



Inspection Report

YOUR NAME

Property Address:
1234 NW EAGLE NEST LOOP
PORTLAND, OREGON 97002



Eagle Eye Inspections

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Aloha, Or. 97007
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CCB # 47468
OCHI #462 WSDA # 60949



Date: 7/29/2007**Time:** 11:59 AM**Report ID:** 12345**Property:**1234 NW EAGLE NEST LOOP
PORTLAND, OREGON 97002**Customer:**

YOUR NAME

Real Estate Professional:YOUR AGENT
HERE**Comment Key or Definitions**

The following definitions of comment descriptions represent 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. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

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

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR), Plumbing Repair or Replace (PR), Electrical Repair or Replace (ER) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

It is recommended that any deficiencies and the components/system related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals **PRIOR TO CLOSING OF ESCROW.**

HOME STYLE:

2 ST W/ BASEMENT

ESTIMATED AGE OF HOME:

100 + YEARS

HOUSE FACES:

WEST

PEOPLE PRESENT:

BUYER/AGENT

STATUS OF HOUSE:

OCCUPIED

TEMPERATURE:

75* TO 80*

WEATHER:

SUNNY

TYPE OF INSPECTION:

STANDARD/WDO

1. Roofing / Chimneys and Roof Structure / Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Inspection Items
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1.0 STYLES AND MATERIALS ATTIC ACCESS: SCUTTLE LIMITATIONS: HEIGHT/DESIGN, INSULATION, VAULTED CIELINGS, HEAT DUCTS % NOT INSPECTED: 25 %
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1.1 ROOF COVERINGS INSPECTION METHOD: WALKED ROOF ROOF COVERINGS: 3 TAB FIBERGLASS/ASPHALT, ROLLED/SELVAGE MISSING SHINGLE(S) AT SOUTH SIDE . (Picture 1) RECOMMEND REPLACE. TORN ROOFING AT LOW SLOPE ROOF. (Picture 2) RECOMMEND REPLACE AS NECESSARY. TREE/SHRUBS RUBBING ON ROOF.(Picture 3) RECOMMEND CUT AWAY ALL VEGETATION TO PREVENT ROOF DAMAGE.
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1.1 Picture 1



1.1 Picture 2

IN	NI	NP	RR	Inspection Items
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IN NI NP RR Inspection Items



1.1 Picture 3

1.2 ROOF FLASHING

1.3 CHIMNEYS

CHIMNEY EXTERIOR: BRICK

1.4 ROOF VENTILATION

ROOF VENTILATION: GABLE END VENTS, SOFFIT VENTS, PLASTIC, ROOF MOUNTED PASSIVE

1.5 ROOFING DRAINAGE SYSTEMS (gutters and downspouts)

1.6 ROOF SHEATHING/DECK

ROOF DISCRPTION: MODERATE SLOPE, LOW SLOPE

ATTIC ENTRY METHOD: ENTERED, 75% VISIBLE

ROOF STRUCTURE: HAND CUT, 2 X 4 Rafters

CEILING STRUCTURE: 2X6

ROOF SHEATHING: PLYWOOD, OVER SPACED BOARDS

STAINING NOTED ON SHEATHING.(Picture 1) RECOMMEND MONITOR AND IMPROVE ATTIC VENTILATION TO HELP PREVENT MOISTURE BUILD-UP AND REDUCE MOLD GROWTH HABITAT.



1.6 Picture 1

1.7 ATTIC INSULATION

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

ATTIC INSULATION: LOOSE FILL, CELLULOSE, 8-12 INCHES

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|-------------------------------------|--------------------------|--------------------------|--------------------------|------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1.8 | VISIBLE ELECTRIC WIRING IN ATTIC |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1.9 | PLUMBING VENTS |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1.10 | FASCIA/SOFFITS |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1.11 | ROOF FRAMING
2X4 FRAMING NOTED. THIS IS SMALLER THAN TODAY'S STANDARDS. NO SAGGING NOTED. |

IN NI NP RR Inspection Items

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

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IN	NI	NP	RR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.0 STYLES AND MATERIALS DECK/PORCH TYPE: WOOD, W/ ROOF DECK/PORCH LOCATION: FRONT PATIO MATERIAL: CONCRETE PATIO LOCATION: REAR WALKWAY: CONCRETE DRIVEWAY: CONCRETE LIMITATIONS: HEIGHT/DESIGN % NOT INSPECTED: 10 %
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.1 SIDING, FLASHING AND TRIM SIDING TYPE: LAPPED SIDING MATERIAL: WOOD
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.2 DOORS (exterior) EXTERIOR ENTRY DOORS: WOOD, SINGLE PANE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2.3 WINDOWS (exterior) WINDOW TYPES: SINGLE HUNG, SINGLE PANE, WOOD WINDOW MANUFACTURER: UNKNOWN OLDER SINGLE GLAZED WINDOW THROUGHOUT. RECOMMEND CONSIDER UP-GRADING FOR INCREASED ENERGY SAVINGS AND HOME VALUE. DAMAGE TO WOOD SASHES/SILLS AT EAST SIDE(Picture 1) AND WEST SIDE AT REAR (Picture 2) ; RECOMMEND REMOVE ALL DAMAGED MATERIAL AND REPAIR.



