer company perform a sewer scope inspection.



CLEAN-OUT PLUG

ACCESS: Yes - There is a main clean out on this system.

INTERIOR WASTE PIPE

TYPE: Plastic - The predominant waste line material is plastic.

DRAIN FLOW:

Satisfactory - The sink, tub/shower, and toilet drains were observed for flow and drained faster than the supply. Basement floor drains, Laundry drains, and exterior sump type drains were not flood tested.

WASTE PIPE LEAKS:

No - No current leaking was identified.

SEWAGE EJECTION PUMP:

This home is equipped with a sewer sump pump to raise the level of the basement waste high enough that it can flow through the main drain line. Water was run into the basement fixture drains until the pump clicked on and cycled. These units are usually rated for 10 years of use and are replaceable when they fail. If sewer gases are smelled in the basement it is not uncommon for the sewer sump cover seal to leak and allow gases to enter the home. If this happens, call a licensed Plumber.

GENERAL CONDITION:

Satisfactory - The general condition is acceptable with no current repairs needed.

GAS WATER HEATER

TYPE:

Gas - This water heater uses gas for its heating fuel.

LOCATION:

Crawl Space - The water heater is located in the crawl space.

SERVICE AREA:

Whole Home - This water heater supplies hot water to the entire home.

TANK CAPACITY:

A 75 gallon water heater is installed.

BRAND:

A.O. Smith.

APPROXIMATE AGE:

The water heater appears original.

LIFE EXPECTANCY:

There is a wide variety of water heaters, from 6 gallons to 100 gallons. They can be expected to last at least as long as their warranty, or from an industry average of eight to fourteen years, they can generally last longer with routine maintenance. However, few last longer than fifteen years and will eventually develop a leak.

WATER SUPPLY SHUT OFF:

Yes - Installed as required.

TPR VALVE:

Yes - A (TPR) Temperature Pressure Relief valve also know as SRV valve is installed as required.

TPR DRAIN PIPE:

Yes - The TPR drain pipe is installed to drain to the exterior. If moisture is ever noticed dripping from this pipe stay away and contact a licensed plumber for repair ASAP. **Recommend raising the drain pipe termination out of the ground.**



EARTHQUAKE STRAPPING:

Yes - Strapping is installed as required.



- TANK DRAIN VALVE:** Satisfactory - The lower tank drain valve is currently not dripping. It is recommended to flush them annually to remove mineral deposits and sediment.
- ACCESS COVERS:** Yes - The lower unit inspection covers are installed.
- GAS SHUT-OFF:** Yes - An easy to operate hand shut-off valve is installed on the gas line.
- GAS DRIP LEG:** Yes - There is a drip leg installed on the incoming gas line to this water heater.
- GAS FLEX LINE:** Yes - An approved flex line is installed.
- COMBUSTIBLE CLEARANCE:** Satisfactory - However, it is not recommend to store combustibles near the water heater.
- COMBUSTION EXHAUST:** Satisfactory - PVC Direct vent. This is a high efficiency water heater that uses an electric blower to exhaust the combustion air the the exterior.
- COMBUSTION CHAMBER/FLAME:** Satisfactory - The flame quality and combustion chamber are consistent with the age of the unit.
- VISUAL CONDITION:** Satisfactory - The unit is installed to modern safety guidelines and is performing as designed.

HEATING SYSTEMS

NOTE: It is recommended that all heating/air conditioning systems be serviced at least once a year. Change or clean filters on furnaces a minimum of four times a year preferably once a month during use.

Heating systems and components of most heating systems have a designed lifespan range between ten to twenty years, but can fail prematurely with poor maintenance, which is why we attempt to inform you of their age. We test and evaluate heating systems using normal operating controls, when available we perform a temp rise test. We do not dismantle any part of the heating system, this is best done by a heating contractor. Even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service, cleaning, or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee.

