

hopkins home inspection

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CCB# 175821, OCHI# 1230

Property Inspection Report

1234 Any Place, Portland, OR
Inspection prepared for: Joe Smith
Date of Inspection: 6/24/2025



Prepared by: Matthew Hopkins

CCB# 175821, OCHI# 1230

503.869.5292 matt@hopkinsinspections.com

THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES, MAY RELY UPON ANY REPRESENTATION IN THE REPORT.

An Inspection Contract and a copy of the Oregon Home Inspection Consumer Notice was delivered prior to the inspection or at the time of the inspection.

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Inspection and Property Information

Type of inspection

Whole house inspection including inspection for wood destroying insects and organisms (pest and dry rot).

Buyer's agent

Veronica Powell, Living Room Realty, 503.936.3475, veronica@livingroomre.com.

Present at inspection

The client was present for the inspection.
The buyer's agent was present for the inspection.

Start time

9:00 am

Weather conditions

Clear

Soil conditions

The soil was wet, there has been rain recently.

Approximate temperature

65-70°F

Property type

Single family house

The front of the building faces

North

Status

Vacant, The building was partially furnished

Apparent modifications or additions

- Modifications, alterations or changes have been made to the building. Most modifications, changes, alterations, upgrades, or remodeling type work require local building department permits and inspections. We advise that the client verify all building department records for all work done at the property, and verify that all inspections are complete and have had final approval.

Inspector

Matthew Hopkins, OCHI# 1230, CCB# 175821
Hopkins Home Inspection, 503.869.5292, matt@hopkinsinspections.com

Report Information

Important: Read the following report information and Inspection Contract carefully for terms and conditions governing this report.
Hopkins Home Inspection requires an Inspection Contract be signed by the client prior to performing an inspection. If you were not present at the inspection or did not sign the Inspection Contract you, by accepting, paying for, and or using the inspection report, acknowledge and agree to be

bound by the terms and conditions set forth in the Inspection Contract. Reliance on this report by other parties not listed in the Inspection Contract is forbidden. This inspection was performed in accordance with the Standards and Practices set forth in Oregon Administrative Rules (Division 8 of OAR 812) and Oregon Home Inspection Certification Law (ORS 701), or, for inspections performed in Washington State, the Standards of Practice set forth in WAC 308-408 and the Washington Home Inspector Licensing Law (RCW 18.280), with exceptions as listed in the Inspection Contract. A summary of the applicable state standards was provided with the Inspection Contract.

This report is intended only as a general guide to help the client make his or her own evaluation of the overall condition of the building, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location were concealed, not fully visible or difficult to inspect are excluded from the inspection and report. This inspection is limited to those items included within this report, items not listed in this report were not inspected.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental agency. This is not a code or habitability inspection.

The report is not a warranty or guarantee as to the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such.

Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on the inspector's experience and opinion only and occasional wide variations are to be expected between such estimates and actual experience.

Any deficiencies to systems and or their components identified in the report should be evaluated and or repaired by licensed contractors or specialist prior to closing, obtaining price estimates for maintenance and repairs is also recommended. Pictures contained in the report are meant to be a representative sampling of conditions at the property and NOT a representation of every location where a condition occurs.

The inspector does not check for building permits or compliance or non compliance with any codes, ordinances, statutes or regulatory requirements or restrictions. Most modifications, changes, alterations, upgrades, finishing of basements, attics or garages or remodeling type work require local building department permits and inspections. We strongly advise that the client verify all building department records for all work done at the property.

In Portland, permit information can be obtained by calling 503-823-7300, limited information may be available online at www.portlandmaps.com or www.portlandonline.com. Other Oregon building departments can be found online at <https://www.oregon.gov/bcd/lbddd/Pages/index.aspx> or www.buildingpermits.oregon.gov. For properties in Washington State, permit information can be obtained from the applicable city or county building department, or from the Washington State Building Code Council at www.sbccc.wa.gov.

The inspector does not check for recalled products, components or materials. Many household products, components and material have been recalled in the past and additional items are recalled each year. Identification of recalled products is beyond the scope of this inspection. Further information regarding recalled products can be obtained at the Consumer Products Safety Commission at www.cpsc.gov

Reading and Understanding this report: The inspection report is intended to assist you in making your own assessment of the condition of the inspected property and its components. You will find some or all of the following descriptions in the report.

Appeared Serviceable: Systems or components identified in this manner appeared to be functioning as intended at the time of the inspection. This is not to mean that the item was in better than average condition and often wear and or deterioration will be present. This is not a guarantee against future problems or failures. All systems and components require regular maintenance and have limited service life spans. All items listed as serviceable will need to be regularly maintained and monitored.

Monitor: Systems or components identified in this manner need to be monitored for any changes or variations from their condition at the time of inspection. Any changes or further deterioration to the components or systems may require further action such as repairs, replacement or evaluation by a licensed professional in the appropriate field.