2.3 Picture 1

IN	NI	NP	RR	Inspection Items
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IN NI NP RR Inspection Items



2.3 Picture 2

2.4 DECKS, BALCONIES, STOOPS
SEE SUGGESTIONS ON DECK PAGE GIVEN IN MAINTENANCE SECTION OF YOUR BINDER.

2.5 GRADING, DRAINAGE,, (With respect to their effect on the condition of the building)

2.6 ELECTRIC

2.7 STAIRS

2.8 RAILINGS

2.9 CONCRETE/PAVER SURFACES/ASPHALT
CRACKS NOTED HOWEVER STILL SERVICEABLE.

2.10 FOUNDATION

IN NI NP RR Inspection Items

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR Inspection Items

3.0 STYLES AND MATERIALS
DISCRIPTION: DETACHED, SINGLE CAR
ROOF MATERIAL/INSPECTION METHOD: COMPOSITION, WALK ON
ROOF AGE/DESIGN LIFE: 0 TO 5 YEARS OLD
LIMITATIONS: STORAGE/BELONGINGS, SHELVING
% NOT INSPECTED: 25 %

3.1 EXTERIOR (Roof/Siding/Foundation)
 BUILDING IS LEANING.(Picture 1) (Picture 2) THERE IS DAMAGE TO SIDING AND
 INTERIOR FRAMING, RECOMMEND REPLACE THE ENTIRE BUILDING.



3.1 Picture 1



3.1 Picture 2

3.2 GARAGE WALLS/CEILING (Including Fire Door)

3.3 GARAGE FLOOR
 CRACKS NOTED.

3.4 FOUNDATION
GARAGE DOOR: METAL
 THERE ARE BOLTS VISIBLE AT THE MUD SILLS. 75% OF THE SILL WERE BLOCKED BY

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

STORAGE.

- 3.5 VEHICLE DOOR(S)
BROKEN ROLLER.(Picture 1) THERE IS SUCH A LEAN TO THE BUILDING AND A MISSING ROLLER I WAS NOT ABLE TO OPERATE THE DOOR.



3.5 Picture 1

- 3.6 GARAGE DOOR OPERATORS
DOOR OPERATOR MANUFACTURER: LIFT-MASTER
I DID NOT OPERATE. SEE ABOVE.

- 3.7 ELECTRIC
NO GFCI PROTECTION LOCATED. RECOMMEND INSTALL GFCI PLUGS WHERE REQUIRED.

- 3.8 EXPOSED FRAMING
ROT DAMAGE THROUGHOUT. RECOMMEND REPLACE

IN NI NP RR Inspection Items

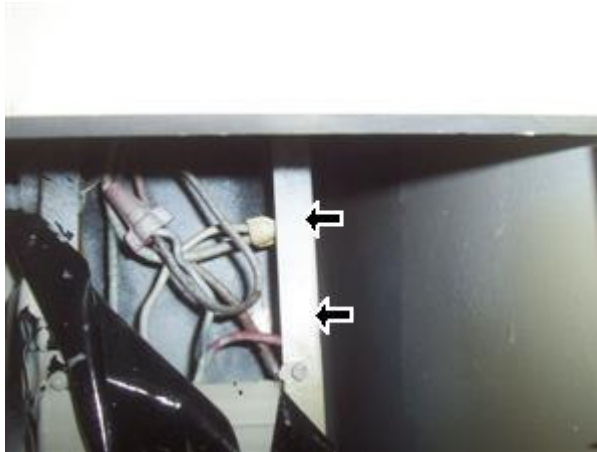
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4. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

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IN	NI	NP	RR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.0 STYLES AND MATERIALS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1 CEILINGS/WALLS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2 FLOOR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.3 COUNTERTOP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.4 CABINETS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.5 PLUMBING SINKS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.6 ELECTRIC/GFCI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.7 DISHWASHER DISHWASHER: BOSCH
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.8 RANGES/OVENS/COOKTOPS MISSING PLATE AT JUNCTION BOX BEHIND THE OVEN.(Picture 1) RECOMMEND INSTALL AS REQUIRED.