GAS HEATING SYSTEM

- TYPE:** Forced Air. This unit uses both gas and electricity. 90+ efficiency unit.
- BRAND:** Rheem.
- EQUIPMENT SIZE:** 100,000 btu. Approximately.
- HEATING AREA:** This heating unit supplies heat primarily to the main floor and basement.
- TEMPERATURE RISE:** Satisfactory - The temperature rise for this unit is correct per the manufactures label inside the furnace. Rise temperatures are the difference between the return air temperature at the closest return air duct to the furnace, and the air temperature at the closest heat duct to the furnace. The manufacturers label on the inside of the furnace indicates that the rise temperatures for this unit is 50-80 degrees.
- APPROXIMATE AGE:** Original - This appears to be the original unit.



ESTIMATED LIFESPAN:	According to industry experts, the average life of a heat exchanger in the U.S. is 15 to 20 years. Use this estimate as a general guideline. Many factors including past maintenance history can affect the operation of this system and it is possible for the system to fail at any time.
FILTER TYPE:	Standard - This system utilizes a standard efficiency air filter.
GAS SHUT-OFF:	Yes - An easy to operate hand shut-off valve is installed on the gas line.
GAS DRIP LEG:	Yes - There is a drip leg installed on the incoming gas line.
GAS FLEX LINE:	Yes - An approved flex line is installed.
COMBUSTIBLE CLEARANCE:	Satisfactory - Clearance to combustibles are within guidelines.
COMBUSTION EXHAUST:	Satisfactory - PVC Direct vent. This is a high efficiency furnace that uses an electric blower to exhaust the combustion air the the exterior.
BLOWER MOTOR:	Satisfactory - Operates smoothly.
BURNERS:	Satisfactory - The flame quality appears satisfactory.
COMBUSTION CHAMBER:	90+ efficiency heaters have sealed combustion chambers preventing visual inspection.
DUCTS:	Insulated Flex - Insulated flex ducting was observed. The visible portions were satisfactory.
THERMOSTAT:	Digital model - The accuracy of the thermostat was not verified.
RETURN AIR TEMPERATURE:	77.
SUPPLY AIR TEMPERATURE:	129.
VISUAL CONDITION:	Satisfactory - The heating unit was run through a complete cycle. The safety controls were observed. The heater was operated by turning up the thermostat, and then turned back to its original setting.

GAS HEATING SYSTEM #2

TYPE:	Forced Air. This unit uses both gas and electricity. 80+ efficiency unit.
BRAND:	Rheem.
HEATING AREA:	Upstairs - This heating unit supplies heat primarily to the upstairs.
TEMPERATURE RISE:	Satisfactory - The temperature rise for this unit is correct per the manufactures label inside the furnace. Rise temperatures are the difference between the return air temperature at the closest return air duct to the furnace, and the air temperature at the closest heat duct to the furnace. The manufacturers label on the inside of the furnace indicates that the rise temperatures for this unit is 35-65 degrees.
APPROXIMATE AGE:	Original - This appears to be the original unit.
ESTIMATED LIFESPAN:	According to industry experts, the average life of a heat exchanger in the U.S. is 15 to 20 years. Use this estimate as a general guideline. Many factors including past maintenance history can affect the operation of this system and it is possible for the system to fail at any time.



