

PDX Inspect

Inspection and Consulting Services



Report Index

GENERAL INSPECTION INFORMATION	2
INSPECTION CONTRACT	3
STRUCTURAL REPORT	5
INSULATION REPORT	15
FIREPLACE REPORT	17
PLUMBING SYSTEMS	18
HEATING & COOLING SYSTEMS	20
ELECTRICAL SYSTEMS	23
KITCHEN REPORT	25
LAUNDRY FACILITIES REPORT	27
BATHROOM(s) REPORT	28
INTERIOR REPORT	31
GARAGE / CARPORT REPORT	33
EXTERIOR SYSTEM REPORT	34
SIDING REPORT	37
ROOF SYSTEM REPORT	41
CLOSING NOTES & DISCLAIMERS	44
Wood Destroying Organism Report	45

Tel # 503-970-5360

PDXinspect.com

President

Don Adams Hatch

Mobile: 503-740-5838

CCB-201495 OCHI #053

Don@PDXinspect.com

Seth Whiteley

Mobile: 503-686-9026

CCB-198644 OCHI-1847

Seth@PDXinspect.com

Approved Independent Contractors

Peter Mead

Mobile: 503-913-5097

CCB-215934 OCHI-2021

Peter@PDXinspect.com

Jim Bachleda

Mobile: 503-7561979

CCB-208828 OCHI-1984

Jim@PDXinspect.com

GENERAL INSPECTION INFORMATION

INSPECTION COMPANY INFO

PDX Inspect

Home Inspection and Consulting Services

818 SW 3rd Ave Ste 221-9506. Portland, OR 97204.

Contact Info: VM (503)740-5838 E-Mail: Don@PDXinspect.com.

Inspection performed by: Don Adams Hatch OCHI # 053 CCB # 201495 VM (503)740-5838

CLIENT & SITE INFORMATION:

FILE #: 10566 Sample 1 12-27-17 **DATE of INSPECTION:** December 27, 2017.

TIME OF INSPECTION: 1:00 PM, **WEATHER:** Showers, Snow, **TEMPERATURE:** 30 to 40 Degrees.

INSPECTION FEE: \$495.

CLIENT NAME, PHONE # and E-MAIL: Mr & Mrs Home Buyer

PHONE # 503-555-1212.

E-MAIL #: email@email.com.

INSPECTION ADDRESS: 12345 SE Portlanda
Way
Portland, OR 97345.



REALTOR: Ryan Realtor Realty Company
503-555-1212 Email@email.com.

BUILDING CHARACTERISTICS:

YEAR BUILT: 2000.

BUILDING TYPE: Townhouse, **MAIN ENTRY FACES:** NORTH

OTHER INFORMATION:

AREA: Suburb, **HOUSE OCCUPIED:** YES.

CLIENT PRESENT: Yes.

INSPECTION CONTRACT

PDX Inspect is a dba of PDX Inspect Inc. The purpose of the report is to alert the client to any defects in the property that are discoverable in the limited visual inspection we provide that impinge upon the health and safety of the occupants of the property or materially affect the condition of the property. Please note that the inspection is a snapshot in time of the conditions of the property at one particular moment and that certain conditions may exist which may not be readily ascertainable at the time of inspection. Our inspection and report is limited to the extent that said conditions can be determined by a nondestructive visual examination. We will use our best professional judgment and experience to document our observations, but we cannot be responsible for or liable for any defects which cannot be reasonably discovered during the limited time of the inspection.

INSPECTION PROCEDURES: This inspection and the report we provide will be based on a general overview of the major components of the property and the major mechanicals of the property as set forth by the standards of practice of the State of Oregon. There are items in the PDX Inspect inspection report format that exceed these standards, however the term of the inspection will be bound solely and limited by the state mandated standards of practice. The inspector will give special attention to specific areas of concern identified by the party ordering the inspection.

Except under conditions of specific instruction, agreement and authorization set forth in writing and supported by additional fees, the inspector is neither obligated nor expected to investigate any area that is concealed. The inspector will not remove nails, bolts or screws to gain access nor will he move furniture, appliances, lift rugs, move paintings or wall hangings. The inspector will not test equipment requiring special tools or knowledge to operate.

OPINIONS AND WARRANTIES: We try our best to refrain from using personal preferences or opinions in our reports, but rather reference industry standards, manufacturers instructions, data and guidelines, UL, building codes, FHA, VA, or HUD guidelines. We feel these institutions have much greater knowledge, judgment and credibility. We are not code certified and have no authority to enforce code or any other standard, but may and will use codes and standards as a marker of comparison. We are not versed in all standards and codes, nor are all standards applicable to all structures. Older homes will have older components that will not meet newer standards. Ratings and judgments are relative to the age of the structure.

Our report and inspection is simply our written evaluation of the conditions of the property on the date of the inspection distilled to writing for you convenience. This report and inspection is not an expert witness testimony, and is not to be used in any legal dispute without written approval by PDX Inspect. Expert witness testimony can be provided for additional fees and only with an additional retainer agreement.

You should assume that certain items will wear and fail over time and there is no means by which any inspection could predict all occurrences or when they may occur. This report is also not an insurance policy or warranty. Despite our best attempts not all issues or areas of damage are likely to be found during our inspection. Satisfactory rating and/or the lack of condemnation of any feature or component of the home is not a warranty as to condition, performance or expected service period and is not a statement in fact as to the adequacy of the structure nor any valuation of any code or standards of compliance. Please read the section CLOSING NOTES & DISCLAIMERS at the end of your report.

INSPECTION REPORT: This inspection and the report we prepare for you are our work product and are copyrighted materials. We provide the inspection report to you for your exclusive use only. **This report may not be transferred**, assigned to or relied upon by any third party. ALL COPYRIGHTS ARE RESERVED.

Conditions not reported: Conditions that are judged to be minor in nature may not be included in the report. Such items that can be corrected by simple adjustment or basic maintenance will not normally merit inclusion in the report. In certain geographic locations and environmental settings, wet conditions are common and as a result a large percentage of structures are subject to minor rot conditions. Unless these conditions are extensive and/or affect the quality, structural integrity, soundness or future life of the building, they may not be included. Exclusion of such items by the inspector is not an evaluation regarding their presence or absence.

Accessory buildings: The inspection will evaluate the primary home and directly attached contiguous components such as garages and carports if direct access is provided. Unattached garages, carports, shops, sheds and outbuildings will not be inspected unless specific instructions include the structure and fees in the report.

Our Pest & Rot inspection is bound by a separate contract, written and endorsed by the National Pest Control Association.

INSPECTION FEES: Payment for services is due at the time of the inspection. Additional fees or surcharges will be applied for payments not collected at or prior to the date of the inspection. There will be a \$50 late payment fee for any payments received more than 30 days past the date of inspection. An additional \$100 will be applied at 60 days and collections will be pursued on any accounts not paid within 90 days. Late fees and collections charges are added to the original inspection fee.

RIGHT OF ACCESS: The parties ordering the inspection warrant that they have the right to order this inspection and to grant access, and that PDX Inspect and representatives of PDX Inspect have authority to access the property to be inspected, that all utilities

2018 Sample Report 1

are on at the time of inspection, and access privileges are granted for the purpose of the inspection.

The ordering party shall hold PDX Inspect harmless against any claims arising from unauthorized entry.

The Client agrees/ understands that trip charge(s) and hourly fees will be charged for return visits under all circumstances.