4.8 Picture 1

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.9 RANGE HOOD/VENT VENTILATION: BROAN RANGE/OVEN: GENERAL ELECTRIC FAN IS VENTING INTO THE ATTIC.(Picture 1) RECOMMEND REDIRECT TO OUTSIDE.
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IN	NI	NP	RR	Inspection Items
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IN NI NP RR Inspection Items



4.9 Picture 1

4.10 DISPOSAL

DISPOSER: IN SINK ERATOR
MISSING PROPER CONNECTION AT WIRE/PLUG TO UNIT. (Picture 1) RECOMMEND
ELECTRICIAN CORRECT AS REQUIRED.



4.10 Picture 1

4.11 MICROWAVE COOKING EQUIPMENT

IN NI NP RR Inspection Items

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(A). LIVING ROOM

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

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IN	NI	NP	RR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.0.A STYLES AND MATERIALS WINDOWS: SINGLE PANE, CASEMENT, FIXED LIMITATIONS: FURNATURE/STORAGE % NOT INSPECTED: 35%
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.1.A CEILINGS CEIING MATERIAL: LATH & PLASTER TYPICAL PLASTER CRACKING.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.2.A WALLS WALL MATERIALS: LATH & PLASTER
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.3.A FLOORS FLOORS: HARDWOOD
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.4.A DOORS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.5.A WINDOWS

IN	NI	NP	RR	Inspection Items
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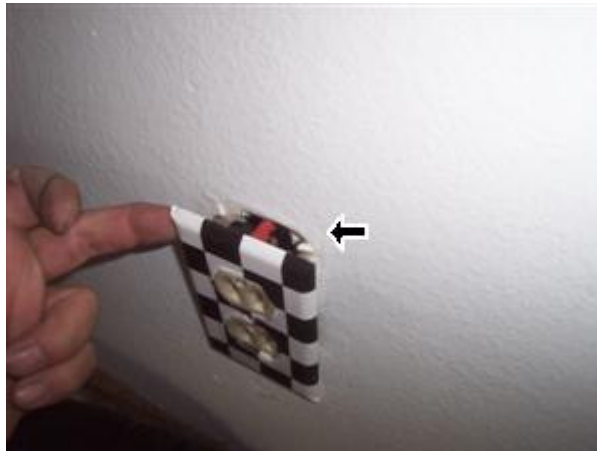
The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(B). BEDROOM

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.0.B STYLES AND MATERIALS WINDOWS: SINGLE PANE, SINGLE HUNG DETECTORS: NOT PRESENT LIMITATIONS: FURNATURE/STORAGE % NOT INSPECTED: 35%
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.1.B CEILINGS CEIING MATERIAL: SHEETROCK, LATH & PLASTER
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.2.B WALLS WALL MATERIALS: LATH & PLASTER
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.3.B FLOORS FLOORS: CARPETS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.4.B DOORS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.5.B WINDOWS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.6.B SMOKE DETECTORS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5.7.B NOTES LOOSE PLUG AT REAR WALL OF N/W 2ND FLOOR BEDROOM. (Picture 1) RECOMMEND TIGHTEN PLUG AS NECESSARY.



5.7.B Picture 1

IN	NI	NP	RR	Inspection Items
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5(C). DINNING ROOM

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Inspection Items
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.0.C STYLES AND MATERIALS LIMITATIONS: FURNATURE/STORAGE % NOT INSPECTED: 10%
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.1.C CEILINGS CEIING MATERIAL: LATH & PLASTER
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.2.C WALLS WALL MATERIALS: LATH & PLASTER
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5.3.C FLOORS FLOORS: CARPETS ROT DAMAGE AT REAR SLIDER. RECOMMEND REMOVE ALL DAMAGED MATERIALS AND REPAIR TORN CARPETS.
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5.3.C Picture 1

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.4.C DOORS
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.5.C PATIO/DECK DOORS
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IN	NI	NP	RR	Inspection Items
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5(D). HALLWAY/ENTYWAY

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

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IN NI NP RR Inspection Items

5.0.D STYLES AND MATERIALS
DETECTORS: BATTERY
DETECTOR LOCATION: HALL

5.1.D CEILINGS
CEILING MATERIAL: LATH & PLASTER

5.2.D WALLS
WALL MATERIALS: LATH & PLASTER

5.3.D FLOORS
FLOORS: CARPETS
 SHARP TILE EDGE AT TRANSITION OF HALL BATHROOM IS EXPOSED. (Picture 1) THIS IS A TRIP HAZARD AND UNCOMFORTABLE TO STEP ON. RECOMMEND CORRECT AS NECESSARY.