FILTER TYPE:	Standard - This system utilizes a standard efficiency air filter.
GAS SHUT-OFF:	Yes - An easy to operate hand shut-off valve is installed on the gas line.
GAS DRIP LEG:	Yes - There is a drip leg installed on the incoming gas line.
GAS FLEX LINE:	Yes - An approved flex line is installed.
COMBUSTIBLE CLEARANCE:	Satisfactory - Clearance to combustibles are within guidelines.
COMBUSTION SUPPLY AIR:	Attic - The combustion air is provided from the home's attic. No obstructions were identified.
COMBUSTION EXHAUST:	Satisfactory - Double wall flue exhausted to the exterior. Clearance and slope are satisfactory.
BLOWER MOTOR:	Satisfactory - Operates smoothly.
BURNERS:	Satisfactory - The flame quality appears satisfactory.
COMBUSTION CHAMBER:	90+ efficiency heaters have sealed combustion chambers preventing visual inspection.
DUCTS:	Insulated Flex - Insulated flex ducting was observed. The visible portions were satisfactory.
THERMOSTAT:	Digital model - The accuracy of the thermostat was not verified.
RETURN AIR TEMPERATURE:	83.
SUPPLY AIR TEMPERATURE:	125.
VISUAL CONDITION:	Satisfactory - The heating unit was run through a complete cycle. The safety controls were observed. The heater was operated by turning up the thermostat, and then turned back to its original setting.

GAS FIREPLACE

LOCATION:	Living Room.
OVERALL CONDITION:	Good.
TYPE OF UNIT:	There is a sealed gas fireplace installed.
TYPE OF FUEL:	This unit burns natural gas.
GAS SHUT-OFF:	An easy operate hand shut-off valve is installed on the gas line.
FIREBOX CONDITION:	Acceptable.
FIRE SCREEN:	The recommended safety screen is not installed = Add for safety.
CIRCULATION FAN:	There is no circulation fan installed.
FLUE:	It is recommended that gas appliance exhaust flues should be cleaned at least every 5 years.



GAS FIREPLACE #2

LOCATION:	Family Room.
OVERALL CONDITION:	Good.
TYPE OF UNIT:	There is a sealed gas fireplace installed.
TYPE OF FUEL:	This unit burns natural gas.
GAS SHUT-OFF:	An easy operate hand shut-off valve is installed on the gas line.
FIREBOX CONDITION:	Acceptable.
FIRE SCREEN::	The recommended safety screen is not installed = Add for safety.
CIRCULATION FAN:	There is no circulation fan installed.
FLUE:	It is recommended that gas appliance exhaust flues should be cleaned at least every 5 years.

GAS FIREPLACE #3

LOCATION:	Master Bedroom.
OVERALL CONDITION:	Good.
TYPE OF UNIT:	There is a sealed gas fireplace installed.
TYPE OF FUEL:	This unit burns natural gas.
GAS SHUT-OFF:	An easy operate hand shut-off valve is installed on the gas line.
FIREBOX CONDITION:	Acceptable.
FIRE SCREEN::	The recommended safety screen is installed.
CIRCULATION FAN:	There is no circulation fan installed.
FLUE:	It is recommended that gas appliance exhaust flues should be cleaned at least every 5 years.

COOLING SYSTEM

The components of most air conditioning systems have a designed life span ranging from ten to eighteen years, but it can fail prematurely with poor maintenance, which is why we inform you of their age whenever possible. We test and evaluate their installation from the exterior and do not dismantle and inspect the concealed portions of the evaporator and the condensing coils. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge. We recommend a maintenance inspection and service be performed every spring prior to the use of the equipment, this will ensure efficiency and longevity of the unit.

AIR CONDITIONER UNIT

COOLING ZONE:	This is for both the AC units that serve the same as the heating system.
CONDENSER LOCATION:	South.



BRAND: Goodman.
APPROXIMATE AGE: Appears to be the original unit.
CONDENSER UNIT: The condenser unit appears to be in satisfactory condition.
SUCTION LINE INSULATION: The refrigerant line is intact.
CONDENSER DISCONNECT: The condenser electrical disconnect is installed as required.
EVAPORATOR COIL: The evaporator coil is located within the air handler and was not visible.
EVAPORATOR DRAIN LINE:

Attention Needed - Both of the units do not have a condensate drain trap as required by the manufacturer. The lower level unit is currently leaking. Recommend a licensed HVAC tech further evaluate and repair as needed.



THERMOSTAT: The cooling system thermostat, filter, fan motor, controls and air distribution are the same as the furnace.