INSPECTION LIMITATIONS

A) This inspection excludes ANY AND ALL subterranean conditions, issues or concerns.

B) Hot tubs, solar systems, sprinkler systems, security, intercom, yard lights, vacuum and swimming pool systems and all related components of these systems are excluded from this inspection.

C) Inaccessible Areas: Certain areas of a structure are inaccessible by design and cannot be inspected or evaluated without special investigative procedures such as disassembly, excavation, cutting or utilization of specialized equipment. Such areas include but are not limited to: (1) joist and rafter space, (2) wall void spaces, (3) submaterials covered by finishes or insulation, (4) areas inaccessible around, under and behind appliances, furniture, or stored items (5) inside pipes, ducts and conduits, (6) crawl and attic spaces not provided with access. Inaccessible areas include areas that are not accessible with a 6ft. step ladder and crawl areas with access ways less than 18".

D) This report shall not include any inspection for the presence or non-presence of radon, lead, urea- formaldehyde, asbestos, or other contaminants, and no such inspection shall be made. All claims against the inspector or inspection firm arising out of a release of such contaminants caused by the inspection are hereby waived and the party ordering this inspection shall hold the inspector and inspecting firm harmless.

E) Electrical, plumbing, appliances and mechanical systems: Inspector will test only to determine if such equipment will turn on at time of inspection and inspector will note failure of such equipment to turn on. No representations or guarantees are made as to the performance, condition, efficiency or useful life thereof.

F) Inspector of inspecting firm shall not be responsible or liable for any condition known to owner, owner's agent, or occupant of the premises not disclosed to the inspecting firm.

G) PDX Inspect and/or its inspectors do not perform moisture scan tests on EIFS or Hard Coat Stucco. Any building having EIFS should have a specialty inspection by an approved EIFS or Hard Coat Stucco inspection company.

LEGAL PROVISIONS: In the event action or arbitration is instituted to enforce or interpret the terms hereof, the prevailing party shall be entitled to reasonable attorneys fees, at trial, in arbitration, on appeal or review and in enforcing any judgment or decree, including as a creditor in bankruptcy.

If any part of this contract is declared invalid or unenforceable by any court of competent jurisdiction, the surviving provisions of this contract shall remain in effect.

Signed or Unsigned all aspects of this report and inspection are bound by this contract.

The client agrees to indemnify, defend and hold harmless PDX Inspect and affiliates hired by PDX Inspect from any and all losses and liabilities and all related costs and expenses including attorneys fees which arise out of lawsuits brought by third parties against PDX Inspect for any and all reasons related to our services or our report.

ADDITIONAL CONDITIONS REVEALED DURING PERFORMANCE OF RECOMMENDATIONS:

Should additional damage(s), be revealed during the accomplishment of work recommendations whether done by owner, purchaser or third party contractor, the inspection firm should be notified of such conditions for the purpose of having a reasonable opportunity for re-inspection of any additional work recommendations before such conditions are covered up. The owner, purchaser or agents undertaking the work shall be responsible for such notification. Any pest control inspecting firm, whether performing the recommended work, or if notified as provided in this paragraph, shall promptly perform an additional inspection and issue any additional work recommendations. Failure to notify the inspecting firm shall be a waiver of any claims against the said inspecting firm arising out of such conditions.

Disclaimer: PDX Inspect shall use its best efforts to perform the inspection services in a thorough, professional and competent manner. This report does not constitute a warranty of the condition or serviceability of any part, fixture, feature, equipment or components of the property inspected regardless of the rating given or remarks set forth in this report. PDX Inspect shall not be liable for special, indirect, incidental or consequential damages or for any mistake made in the inspection or the preparation of this report. PDX Inspect reserves the right to amend or correct any miss-notations in the report. The liabilities of PDX Inspect and its officers, directors and agents for any error or omission in the inspection or in the report shall not exceed the fee paid for the inspection services as liquidated damages.

I have read the above, and I hereby authorize PDX Inspect to perform the inspection.

CLIENT SIGNATURE:

Signature on File

Inspection Date: December 27, 2017.

STRUCTURAL REPORT

Please remember: Our service is established to help you identify the most significant conditions of the property, typically relevant to habitability, integrity, cost and safety. Our report is not intended to be an "all-inclusive" list of every condition, but rather, to identify the major challenges that were visible on the day of the inspection. Despite our best attempts not all issues or areas of damage are likely to be found during our inspection.

Although a thorough inspection of the property was made, we wish to caution you that conditions may change and equipment may become defective. This report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof. (Home warranty plans are available through separate companies) Our liability is limited by the service agreement titled: contract. Our contract provides additional details. **PLEASE READ IT CAREFULLY.**

The inspection, by definition, deals with an existing structure which may have older types of plumbing, electrical and heating equipment. It is possible and even likely these systems and other aspects of older homes would not meet present standards, although these systems may have met the requirements at the time they were installed.

GENERAL COMMENTS:

GENERAL NOTE(S):

Please remember that cosmetic items are subjective and are beyond the scope of our inspection.

Insulation in the crawlspace, basement and/or attic areas can and does limit physical and visual access for inspection. Insulation will be pulled back in some areas during an inspection, if the insulation can be moved without causing damage or tearing vapor barriers. Some hidden damage or issues may exist that cannot be observed due to visual obstruction.

There is snow on and around the house, which is blocking visual access to numerous areas and components of the house. The house was inspected as best as possible with the existing conditions, however there may be hidden or unseen issues that are not disclosed in this report. It would be recommended to have the structure re-inspected at a later date, after the snow has cleared to allow for a full and unobstructed inspection.



Section Summaries

To help the interpretation of this report there will be a System Summary at the end of every section.

This is a generalized summary comment about the overall condition of that system. These comments are subjective and are in the opinion of the home inspector. We can not require that any specific repairs be performed, however recommendations may be given. All system ratings are based on the normal expected conditions for a structure related to its age. Homes, like cars, require periodic maintenance, repair and replacement of parts and pieces. All systems of a home have a useful expected life and will wear over time.

ADDITIONAL NOTES

it would be recommended to inquire about any shared maintenance agreement regarding sharing costs for repairs that occur on shared roof, siding, walkway, and driveway areas.

VISIT OUR WEBSITE

Additional information is available on our web site: www.PDXinspect.com

Our RECALL & SAFETY section contains specific information we want our clients to be aware of and several links to government recall sites. New recalls are constantly being posted by manufacturers for various products. This inspection report may not call out all current recalls, so please review our website for additional current information. Our site also has additional information about Mold and links to the EPA and other related sites.

CRAWLSPACE

**CRAWLSPACE
ACCESSIBILITY:**

There are some areas of the crawlspace; due to the clearances and the size and amount of ducting and plumbing in a particular area, full and complete access was inhibited or blocked. The crawlspace was inspected as completely as possible, with the exception of these areas.

There are two shear walls on either side of the main floor bathroom, which limits access to this area.



There is standing water in the crawlspace under the kitchen, at the rear garage foundation wall. It would be recommended to install a crawlspace access door in the rear garage wall to more easily access the crawlspace. Additionally a sump pump would be recommended in this low area and an access near the sump location will make maintenance of the sump easier.



**VENTILATION &
MOISTURE PROTECTION**

There are small openings in the brick facade at the front foundation vents, making the vent covers difficult to access. The foundation vents are closed and would be recommended to be opened.