5.3.D Picture 1

5.4.D STEPS, STAIRWAYS, BALCONIES AND RAILINGS

5.5.D DOORS
 OLD LOOSE HARDWARE THROUGHOUT.

5.6.D SMOKE DETECTORS
 DETECTORS DO NOT MEET CURRANT STANDARDS. DETECTORS MUST MATCH WHAT IS EXISTING. IF THEY ARE HARD WIRED THEN THE REPLACEMENTS MUST ALSO BE HARD WIRED AND HAVE A HUSH FEATURE WITH REGULAR BATTERY BACK-UP. A BATTERY OPERATED UNIT MAY NOT REPLACE A HARD WIRED UNIT.

IN NI NP RR Inspection Items

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6(A). HALL BATH

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Inspection Items
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.0.A STYLES AND MATERIALS DISCRIPTION: FULL BATH LOCATION: MAIN FLOOR
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6.1.A SINK SINK DRAIN CONNECTION NOT CORRECT AT WALL. CAULK USED TO SEAL DRAIN LINE. RECOMMEND REPAIR/REPLACE PLUMBING TO PREVENT LEAKING.
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6.1.A Picture 1

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.2.A TOILET
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6.3.A TUB/SHOWER SURROUND CRACKED/MISSING CAULK AT TUB PLATFORM. RECOMMEND SEAL AS NECESSARY.
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6.4.A BATHTUB WINDOW AT TUB IS NOT TEMPERED. PLUG AND SWITCHES ARE INSTALLED TOO CLOSE TO THE TUB. THIS ELECTRICIAN WORK WAS NOT PERMITTED. RECOMMEND FURTHER EVALUATION BY LICENSED ELECTRICIAN.
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IN	NI	NP	RR	Inspection Items
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IN NI NP RR Inspection Items



6.4.A Picture 1

- 6.5.A CEILINGS/WALLS
- 6.6.A FLOORS
- 6.7.A ELECTRIC/GFCI
- 6.8.A EXHAUST FAN
VENTILATION: FAN, FAN & WINDOW

IN NI NP RR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

6(B). MASTER BATH

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.0.B STYLES AND MATERIALS DISCRIPTION: 3/4 BATH LOCATION: MASTER BEDROOM LIMITATIONS: STORAGE/BELONGINGS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.1.B SINK
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.2.B TOILET OLD TOILET STILL INSTALLED. THESE TOILETS ARE WASTEFUL AND SHOULD BE REPLACED WITH THE NEWER 1.6 GAL. TOILET TO CONSERVE WATER.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.3.B TUB/SHOWER SURROUND
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.4.B STALL SHOWER
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.5.B CEILINGS/WALLS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6.6.B FLOORS CRACKED/MISSING CAULK AT FLOOR TO SHOWER.(Picture 1) RECOMMEND REMOVE OLD /LOOSE CAULK AND RESEAL AS NECESSARY. THIS IS A MAINTENANCE ITEM AND SHOULD BE CHECKED MONTHLY.



6.6.B Picture 1

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.7.B ELECTRIC/GFCI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.8.B EXHAUST FAN VENTILATION: FAN & WINDOW

IN NI NP RR **Inspection Items**

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

7. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.0 STYLES AND MATERIALS BASEMENT: UNDER PORTIONS OF HOUSE CRAWL SPACE: UNDER PORTIONS OF HOUSE VAPOR BARRIER: 6 MIL BLACK VISQUINE INDICATIONS OF PRIOR WORK: NONE LIMITATIONS: FINISHED WALLS/CEILING, STORAGE, INSULATION, VAPOR BARRIER
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.1 FOUNDATION WALLS FOUNDATION: POURED CONCRETE (SINGLE) CRAWL SPACE ENTERANCE METHOD: ENTERED COVERED WITH FINISH MATERIALS. SEE ADDITIONAL INFORMATION ON PAGE #15 FOR CURTAIN WALLS.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.2 MAIN BEAMS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.3 COLUMNS OR PIERS COLUMNS/PIERS: WOOD POSTS, CONCRETE PIERS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7.4 FLOORS FRAMING FLOOR STRUCTURE: 2 X 8, W/ 2X6 DECKING, W/ SHIP LAPPED WOOD DAMAGE FROM WOOD DISTORTING INSECTS OR FUNGUS ROT UNDER THE MASTER BATHROOM SHOWER. RECOMMEND REMOVE ALL DAMAGED MATERIALS AND TREAT FOR INFESTERS AS NECESSARY.

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items



7.4 Picture 1

7.5 CRAWL SPACE

7.6 BASEMENT

FLOOR INSULATION: UNFACED, BATTS
MISSING GUARD RAIL AT OPEN STAIRS. (Picture 1)RECOMMEND INSTALL.