ELECTRICAL SYSTEMS

NOTE: Random testing was performed on various outlets and switches, but not all are tested, often many are inaccessible due to furniture, stored items, and current use. Circuits are tested for polarity and grounding. Safety outlets including GFCIs and AFCI s are tested using their built in testing device. Distribution panel covers are removed to inspect for any visible safety hazards that may exist, however no breakers are removed or tripped this is best done by a licensed electrician when the power is shut off. No assessment is made of electrical loads, system requirements or adequacy, circuit distribution, and circuit labeling. Any circuit or part of not reliably visible is not a part of this report. Older electrical service and their branch wiring may be minimally sufficient or inadequate for present or future needs



ELECTRICAL SYSTEM

ELECTRICAL SERVICE:	The electrical service is provided by an underground system.
SYSTEM TYPE & VOLTAGE:	Single phase 3 wire system using both 120/240 volts.
BRANCH WIRING TYPE:	Copper was used for both 120 and 240 volt circuits. NM Non-Metallic plastic sheathed cable was primarily observed. Other types of branch wiring may have been used in areas that are obscure from viewing.
HOUSE GROUND CONNECTION:	UFER - A UFER system was used for grounding the electrical system. This is a system that utilizes metal rods within the perimeter foundation.
OUTLETS & TESTING:	All of the accessible open outlets were tested.
GFCI PROTECTION:	Yes - This system is equipped with the recommended GFCI protection. NOTE: GFCI outlets require monthly testing, this is done by pushing the test button to see if it trips as designed, then push the reset button. If the outlet does not trip when the test button is pushed or, if it does not reset, contact a qualified electrician to replace this safety device.
AFCI PROTECTION:	Yes - This system is equipped with the recommended Arc Fault Circuit Interrupter (AFCI) protection.

MAIN SERVICE PANEL

SYSTEM TYPE:	Circuit Breakers.
MAIN PANEL LOCATION:	Garage.
MAIN DISCONNECT SIZE:	200 amps.
SERVICE CONDUCTORS:	#4/0 Aluminum, 200 Amps.
SERVICE ENTRY CONDUIT:	3"
110/120V BREAKERS:	32.
220/240V BREAKERS:	3.
AFCI BREAKERS	Four AFCI breakers were identified.
PANEL LABELING:	Yes. Determining whether the labeling of the breakers is accurate is beyond the scope of this evaluation.
PANEL CAPACITY:	All of the terminals in the box are in use. There is no more room for the addition of any extra circuits.
PANEL CONDITION(S):	The panel appears to be wired as it was designed when it was installed.



FINAL COMMENTS & TIPS

IMPORTANT INFORMATION

REPAIR

RECOMMENDATIONS:

PLEASE NOTE: Recommendations to further evaluate components have been made.

This does not mean the items have to be repaired before closing. We do not dictate or mandate that repairs must be done, or which party is responsible for the repairs. Whether an item is ever repaired is beyond our concern. It is our recommendation that you have all of the noted items further evaluated before closing on the home by the appropriate professional so you can determine the full scope of the needed repairs and the financial burden that will be incurred when the repairs are undertaken.

You have contracted this inspection firm to perform a limited visual inspection of the readily accessible components. Professional Inspectors are trained to identify problems and the signs there may be a problem. Ideally, to further reduce risk a professional in each trade would be contracted to evaluate each component they are specifically trained in. We are professional generalists, we do not perform technically exhaustive inspections on any item, we identify issues and recommend they be further evaluated by a professional that specializes in that trade.

All too often once an item is further evaluated other problems are identified that may not be in this report. The nature of all repair work is such that once the process is started that other items will need repaired. This is why you should take our observations and recommendations seriously and have the further investigation performed before the close of escrow.

REPORT PREPARED BY:



James Frons Dahl
Certified Inspector

PREPARATION DATE:

07/02/2008.