MOISTURE CONTENT

Typical moisture contents observed in the floor sheeting and crawlspace structure ranges between 11% to 14% in summer months, and 12% to 16% in the winter months.

The moisture content range observed in the crawlspace was relatively even or consistent throughout the crawlspace. The observed moisture content was: 13% - 15%



**MOLD OBSERVED (in
Crawlspace)**

No obvious or significant mold growth(s) were observed at the time of the inspection.

**FOUNDATION WALLS -
TYPE:**

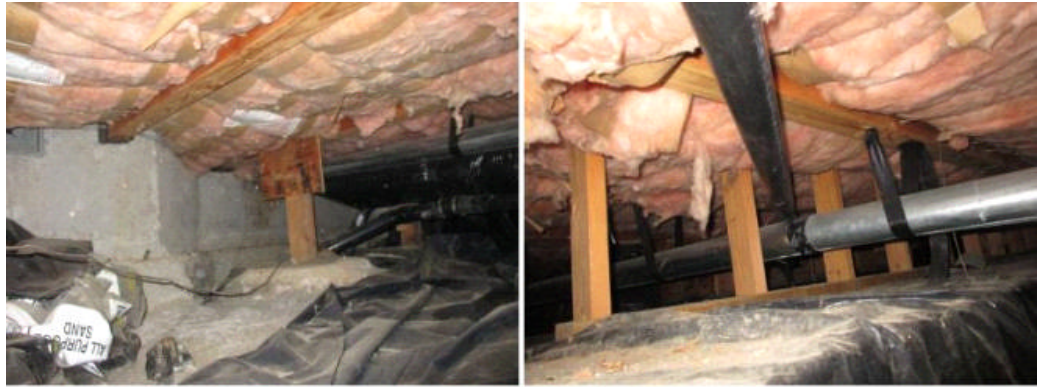
Poured concrete

**STRUCTURAL &
FOUNDATION:**

The structure and structural members appear to be in good condition. There is some visible cracking and/or deterioration to the concrete foundation. There are minor shrinkage or settlement cracks noted in areas around the foundation, which are expected and are not considered to be significant at this time. None of these cracks are shifted or listed and do not indicate signs of structural deficiency.

FLOOR STRUCTURE:

The beams and floor structure are not fully visible due to insulation materials blocking full visual access.



FOUNDATION ANCHORS: Anchor Bolts were observed in areas of the foundation.

INSULATION & DUCTING There are numerous areas throughout the crawlspace where the floor insulation has been knocked or pulled down from the supports. It would be recommended to re-install and to secure these areas. This is leaving some sections of the plumbing supply piping exposed and un-insulated.



.

The furnace ducting is lying on the ground under the front office, in the crawlspace. The ducting should be raised up off of the ground and supported.



,

There is debris noted in the ends of a number of the ducts, near the floor registers, around the crawlspace. This was noted by knocking on the ducting and feeling or hearing debris inside of the ducting. It would be recommended to have the ducting cleaned or vacuumed to remove any and all debris.



CELLULOUS DEBRIS

There are a few areas with small amount of wood scraps or debris on the ground in the crawlspace.

GRADING & ELEVATION

There are some puddles and areas of trapped water due to low areas in the grade trapping water prior to being diverted to the low point drain. It would be recommended to trench through the ground in these higher areas to allow this ground water to flow without restriction to the low point drain.

LEAKING PLUMBING:

There was no evidence of leaking plumbing observed at the time of the inspection.

MOISTURE ISSUES & WATER DAMAGE

There was no evidence of water damage or moisture issues observed.

GROUND WATER

There is standing water in the crawlspace under the kitchen, at the rear garage foundation wall.

There is a low-point drain in the crawlspace, but the drain is set about 10 to 14 inches higher than the lowest area of the crawlspace, under the kitchen. There is standing water in the low areas of the crawlspace that cannot drain out.

SEE PHOTOS ON THE NEXT PAGE



There is also a low area under the Western half of the living room area. It would be recommended to trench from this low area to the kitchen low area to allow drainage. It would be recommended to install a crawlspace access door in the rear garage wall to more easily access the crawlspace. Additionally a sump pump would be recommended in this low area and an access near the sump location will make maintenance of the sump easier.



Section Summary

Repairs Recommended: There are parts or areas with excessive wear or damage that will require repairs. Please carefully read though all of the notes in this section for full details.

ATTIC

ACCESSIBILITY

Method of Inspection: Visual inspection by entering the main upper attic space through a ceiling access panel.



There is no access into the lower attic space



ROOF FRAME

Structure Type: Roof framing consists of pre-engineered and pre-assembled wood trusses, spanning from one exterior wall to another

Roof Sheeting Type: O.S.B. (Oriented Strand Board) Sheathing.

STRUCTURE

GENERAL CONDITION: Good

VENTILATION

There are scissor trusses installed in areas of the attic. There are soffit vents visible around the house. There is a 3 1/2" high soffit vent block. Code requires an R-30 insulation in the ceiling (12" -14" of insulation) and Code also requires 1 1/2" of clear air space on top of the insulation to allow for air flow. This means trying to fit 12 inches of insulation and 1 1/2 inches of air space into a 3 1/2 inch tall area. This measurement increases the further in from the soffit. The fiberglass batt insulation in the scissor trussed areas is covering / blocking the soffit vents. There is no effective soffit ventilation in this portion of the attic. The only way to clear these vents is to remove the ceiling insulation, which is not a practical solution. It would be recommended to add additional soffit vents in open or unvaulted areas or to install gable wall vents on the side gables to increase the flow and amount of ventilation, and to consider installing a thermostat controlled attic fan(s).

Changes to the existing venting would be recommended.

It would be recommended to install gable end vents, in the gable end walls to increase the flow and amount of ventilation, and/or to consider installing a thermostat controlled attic fan.



*

PLEASE DON'T JUST TAKE OUR WORD ON IT...

In regard to blocked or limited soffit venting the following is a quote from Air Vent Inc, who manufactures all types of roof and attic vents;

"It is of no use to install exhaust vents (roof or ridge vents) without adequate intake (soffit or gable vents). An effective balance of intake and exhaust must be achieved to properly ventilate the home. The flow of air in your attic is limited to the amount of intake." This can be found at www.airvent.com

Other information on venting can be found on the National Roofing Contractors Association website: <http://www.nrca.net>

And yet even more information, including continuing education credit courses, are available through CertainTeed and their Professional Education Series.

<http://www.certainteed.com/BuildingScience/Moisture-Management/FAQs>

MOISTURE CONTENT

Typical moisture contents observed in attic areas range between 8% to 10% in summer months, and 10% to 12% in the winter months.

The moisture content range observed in the attic was relatively even or consistent throughout the attic. The observed moisture content was: 10% - 13%



ATTIC LEAKING & WATER DAMAGE

There is leaking around the plumbing vent penetrations through the roof. The plumbing vents are split and damaged.



MOLD OBSERVED (in Attic)

No obvious or significant mold growth(s) were observed at the time of the inspection.

DUCTING & WIRING:

The wiring and ducting throughout the attic appear to be in good or expected condition.

ADDITIONAL OBSERVATIONS:

There is compacted or shifted areas of insulation in the attic due to "traffic" in the attic. There are foot trails through the insulation. This has diminished the thickness and R-Value of the insulation in these areas.



.



Section Summary

Good Condition: This system or portion of the structure is in good or expected condition. with a few noted exceptions.