7.6 Picture 1

7.7 VENTILATION

7.8 WATER PENETRATION

7.9

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

SLAB CONSTRUCTION INTERIOR
COVERED WITH FINISH MATERIALS.

IN NI NP RR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR Inspection Items

8.0 STYLES AND MATERIALS
WASTE DISPOSAL: PUBLIC
ESTIMATED AGE/DESIGN LIFE: OVER 15 YEARS, 10 TO 12 YEARS D/L
WATER SHUT OFF: METER
LAUNDRY LOCATION: CLOSET IN BASEMENT
LIMITATIONS: FINISH MATERIALS

8.1 INTERIOR DRAIN, WASTE AND VENT SYSTEMS
PLUMBING WASTE: CAST IRON, ABS
 DUE TO AGE OF SYSTEM IT IS ADVISED THAT A SEWER LINE INSPECTION BE PERFORMED BEFORE CLOSING TO ASSES THE CONDITION OF THE LINE FROM THE HOUSE T THE MAIN CITY SEWER HOOK-UP. SUSPECT SOME DAMAGE FROM THE BACK-UP AT THE BATHTUB. PICTURES #1 & #2 ARE OF INSIDE OF THE WASTE LINE IN THE CRAWL SPACE. AS SEEN THERE IS DEBRIS AND OR DISPLACEMENT DOWN THE LINE.



8.1 Picture 1

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items



8.1 Picture 2

8.2 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS

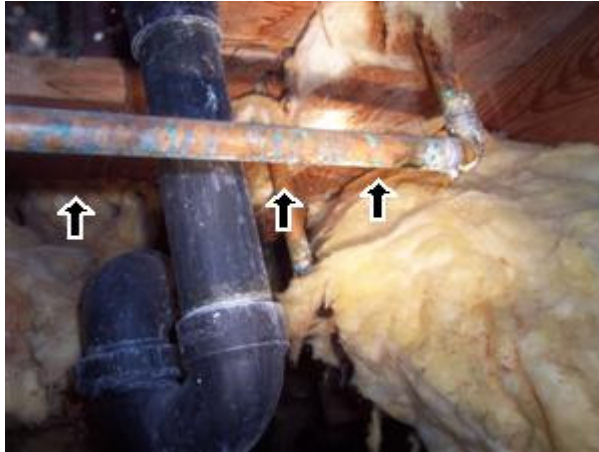
WATER SUPPLY: PUBLIC
WATER SUPPLY PIPE: MIXED, COPPER/GALVANIZED
FLEX PASTE RESIDUE IS PRESENT ON COPPER PLUMBING.(Picture 1) THIS IS CAUSING CORROSION TO THE PIPES. RECOMMEND CLEAN WITH SOAPY WATER TO STOP THE PROCESS. COPPER TO GALVANIZED CONNECTIONS AT S/W BASEMENT ;(Picture 3)
RECOMMEND PLUMBER CORRECT AS REQUIRED.



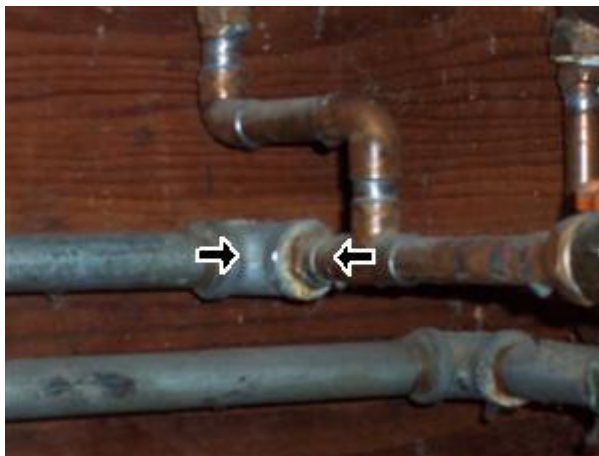
8.2 Picture 1

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items



8.2 Picture 2



8.2 Picture 3

8.3 FUNCTIONAL FLOW

8.4 LAUNDRY ROOM/AREA
EVIDENCE OF LEAKAGE AT WASHER HOOK-UP. ALSO THE KNOCK-OUT FOR THE WASHER DRAIN HAS NOT BEEN REMOVED. RECOMMEND PLUMBER REMOVE KNOCK-OUT, IDENTIFY AND ADDRESS LEAKING ISSUE.