INSULATION REPORT

The inspection of insulation and ventilation is not technically exhaustive and does not employ the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means. Comments are based on a visual inspection of readily accessible areas. Insulation and vapor retarders are not disturbed during the inspection.

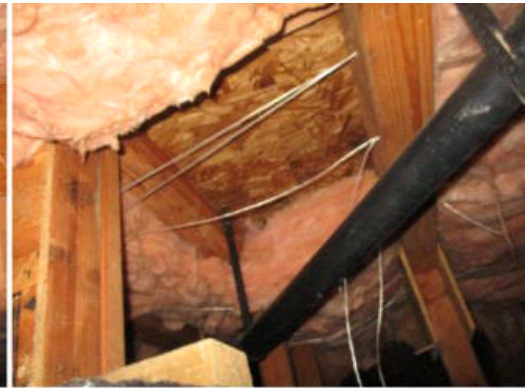
INSULATION

INSULATION AT CRAWLSPACE:

Type: Fiberglass Battens, , installed in the floor.

Depth & Approximate R-Value: 6 to 8 inches, approximately R-22

There are numerous areas throughout the crawlspace where the floor insulation has been knocked or pulled down from the supports. It would be recommended to re-install and to secure these areas. This is leaving some sections of the plumbing supply piping exposed and un-insulated.



INSULATION IN WALLS:

Type: Fiberglass Battens,

Depth & Approximate R-Value, 5 to 6 inches, approximately R-19

INSULATION IN ATTIC:



Type: Fiberglass Battens, Fiberglass Loose Fill,

Depth & Approximate R-Value, 10 to 12 inches, approximately R-32

There is compacted or shifted areas of insulation in the attic due to "traffic" in the attic. There are foot trails or shifted areas of insulation in areas of the attic. This has diminished the thickness and R-Value of the insulation in these areas.

INSULATION ON DUCTING:

Yes, Insulated Flex Ducting.

**INSULATION ON
PLUMBING:**

Yes, The piping is buried in the floor insulation.
There are areas of loose or missing insulation.



Section Summary

Repairs Recommended: There are parts or areas with excessive wear or damage that will require repairs. Please carefully read though all of the notes in this section for full details.

FIREPLACE REPORT

Fires in wood or pellet burning stoves or fireplaces are neither ignited or extinguished during the inspection. Interiors of flues and chimneys, seals and gaskets, automatic fuel feed devices, combustion make-up air devices and heat distribution assists (whether gravity or fan assisted) are difficult by nature to inspect and are beyond the scope of this inspection. Only visually inspectable aspects that can be determined are noted.

It is recommended to have a "level 2" inspection by a **CSIA** (*Chimney Safety Institute of America*) Certified Chimney Sweep upon any sale or transfer of property. Please visit the *Chimney Safety Institute of America* website for important information about chimneys and fireplaces. [WWW. CSIA.ORG](http://WWW.CSIA.ORG)

LIVING ROOM FIREPLACE COMPONENTS:

FIREPLACE TYPE: Metal Prefabricated gas fireplace .
This fireplace cannot burn wood, only gas.



INSPECTION LIMITATIONS: Components could not be fully inspected. The gas has been shut off to the house, and this system could not be run or tested. It would be recommended to have this unit checked and tested by a licensed professional.

FIRE CHAMBER & HEARTH: GENERAL CONDITION: Good

Hearth and Mantel Issues: The hearth appears to be in good to fair condition.

Fire Chamber Issues: The fire chamber appears to be in good to fair condition.

CHIMNEY(S) or CHASE: Direct vent, No flue or chase.



FLUE CONDITION: Good

PLUMBING SYSTEMS

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.

Probability of failure rating: Though a probability of failure for systems or components is specifically not required by the Oregon Home Inspector Certification Law (ORS 701) we at PDX Inspect feel that giving a general idea of the likelihood of failure some of the major systems in the home is useful information. *This rating is typically based on the published industry data of expected ages or expected service lives. This rating is in the opinion of the inspector, and is not in any way a warranty or guarantee on the system.*

UTILITY SERVICES:

WATER SOURCE:

Public,

SEWER DISPOSAL:

Public

MAIN SHUT OFF LOCATION

The main water shut off valve is located in a vault on the exterior of the building.



UTILITIES STATUS:

All utilities on.

SUPPLY LINES:

MATERIAL(s):

CPVC piping,

WASTE LINES:

ABS (plastic)

SUPPLY LINES:

The exposed and visible portions of the supply piping appears to be in good, serviceable condition, with the following exception.

The base of the cabinet and the wall in rear of the under sink kitchen cabinet is water damaged and had over 50% moisture content before the kitchen sink or dishwasher was ran. The house has been vacant and the water has not been run. The wet wall indicates that there is a minor leak in a supply line or piping fitting at or inside of the plumbing wall; however, no clear leak is visible. The wet wall material is starting to host a mold growth. The wet wall material should be removed, the leaking or source of moisture located and repaired, the moisture damaged mitigated, and the wall and cabinet repaired as necessary to address further leaking, moisture damage, and mold.



WASTE LINES: The exposed and visible portions of the waste or sewer piping appears to be in good, serviceable condition.

HOSE FAUCETS:

OPERATION: A sample of the hose bib faucets were operated, and appeared serviceable.

Note: The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

The inspector will not operate the temperature/pressure relief valve on any water heater or boiler and will not operate any valve that is not used as part of normal daily function of that system or component.

WATER HEATER:

FUEL TYPE: Electric, **EARTHQUAKE STRAPPING:** Yes
SPECIFICS: A.O. Smith, Manufacturer Date: 2000.



CAPACITY: 50 Gallons, **PRESSURE RELIEF VALVE:** Yes

LOCATION: Closet, **EXPANSION TANK:** No

CONDITION: Appears to be in good, serviceable condition.

SERVICEABLE LIFE: Water heaters have an expected service life of between 10 to 15 years depending on the type of water heater. Based on the age of the components and the visible condition there is a HIGH probability that this system will require replacement or major repairs within the next 3 to 5 years. Budgeting for this expense would be recommended.

Summary Comments

Section Summary

Expected Condition: This system or portion of the structure has some "wear and tear", but is in typical or expected condition for its age.

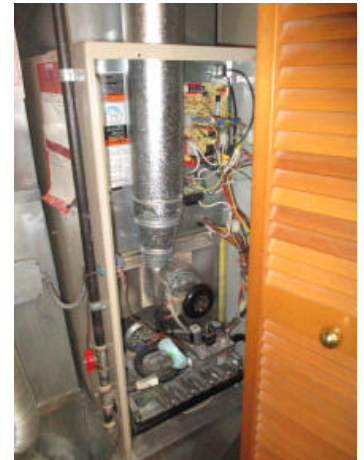
HEATING & COOLING SYSTEMS

Thermostats are not checked for calibration or timed functions. All systems are checked by turning on the thermostat. Systems that have been shut-down will not be restarted by the inspector. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Normal service and maintenance is recommended on a yearly basis for High Efficiency and Oil Burning furnaces, and every 2 years for most all other types of furnaces.

PRIMARY HEATING SYSTEM DESCRIPTION:

UNIT LOCATION(s): Closet.

SYSTEM TYPE(s): Forced air, **FUEL TYPE:** Natural gas



SPECIFICS: Lennox, Manufacturer Date: 2001.

IGNITION & EXHAUST: Electronic ignition is provided. / Induced Draft Exhaust

CONTROLS: Good. The thermostat properly activated the system in the heating mode.

PRIMARY HEATING SYSTEM CONDITION:

GENERAL CONDITIONS: Unable to inspect/ gas was shut off. This system could not be run or tested. **Further evaluation would be recommended.**

FUEL SUPPLY: The gas line wall anchor is torn from the garage side wall. The loose anchorage should be properly secured.

There is no bollard or safety post in front of the gas meter to protect it from car collisions



BURNERS/HEAT EXCHANGERS:

GENERAL CONDITION: Not Determinable.

It is recommended to have the furnace & /or air conditioner checked and serviced no less than every two years. There are no current service records and furnace does not appear to have been cleaned or serviced in the past few years. The last indicated service repair or maintenance was on: 2009.

Monday - Sa	
DATE	SER
8/28/07	IGNITION lockout -
	Signal From 0.7 to 2
3-10-08	GAS TUNEUP-Filter
3-17-09	GAS TUNEUP-Filter

PUMP/BLOWER FAN:

GENERAL CONDITION: Fair / Average

VENTING:

GENERAL CONDITION: Fair, with exceptions

There is a significant build up of efflorescence and evidence of condensation leaking from the joints of the furnace flue. This is an indication of improper combustion in the furnace and it typically an indication of dirty furnace filters, causing the exhaust to be excessively hot.



AIR PLENUM:

GENERAL CONDITION: Fair, with exceptions

There is a crushed duct under the main floor bathroom.



.

The furnace ducting is lying on the ground under the front office, in the crawlspace. The ducting should be raised up off of the ground and supported.



There is debris noted in the ends of a number of the ducts, near the floor registers. It would be recommended to have the ducting cleaned or vacuumed to remove any and all debris.



AIR FILTER(s)

Furnace Filter size(s): 20" x 20" x, 1"
The air filters are located at the return air grills.



FILTER CONDITION:

The furnace filter(s) are dirty and should be changed or cleaned.



SERVICEABLE LIFE:

Based on the age of the components and the visible condition there is a MEDIUM probability that this system will require replacement or major repairs within the next 3 to 5 years.
Consider starting to budget for future expenses.

SUMMARY COMMENTS

Section Summary

Further Evaluation Would Be Recommended:
Parts of this system could not be fully accessed and/or fully evaluated. See more specific notes above. It would be recommended to have these noted systems further investigated or evaluated.

ELECTRICAL SYSTEMS

Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection due to time constraints.

MAIN SERVICE AND MAJOR COMPONENTS:

SERVICE ENTRANCE: Underground, **OUTSIDE SHUT OFF:** YES



SERVICE CONDITION: The service entrance appears in good and serviceable condition.

PANEL # 1 : **MANUFACTURER:** Siemens, 110/220 Volt / 100 AMP
PANEL OVER CURRENT PROTECTION TYPE: Circuit breakers

PANEL # 1 LOCATION: Hallway.



ELECTRICAL PANEL CONDITION(s):

PANEL # 1: The main panel appears to be in good condition.

GROUNDING: The visible components of the electrical grounding system appear to be in good condition.

CONDUCTORS:

TYPE(S) OF WIRING Modern 3-wire Romex type wiring is present in the 110 volt electrical system.

BRANCH WIRING: The wiring and conductors appear to be in good condition.

SWITCHES & OUTLETS:

CONDITION: A representative sampling of switches and outlets were tested and appear to be in serviceable condition.

EXTERIOR ELECTRICAL: The exterior aspects of the electrical system appear to be in good or expected condition.

A random sampling or representative number of outlets were checked during the inspection, in accordance with the Oregon Home Inspector Certification law.

No cords or appliances were unplugged to check outlets, and furniture or stored items were not moved to access or check outlets.

Note about receptacle testing equipment: NO electrical circuit tester currently available, regardless of price, will give an accurate reading if more than one issue or miss-wire exists in a circuit. False positives are possible if any appliances are plugged into a circuit being tested. See our website for more information about electrical testing equipment, testing procedures and protocols.

Summary Comments

Section Summary **Good Condition:** This system or portion of the structure is in good or expected condition.

KITCHEN REPORT

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected as they require connection to facilitate testing.

KITCHEN FIXTURES:

CABINETS:

GENERAL CONDITION: Fair / Below Average, considered to have excessive wear and/or damage

The base of the cabinet and the wall in rear of the under sink kitchen cabinet is water damaged and had over 50% moisture content before the kitchen sink or dishwasher was ran. The house has been vacant and the water has not been run. The wet wall indicates that there is a minor leak in a supply line or piping fitting at or inside of the plumbing wall; however, no clear leak is visible. The wet wall material is starting to host a mold growth. The wet wall material should be removed, the leaking or source of moisture located and repaired, the moisture damaged mitigated, and the wall and cabinet repaired as necessary to address further leaking, moisture damage, and mold.



COUNTERS:

GENERAL CONDITION: Good

FLOORS:

GENERAL CONDITION: Good

KITCHEN SINK:

GENERAL CONDITION: Good

The RECALL & SAFETY section of our web site: www.PDXinspect.com, contains specific information we want our clients to be aware of and links to government recall sites. New recalls are constantly being posted by manufactures for various products. This inspection report may not call out all current recalls, so please review our web site for current information.

KITCHEN APPLIANCES:

OVEN:

GENERAL CONDITION: Good

COOK TOP

GENERAL CONDITION: Good, with exceptions
There is a dent and chip in the finish.

VENTILATION:

GENERAL CONDITION: Good

REFRIGERATOR:

GENERAL CONDITION: Fair, with exceptions
The gasketing of the refrigerator is torn or damaged at the bottom corner.

The fridge door appears to have incorrect handles, leaving a hole in the door face.



DISHWASHER:

GENERAL CONDITION: Good, with exceptions
The dishwasher is not secured or connected to the countertop or cabinets.



GARBAGE DISPOSAL

GENERAL CONDITION: Good

MICROWAVE:

GENERAL CONDITION: Good

SWITCHES/OUTLETS:

GENERAL CONDITION: Good
Outlet(s) are GFI protected.

LAUNDRY FACILITIES REPORT

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Older water supply valves may be subject to leaking if turned.

LAUNDRY FACILITIES:

LOCATION & FUEL TYPE: Utility closet, FUEL TYPE: Electric

VENTING & TYPE: Vented / Ducted Out: Yes, Ducting Type : Solid Metal Ducting
There is a plastic ball inside of the dryer duct, which is obstructing air flow and creating a build up of lint in the ducting, which is considered a fire hazard. The ball should be removed and the dryer duct should be cleaned or replaced.



UTILITY SINK: GENERAL CONDITION: Not Applicable

FIXTURES: GFI Protected Outlet: No, Utility Area Fan: No, Utility Area Window: No

LAUNDRY FACILITY CONDITION: GENERAL CONDITION: Good, with exceptions

BATHROOM(s) REPORT

BATHROOM #1

BATH LOCATION:

Upstairs

CABINETS:

GENERAL CONDITION: Fair, with exceptions

There is some minor swelling and water damage to the base of the cabinet under the sink due to water leaking and collecting under the sink.



COUNTERS:

GENERAL CONDITION: Fair, with exceptions

The grout between the backsplash and the countertops is cracked. It would be recommended to caulk this crack along the backsplash.