8.4 Picture 1

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

 8.5 GAS/FUEL LINES

 8.6 EXTERIOR FAUCETS

 8.7 WATER HEATER
 FUNCTIONING HOWEVER WELL BEYOND DESIGN LIFE EXPECTATIONS. RUSTING AT
 SUPPLY LINES. ANTICIPATE REPLACEMENT. MISSING SEISMIC RESTRAINTS.
 RECOMMEND INSTALL AS REQUIRED.


8.7 Picture 1

 8.8 RELIEF VALVE

IN NI NP RR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Inspection Items
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.0 STYLES AND MATERIALS
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9.0 STYLES AND MATERIALS

240 VOLT CIRCUIT(S): ALUMINUM/COPPER

GFCI: MULTIPAL UNITS, AT RECEPTACLE

% NOT INSPECTED: 25%

LIMITATIONS: FINISHED WALLS/CEILING, FURNISHINGS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1 SERVICE ENTRANCE CONDUCTORS
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9.1 SERVICE ENTRANCE CONDUCTORS

SERVICE LINE/TYPE: BELOW GROUND, ALUMINUM

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.2 GROUNDING EQUIPMENT
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9.2 GROUNDING EQUIPMENT

Panel Capacity: 200 AMP, 120/240 VOLT

PANEL TYPE/LOCATION: CIRCUIT BRAKERS, BASEMENT

ELECTRIC PANEL MANUFACTURER: BRYANT

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9.3 DISTRIBUTION PANEL
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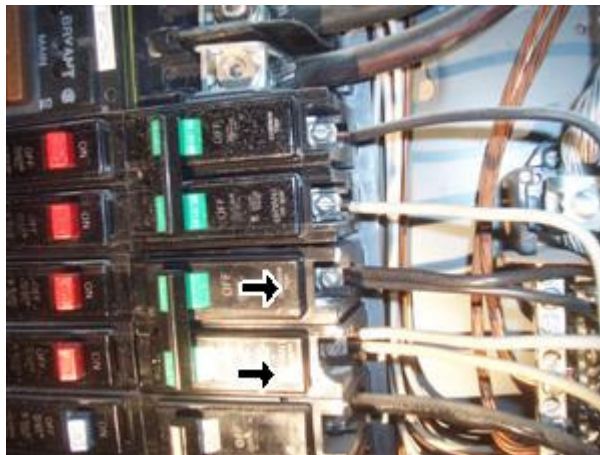
9.3 DISTRIBUTION PANEL

BRANCH CIRCUIT: COPPER

WIRING METHOD: NM (NON METALIC)

ELECTRICAL WORK APPEARS TO HAVE BEEN DONE, HOWEVER NO PERMIT TAG WAS LOCATED. RECOMMEND INQUIRE ABOUT REQUIRED PERMITS AND THEIR STATUS.

CIRCUIT TAP (TWO OR MORE WIRES ON ONE BREAKER).(Picture 1) RECOMMEND ELECTRICIAN CORRECT AS REQUIRED.



9.3 Picture 1

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9.4 CONNECTED DEVICES AND FIXTURES
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9.4 CONNECTED DEVICES AND FIXTURES

DRYER POWER SOURCE: 240 VOLTS

LOOSE PLUG AT 2ND FLOOR N/W BEDROOM.

9.5

IN	NI	NP	RR	Inspection Items
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IN	NI	NP	RR	Inspection Items
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WIRING/CONDUCTORS
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.6 OPERATION OF GFCI
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.7 SMOKE DETECTORS
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IN	NI	NP	RR	Inspection Items
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IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR Inspection Items

10.0 STYLES AND MATERIALS

10.1 HEATING EQUIPMENT & A/C / AIR HANDLER

HEATING SYSTEM TYPE: FORCED AIR

HEATING ENERGY SOURCE: NATURAL GAS

HEAT MANUFACTURER: DAY & NIGHT

NO SIGNS OF PREVIOUS SERVICE.(Picture 1) RECOMMEND QUALIFIED CONTRACTOR SERVICE. SERVICE SHOULD BE DONE ANNUALLY



10.1 Picture 1

10.2 BURNER/HEAT COILS/COMBUSTION AIR

10.3 EXHAUST VENTING

10.4 BLOWER/FILTERS
 BLOWER COMPARTMENT IS HEAVILY COATED WITH DUST.(Picture 1) RECOMMEND CLEANING.

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items



10.4 Picture 1

10.5 DISTRIBUTION SYSTEM

10.6 FUEL LINES/TANKS

10.7 THERMOSTAT

DUCTING TYPE: FLEX DUCTING (PLASTIC INSULATED), METAL

FILTER TYPE: DISPOSABLE

FILTER SIZE: 2 FILTERS, 16x20

10.8 FIREPLACE/WOODSTOVE

IN NI NP RR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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General Summary



Eagle Eye Inspections

6505 SW 179th Ave.

Aloha, Or. 97007

503-260-4300

CCB # 47468

OCHI #462 WSDA # 60949

Customer

YOUR NAME

Property Address

1234 NW EAGLE NEST LOOP

PORTLAND, OREGON 97002

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing / Chimneys and Roof Structure / Attic

1.1 ROOF COVERINGS

Repair or Replace

MISSING SHINGLE(S) AT SOUTH SIDE . (Picture 1) RECOMMEND REPLACE.