FLOORS:

GENERAL CONDITION: Fair / Average

SINK(S):

GENERAL CONDITION: Fair, with exceptions

There is leaking noted at the connections of the drain piping under the sink. It would be recommended to have the leaking piping repaired or replaced.



TOILET:

GENERAL CONDITION: Fair, with exceptions

The base of the toilet is loose. It would be recommended to have the base of the toilet reset with a new wax ring, have the base properly secured, and caulk around the base of the toilet.

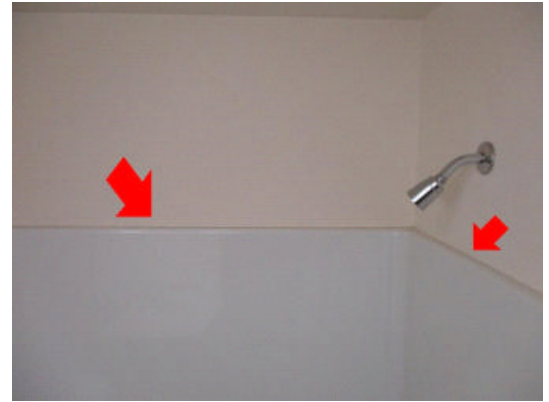
TUB:

GENERAL CONDITION: Fair / Average

SHOWER:

GENERAL CONDITION: Fair, with exceptions

There is unpainted sheetrock above the shower surround, and no caulking, between the surround and wall, to prevent wicking or seepage around the top of the surround. It would be recommended to caulk and seam between the enclosure and wall and re-paint the sheetrock around the top of the enclosure, to prevent moisture intrusion.



VENTILATION:

GENERAL CONDITION: Fair / Average

SWITCHES/ OUTLETS:

GENERAL CONDITION: Good
Outlet(s) are GFI protected.

BATHROOM #2

BATH LOCATION:

Main

CABINETS:

GENERAL CONDITION: Fair, with exceptions

There is some minor swelling and water damage to the base of the cabinet under the sink due to water leaking and collecting under the sink.



COUNTERS:

GENERAL CONDITION: Fair / Average

The grout between the backsplash and the countertops is cracked. It would be recommended to caulk this crack along the backsplash.

FLOORS:

GENERAL CONDITION: Fair / Average

SINK(S):

GENERAL CONDITION: Fair, with exceptions

There is leaking noted at the connections of the drain piping under the sink. It would be recommended to have the leaking piping repaired or replaced.



TOILET:

GENERAL CONDITION: Fair / Average

2018 Sample Report 1

SHOWER:

GENERAL CONDITION: Fair / Average

VENTILATION:

GENERAL CONDITION: Fair / Average

SWITCHES/ OUTLETS:

GENERAL CONDITION: Good

Outlet(s) are GFI protected. The reset is in the, upper bathroom.

INTERIOR REPORT

As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected.

Cracks in plaster, nail pops, split corner beads or other issues that are determined to be age relevant or cosmetic in nature, in the opinion of the inspector, will not be noted or considered in this evaluation. Though there may be a cost associated with repairing these conditions, they are aesthetic in nature and severity or need for repair is subjective.

Smoke Detectors: In addition to the guidelines set forth in the Oregon State Law, PDX Inspect recommends that every dwelling should have smoke detectors in each bedroom, plus one per floor.

DOORS:

FRONT DOOR(S): Metal, GENERAL CONDITION: Good.

REAR DOOR(S): Vinyl, Slider, GENERAL CONDITION: Good.

GARAGE / HOUSE DOOR: Metal, GENERAL CONDITION: Good

GARAGE SIDE/MAN DOOR: Wood.

WINDOWS:

WINDOW TYPE(S): Vinyl, Slider, & Fixed, Double Pane

EXTERIOR ISSUES: GENERAL CONDITION: Fair / Average

INTERIOR ISSUES: GENERAL CONDITION: Fair, with exceptions
There are broken seals between the panes of glass on the front office double pane window, which is allowing water vapor to collect between the glass panes. These windows appear fogged.
Other windows may also have broken seals, but may not be fogged or water stained. Some window will only show fogging at specific temperature difference between interior and exterior temperatures.



STAIRS & HANDRAILS:

CONDITIONS: GENERAL CONDITION: Good

Smoke detectors will not be removed during the process of inspection, there by no comment as to whether the smoke detector(s) are hard wired or battery operated will be included. Any smoke detectors that are in need of being replaced will require removal, and determination of wired or not wired can be easily made at that time.

SMOKE / FIRE DETECTOR:

NUMBER OF SMOKE DETECTORS: Four, , one per bedroom, , plus One per floor.

COMMENTS: It appears that the smoke detectors meet or exceed the current standards of the Oregon Smoke Alarm Law.

NUMBER of CARBON MONOXIDE DETECTORS Two, One per floor.

COMMENTS: There appear to be carbon monoxide detectors installed and that the house meets the current legal requirements.

OTHER ROOM:

COMMENTS The main bathroom ceiling shows past water damage and patching. There is no current leaking or moisture.



.

There is a very large patch in the living room ceiling. It is suspected there may have been a past leak from the upper bathroom. No leaking was noted at the time of the inspection.



The doorknob latch is stuck on front bedroom /bathroom door.

GARAGE / CARPORT REPORT

TYPE:

LOCATION: Attached One car, #of Doors: Single Door

GARAGE DOOR(S):

DOOR CONDITION: Fair, with exceptions
 Minor damage is noted.
 The garage door surround and trim is set in direct contact with the concrete driveway. The wooden trim is wicking moisture and has moisture damage and rot in the base of the surround. There is also some paint peeling and damage. It would be recommended to repair or replace the damaged trim base. It would be further recommended to cut or leave the bottom of the garage surround trim 1/4" to 1/2" above the ground level to prevent direct contact with the ground.



DOOR OPENER:

The trip sensor Automatic Reverse Mechanism feature is, operating properly.

 The resistance self reversing mechanism was tested by the inspector holding arms out under the closing door. The door opener is NOT reversing with appropriate or minimal resistance, the door requires excessive force to reverse. It would be recommended to adjust the sensitivity of the reversing mechanism.

FLOOR / SLAB:

SLAB CONDITION: Good

MISCELLANEOUS:

CONDITION: Outlet(s) are GFI protected.

STRUCTURE:

CONDITION: Good

Section Summary

Good Condition: This system or portion of the structure is in good or expected condition. with a few noted exceptions.

EXTERIOR SYSTEM REPORT

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soil engineer should be consulted. Any reference to grade is limited only to areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping including; sprinkling systems, municipal water and sewer service piping or septic systems.

GENERAL COMMENTS

There is snow on and around the house, which is blocking visual access to numerous areas and components of the house. The house was inspected as best as possible with the existing conditions, however there may be hidden or unseen issues that are not disclosed in this report. It would be recommended to have the structure re-inspected at a later date, after the snow has cleared, to allow a full and unobstructed inspection.



DRIVEWAY:

CONDITION:

Fair / Average

The cracks noted in the concrete parking area, which are considered to be typical for the age and environment of the concrete slab.

There is some cracked and settled sections of the asphalt driveway. This damage is not considered to be excessive, but will likely require repair within the next 3 to 5 years.



SIDEWALKS:

CONDITION:

Not determined due to snow and ice

PATHWAYS & WALKWAYS

CONDITION:

Not determined due to snow and ice

LANDSCAPING:

CONDITION:

There are bushes along or against the side of the garage. Large bushes and tree branches should be kept trimmed away from the walls and roof to prevent wind related damage to the structure.



GRADING:

SITE:

The site is flat.

SITE CONDITION:

The grading is in good or fair condition. No issues appear to need to be addressed at this time.

FRONT PORCH:

PORCH TYPE:

Concrete, , Covered by a roof or awning structure,
General Condition: Good

CONDITIONS:

The porch appears to be in good or expected condition, with the following exceptions
There are water stained and paint damaged sections of soffit and fascia of the front porch roof, due to over flowing gutters and wicking along the edge of the soffit. There is some water damage and/or rot in the perimeter edges of the soffit.



STAIRS & RAILINGS:

The porch stairs appear to be in good or expected condition.

REAR DECKS:

DECKING TYPE:

Wood, General Condition: Good, with exceptions

CONDITIONS :

The decking and deck structure appear to be in good or expected condition, with the following exception.

The deck ledger was installed over the top of the vinyl siding, which is an improper installation. The vinyl siding should not be anchored or fastened through due to expansion and contraction of the vinyl.



STAIRS & RAILINGS

There are areas of the hand or guard railing around the deck that are not fully stable or secure. The railing should be able to properly support a 200 pound load without stress. (per OSHA and building industry standards) It would be recommended to re-support, stabilize or repair the railings as necessary.

SIDING REPORT

SIDING & TRIM TYPE(s):

SIDING MATERIAL(s): Vinyl Siding & Brick.

TRIM MATERIAL(s): Wood.

METAL or VINYL SIDING There are corner trim channels, in areas around the house, which are not properly secured and have pulled out from the siding and corner. These corners should be properly re-installed.

The soffit material of the rear soffit, above the deck, was too short and is leaving an open and unsealed gap at the edge of the soffit. It would be recommended to install screening at this gap to prevent birds from nesting in the soffit.



The siding on the front garage side walls was cut too short to fit properly in the J-channels. The siding was screwed to the wall. Vinyl and/or Metal siding should not have any fasteners secured through the siding.



There are several holes and punctures through the siding. The damaged sections of siding should be replaced or properly patched.



,

There is not a proper transition block outs or trim block to properly seal and secure the siding at the gas line penetration. Both vinyl and metal siding expand and contract very readily and caulking at penetrations is ineffective due to expansion and contraction of the siding that will break the seal of the caulking. Proper block-out have channels around the block-out to seal and secure the siding, leaving a single membrane that can be sealed.



INSTALLATION ISSUES:

The deck ledger was installed over the top of the vinyl siding, which is an improper installation. The vinyl siding should not be anchored or fastened through due to expansion and contraction of the vinyl.



MOISTURE & WEATHER PROTECTION

CAULKING CONDITION: GENERAL CONDITION: Not Applicable

PAINT CONDITION: The paint on the house appears to be in good to fair condition. The exception is that of some peeling paint on window and doorframes. The paint on the varge rafters is cracked and peeling, and needs to be re-painted.



LEAKING or WATER DAMAGE:

There are water stained and paint damaged sections of soffit and fascia at the front porch, upper rear valley, and SE end of the upper rear gable. There is some water damage and/or rot in the perimeter edges of the soffits in areas around the house.



FLASHINGS

FLASHING: GENERAL CONDITION: Fair / Average

GENERAL SIDING CONDITIONS

* GENERAL CONDITION: Fair, with exceptions noted above
There is melted and heat damaged siding at the rear deck due to a BBQ grill being placed too close to the siding.



,

Several of the rafter tails along the Western side of the garage have been split by the gutter screws. The gutters appear to be secured by anchors in other rafter tails. The split rafter tails do not appear to be causing a structural deficit.



Section Summary

Expected Condition: This system or portion of the structure has some "wear and tear", but is in typical or expected condition for its age, with a few noted exceptions.

ROOF SYSTEM REPORT

The following is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer a warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall and severe conditions . Reference weather condition on page 2, many times this situation is not present during the inspection.

ROOF:

ROOFING TYPE: Architectural Composition, **Number of Layers of Roofing:** 1, One Layer.

ROOF ACCESS: The roofing surface was obstructed by snow. It would be recommended to have the roofing condition evaluated when the snow melts and the roofing can be fully observed Please make arrangements with our office to re-schedule the roof inspection when snow cover is gone.



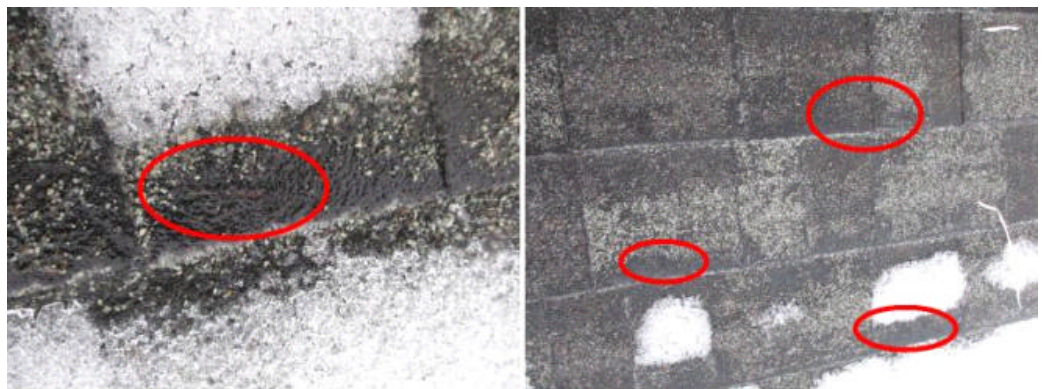
ROOF STRUCTURE

GENERAL CONDITION: Fair / Average

COMPOSITION INSTALLATION:

GENERAL CONDITION: Good, with exceptions

Some of the staples used to secure the roofing were not set flush, and are slightly raised above the surface of the shingles. This is causing wear spots and penetrations in the covered portion of the next course of shingles. This is found throughout the roof. This will diminish the life expectancy of the roofing and can cause leaking due to these roof penetrations. These staples should be removed or set flush and the roofing patched with a tin shingle, or the damaged tabs should be replaced.

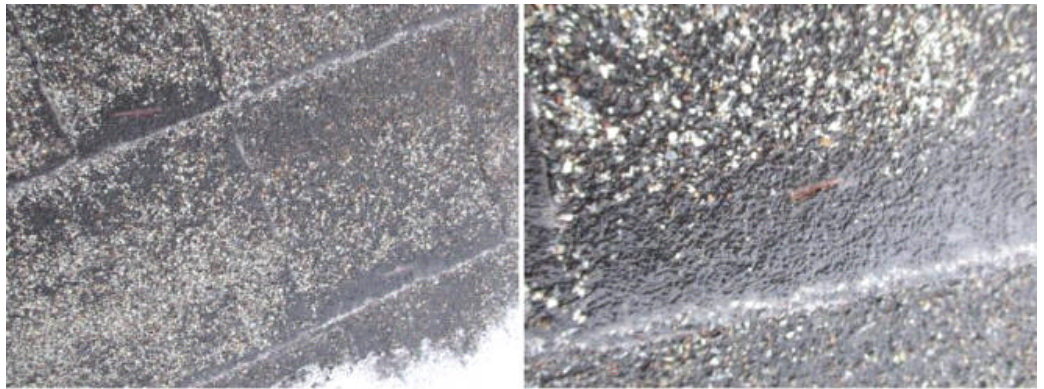




**COMPOSITION
CONDITION:**

GENERAL CONDITION: Fair, with exceptions
The roof has been previously pressure washed to remove moss and debris. There are some areas of significant damage and markings in the composition due to the force of the pressure washer. There are areas that appear to be in need of repair or replacement within the next 1 to 2 years. The granular material of the composition roofing on the lower rear roof areas has been stripped from the roofing, exposing the fiber mat to damage.