TORN ROOFING AT LOW SLOPE ROOF. (Picture 2) RECOMMEND REPLACE AS NECESSARY.

TREE/SHRUBS RUBBING ON ROOF.(Picture 3) RECOMMEND CUT AWAY ALL VEGETATION TO PREVENT ROOF DAMAGE.

1.6 ROOF SHEATHING/DECK

Repair or Replace

STAINING NOTED ON SHEATHING.(Picture 1) RECOMMEND MONITOR AND IMPROVE ATTIC VENTILATION TO HELP PREVENT MOISTURE BUILD-UP AND REDUCE MOLD GROWTH HABITAT.

2. Exterior

2.3 WINDOWS (exterior)

Repair or Replace

OLDER SINGLE GLAZED WINDOW THROUGHOUT. RECOMMEND CONSIDER UP-GRADING FOR INCREASED ENERGY SAVINGS AND HOME VALUE. DAMAGE TO WOOD SASHES/SILLS AT EAST SIDE(Picture 1) AND WEST SIDE AT REAR (Picture 2) ; RECOMMEND REMOVE ALL DAMAGED MATERIAL AND REPAIR.

3. Garage

3.1 EXTERIOR (Roof/Siding/Foundation)

Repair or Replace

BUILDING IS LEANING.(Picture 1) (Picture 2) THERE IS DAMAGE TO SIDING AND INTERIOR FRAMING, RECOMMEND REPLACE THE ENTIRE BUILDING.

3.5 VEHICLE DOOR(S)

Repair or Replace

BROKEN ROLLER.(Picture 1) THERE IS SUCH A LEAN TO THE BUILDING AND A MISSING ROLLER I WAS NOT ABLE TO OPERATE THE DOOR.

3.8 EXPOSED FRAMING

Repair or Replace

ROT DAMAGE THROUGHOUT. RECOMMEND REPLACE

4. Kitchen Components and Appliances

4.8 RANGES/OVENS/COOKTOPS

Repair or Replace

MISSING PLATE AT JUNCTION BOX BEHIND THE OVEN.(Picture 1) RECOMMEND INSTALL AS REQUIRED.

4.9 RANGE HOOD/VENT

Repair or Replace

FAN IS VENTING INTO THE ATTIC.(Picture 1) RECOMMEND REDIRECT TO OUTSIDE.

4.10 DISPOSAL

Repair or Replace

MISSING PROPER CONNECTION AT WIRE/PLUG TO UNIT. (Picture 1) RECOMMEND ELECTRICIAN CORRECT AS REQUIRED.

5(B). BEDROOM

5.7.B NOTES

Repair or Replace

LOOSE PLUG AT REAR WALL OF N/W 2ND FLOOR BEDROOM. (Picture 1) RECOMMEND TIGHTEN PLUG AS NECESSARY.

5(C). DINNING ROOM

5.3.C FLOORS

Repair or Replace

ROT DAMAGE AT REAR SLIDER. RECOMMEND REMOVE ALL DAMAGED MATERIALS AND REPAIR TORN CARPETS.

5(D). HALLWAY/ENTYWAY

5.3.D FLOORS

Repair or Replace

SHARP TILE EDGE AT TRANSITION OF HALL BATHROOM IS EXPOSED. (Picture 1) THIS IS A TRIP HAZARD AND UNCOMFORTABLE TO STEP ON. RECOMMEND CORRECT AS NECESSARY.

5.6.D SMOKE DETECTORS**Repair or Replace**

DETECTORS DO NOT MEET CURRANT STANDARDS. DETECTORS MUST MATCH WHAT IS EXISTING. IF THEY ARE HARD WIRED THEN THE REPLACEMENTS MUST ALSO BE HARD WIRED AND HAVE A HUSH FEATURE WITH REGULAR BATTERY BACK-UP. A BATTERY OPERATED UNIT MAY NOT REPLACE A HARD WIRED UNIT.

6(A). HALL BATH

6.1.A SINK**Repair or Replace**

SINK DRAIN CONNECTION NOT CORRECT AT WALL. CAULK USED TO SEAL DRAIN LINE. RECOMMEND REPAIR/REPLACE PLUMBING TO PREVENT LEAKING.