There are no signs of leaking, however these areas of roofing are expected to cause leaking within the next few years. Due to the damage to the roofing, the roofing material is considered to be at the end of its useful life expectancy.



EXPOSED FLASHINGS:
CONDITION:

The edge flashing on the upper SE gable is raised, which is exposing the edge of the roof sheathing and bridge the roofing, which can cause tears and damage.



GUTTERS & DOWNSPOUTS:

TYPE(S):	GUTTERS: Metal,	DOWNSPOUTS: Metal.
CONDITION:	GENERAL CONDITION: Fair, with exceptions There is leaking noted at some of the gutter joints or seams. This can create moisture issued and erosion round the structure. It would be recommended to reseal these joints. There are some loose or unsecured downspouts around the house. It would be recommended to properly secure the downspouts.	



ROOFING SYSTEM RATING:

Section Summary	Repairs Recommended: There are parts or areas with excessive wear or damage that will require repairs. Please carefully read though all of the notes in this section for full details. There are some issues creating above normal wear or damage some attention now will minimize damage later.
EXPECTED SERVICE ROOF LIFE:	7 to 10 Years, after noted repairs.

CLOSING NOTES & DISCLAIMERS

Location of a Report Summary:

Please read the entire content of our report, we do not produce "highlight" or "Summary Reports". To pick out some of the items of the report and list them in a separate section would promote skim reading, and thereby limit the understanding of our findings. This would also assume that the concerns of the inspector are exactly the same concerns of our clients. Prior experience has taught us that this is rarely the case.

Our Focus

The purpose of our inspection, and this report, is an attempt to identify all the major issues and concerns in the structure and notify you (our client) of our findings. To best accomplish a reasonable level of accuracy, in our experiences and opinion, is to focus our inspection more particularly at the crawlspaces, basements, attics and roofs, the major structural systems of the building and the areas of the structure that most building owners rarely access. Nicks and dings in walls or doors, stained carpets or other issues that would be readily identifiable by a lay person are only noted in our reports if the conditions are considered chronic or excessive in the opinion of the home inspector. In addition, sink traps, valves, and even appliances may inadvertently become damaged after our inspection, such as when movers clear out stored items from under sink cabinets. PDX Inspect recommends that all purchasers perform a "pre-purchase walk through" to identify any of these issues that may be of concern to the purchaser.

As stated in the inspection contract, personal possessions are not moved by the inspector. Items like rugs, pictures or cluttered conditions can mask or conceal otherwise readily visible issues. Further, conditions will change with weather conditions and time, even during the industry standard one to two month period between the inspection and possession of the property. For all of these reasons, PDX Inspect again recommends that all purchasers take the time to perform a "pre-purchase walk through".

Things to keep in mind

Please note that all systems require regular servicing and/or maintenance to assure normal and proper wear and operation. Systems that are not properly maintained have a increased probability of failing prior to their normal, expected service life. Further, no system lasts forever, systems and components will wear out or fail and require replacement.

According to reports from the insurance industry 9 out of 10 of the leading structural defects or damages in a structure create water damage or are from water damage. Quick responsiveness in correcting any repairs, regardless of how minor, assures against further damage and deterioration. If left unattended defects or damage may create a new set of defects and damage.

Weather plays a large factor in moisture intrusion and damage to structures. Damage due to weather conditions cannot be predicted and will not be assumed as part of this report. IE: strong winds, excessive heat or cold, rain or snow, especially in combination, may create leaks or damage that would not occur under normal conditions.

Realistic expectations for a building / home inspection

You will likely find some issues that we did not find! It is not humanly possible to locate and identify all derogatory issues that a structure may have in the course of a few hour long, general inspection. It would require days to inspect thoroughly each of the thousands of components of a structure / home to be able to guarantee that all visible defects were located. Thereby it is likely and even probable that some issues or damage will be found by you, our client, after the completion of our inspection. As stated above our focus is to inspect the major components of a structure in a general and overall view to minimize your, our client's, exposure to potential costs or damages.

Not Insurance

In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

Thank you for your patronage

We appreciate the opportunity to work with you and look forward to working with you again in the future. Please do not hesitate to contact us if you have any questions, comments or concerns. Our business is assuring your satisfaction.

Wood Destroying Organism Report

GENERAL INFO

PDX Inspect

Home Inspection and Consulting Services
818 SW 3rd Ave Ste 221-9506. Portland, OR 97204.

Contact Info: VM (503)740-5838 E-Mail: Don@PDXinspect.com.
Inspection performed by: Don Adams Hatch OCHI # 053 CCB # 201495 VM (503)740-5838
File/Case No.: 10566 Sample 1 12-27-17 December 27, 2017.
Inspection Address : 12345 SE Portlanda Way Portland, OR 97345.
Structures Inspected: Dwelling Only.

Statement Regarding Wood Destroying Organism Inspection

1. The visual inspection covers the readily accessible areas of the property, ie: attics and crawlspaces which permit entry.
2. The inspection did not included areas which were obstructed or inaccessible at the time of the inspection. Areas that were inaccessible or obstructed may include, but are not limited to; wall coverings, fixed ceilings, floor coverings, furniture or stored items, insulation, wet crawlspaces, wood covered by earth, and ductwork. The inspector should list significant obstructions or conditions inhibiting inspection.
3. This is not a structural damage report. Neither is this a warranty of the absence of Wood Destroying Organisms.
4. Neither the inspector nor the inspection company have had, presently have, or contemplate having any interest in the property being inspected.
5. Damaged observed, if any, will not be corrected by this company. We recommend that damaged be evaluated by a qualified building expert. Any repairs should be performed by a licensed, bonded contractor.

Were there any areas that were inaccessible or had obstructed access?

YES: If "Yes" see list below for specific obstructions, and any additional explanations:
Fixed Ceilings, Floor Coverings, Cabinets &/or Shelving, Insulation,

Unless otherwise noted this inspection does not include areas which were obstructed or inaccessible at the time of the inspection.

Based on a careful visual inspection of the "readily accessible" areas of the property;

NO No visible evidence of structural rot, damage or infest was observed.

Type (s) of Wood Destroying Organisms observed.

Fungi / Rot: NO **Dampwood Termites:** NO,
Carpenter Ants: NO **Subterranean Termites:** NO,
Wood-boring Beetles: NO **Other:** NO,
Signs of previous chemical treatment for pests: NO

Conditions favoring Wood Destroying Organisms:

Cellulose Debris: YES **Earth to Wood Contact:** NO
Excessive Moisture: NO **Poor Ventilation:** YES
Standing Water in the Crawlspac: YES **Inadequate Clearance:** NO
Vegetation in Contact: NO **Other:** NO
Further Inspection is Recommended: NO

Inspected By: Don Adams Hatch, Signature on File
PDX Inspect OCHI # 053, CCB # 201495.