6.3.A TUB/SHOWER SURROUND**Repair or Replace**

CRACKED/MISSING CAULK AT TUB PLATFORM. RECOMMEND SEAL AS NECESSARY.

6.4.A BATHTUB**Repair or Replace**

WINDOW AT TUB IS NOT TEMPERED. PLUG AND SWITCHES ARE INSTALLED TOO CLOSE TO THE TUB. THIS ELECTRICIAN WORK WAS NOT PERMITTED. RECOMMEND FURTHER EVALUATION BY LICENSED ELECTRICIAN.

6(B). MASTER BATH

6.6.B FLOORS**Repair or Replace**

CRACKED/MISSING CAULK AT FLOOR TO SHOWER.(Picture 1) RECOMMEND REMOVE OLD /LOOSE CAULK AND RESEAL AS NECESSARY. THIS IS A MAINTENANCE ITEM AND SHOULD BE CHECKED MONTHLY.

7. Structural Components

7.4 FLOORS FRAMING**Repair or Replace**

DAMAGE FROM WOOD DISTORTING INSECTS OR FUNGUS ROT UNDER THE MASTER BATHROOM SHOWER. RECOMMEND REMOVE ALL DAMAGED MATERIALS AND TREAT FOR INFESTERS AS NECESSARY.

7.6 BASEMENT**Repair or Replace**

MISSING GUARD RAIL AT OPEN STAIRS. (Picture 1)RECOMMEND INSTALL.

7.8 WATER PENETRATION**Inspected**

8. Plumbing System

8.1 INTERIOR DRAIN, WASTE AND VENT SYSTEMS**Repair or Replace**

DUE TO AGE OF SYSTEM IT IS ADVISED THAT A SEWER LINE INSPECTION BE PERFORMED BEFORE CLOSING TO ASSES THE CONDITION OF THE LINE FROM THE HOUSE T THE MAIN CITY SEWER

HOOK-UP. SUSPECT SOME DAMAGE FROM THE BACK-UP AT THE BATHTUB. PICTURES #1 & #2 ARE OF INSIDE OF THE WASTE LINE IN THE CRAWL SPACE. AS SEEN THERE IS DEBRIS AND OR DISPLACEMENT DOWN THE LINE.

8.2 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS

Repair or Replace

FLEX PASTE RESIDUE IS PRESENT ON COPPER PLUMBING.(Picture 1) THIS IS CAUSING CORROSION TO THE PIPES. RECOMMEND CLEAN WITH SOAPY WATER TO STOP THE PROCESS. COPPER TO GALVANIZED CONNECTIONS AT S/W BASEMENT ;(Picture 3) RECOMMEND PLUMBER CORRECT AS REQUIRED.

8.4 LAUNDRY ROOM/AREA

Repair or Replace

EVIDENCE OF LEAKAGE AT WASHER HOOK-UP. ALSO THE KNOCK-OUT FOR THE WASHER DRAIN HAS NOT BEEN REMOVED. RECOMMEND PLUMBER REMOVE KNOCK-OUT, IDENTIFY AND ADDRESS LEAKING ISSUE.

8.7 WATER HEATER

Repair or Replace

FUNCTIONING HOWEVER WELL BEYOND DESIGN LIFE EXPECTATIONS. RUSTING AT SUPPLY LINES. ANTICIPATE REPLACEMENT. MISSING SEISMIC RESTRAINTS. RECOMMEND INSTALL AS REQUIRED.

9. Electrical System

9.3 DISTRIBUTION PANEL

Repair or Replace

ELECTRICAL WORK APPEARS TO HAVE BEEN DONE, HOWEVER NO PERMIT TAG WAS LOCATED. RECOMMEND INQUIRE ABOUT REQUIRED PERMITS AND THEIR STATUS. CIRCUIT TAP (TWO OR MORE WIRES ON ONE BREAKER).(Picture 1) RECOMMEND ELECTRICIAN CORRECT AS REQUIRED.

9.4 CONNECTED DEVICES AND FIXTURES

Repair or Replace

LOOSE PLUG AT 2ND FLOOR N/W BEDROOM.

10. Heating / Central Air Conditioning

10.1 HEATING EQUIPMENT & A/C / AIR HANDLER

Repair or Replace

NO SIGNS OF PREVIOUS SERVICE.(Picture 1) RECOMMEND QUALIFIED CONTRACTOR SERVICE. SERVICE SHOULD BE DONE ANNUALLY

10.4 BLOWER/FILTERS

Repair or Replace

BLOWER COMPARTMENT IS HEAVILY COATED WITH DUST.(Picture 1) RECOMMEND CLEANING.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse

environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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