Evaluate: Systems or components identified in this manner require additional assessment by a licensed professional in the appropriate area of expertise. Evaluation may be required for safety concerns or to verify proper working order of an item, component or system.

Repair/Replace: Systems or components identified in this manner DO NOT appear to be functioning as intended at the time of the inspection and repairs or replacement may be necessary. All repair work needs to be performed by qualified, licensed professionals in the appropriate area of expertise.

This report contains technical information, if you have any questions regarding the report or its contents please contact the inspector.

Site Conditions

Evaluation of soils, site stability, site drainage and geologic conditions are beyond the scope of this inspection and were not inspected or evaluated. Further evaluation of these items can be obtained by geo technical engineers and is strongly recommended on moderate to steeply sloped sites or sites where slides or drainage issues are possible.

Drainage is observed at the areas around the foundation or building only. Underground drain pipes or systems are not visible and were not inspected or evaluated, we recommend you obtain further information regarding any drainage systems on the property and further evaluation of these systems if needed.

The condition of trees, shrubs or other vegetation was not evaluated. Large trees are potentially hazardous and need to be evaluated by a licensed arborist.

Property lines and boundaries were not located by the inspector. Locating the property boundaries can be done by a licensed surveyor. Small landscaping walls or other walls which are not structurally necessary were not evaluated or inspected.

Grade

- The property site has a moderate slope and may be prone to drainage issues, erosion or other instability. Further evaluation of the site can be obtained by a licensed drainage contractor or geo technical engineer.

Drainage

- **Improper slope of the site towards the foundation. This condition can result in increased moisture at the foundation, lower walls or in the basement or crawlspace areas and can lead to mold, rot and or insect damage and can also result in settlement to the building and other problems. Corrections are needed, recommend obtaining price estimates for needed corrections from a licensed drainage contractor.**
- Surface drains were visible at the property. These drains were not inspected and their connections and terminations were not determined. Recommend further information regarding the drainage system and where these drains drain to.



Improper drainage in areas

Clearance to structure

- Improper clearance between the ground and the building was present. A 6" minimum separation between the ground and building materials is recommended. Clearance of less than 6" can result in conditions conducive to moisture, rot and or insect damage. This condition needs to be carefully monitored and corrections are recommended.



Lower walls at ground



Lower walls at ground



Lower walls at ground

Vegetation

- Trees were close to or overhanging the roof. Removing debris from the gutters and roof will be needed on a regular basis.
- Vegetation at the property is overgrown. Heavy vegetation limited access to areas of the site and building, corrections are needed. The vegetation needs to be cut away from the building, a minimum 6" separation is recommended.



Trim plants away



Overgrown vegetation

Site condition notes

- The building sits on a large site with heavy vegetation in areas. Not all areas of the site were visible or inspected.
- Metal pipes were exposed at areas of the grounds. Recommend obtaining further information regarding these pipes and removal were possible.

Retaining wall

Location: Front yard

Type: Concrete

Condition:

- Large cracks were present at the wall and the wall may need repair or replacement, recommend further evaluation of the wall by a masonry contractor or professional engineer.



Large crack at wall

Retaining wall #2

Location: Rear yard

Type: Brick or brick veneer, Stones set in mortar or concrete

Condition:

- Deterioration was present at the wall, recommend monitoring and maintenance.
- Significant displacement or movement was visible at the wall, the wall may need to be replaced or repaired. This condition needs to be evaluated by a licensed masonry contractor or professional engineer.



Displacement at wall

Retaining wall #3

Location: Side yard

Type: Dry stacked stones

Condition:

- The retaining wall appeared serviceable.

Retaining wall #4

Location: Side yard

Type: Dry stacked stones

Condition:

- Portions of the retaining wall were not fully visible.

Grounds

Sidewalks in many jurisdictions are the responsibility of the property owner. If damage or a hazard exists it is often the responsibility of the property owner to repair and the property owner may be liable for hazards at the sidewalk areas. Check with your local building department for information regarding sidewalks and walkways in public right of ways.

Sidewalks

Type: No public sidewalks provided at this time. Sidewalks may be required in the future and the property owner may be responsible for installing them.

Walkways

Type: Concrete
Stone

Condition:

- Trip hazards were present at the walkways, repairs are needed for safety.



Trip hazards



Trip hazards

Driveway

Type: Concrete, Asphalt

Condition:

- A surface drain was present at the driveway. The drain was not inspected and its connection and termination were not determined. Recommend further information regarding the drain, its operation and where it drains to. The drain will need to be kept clean and free of debris.

- Trip hazards were present at the driveway, repairs are needed for safety.



Trip hazards at driveway

Exterior stairs

Location: Front porch

Type: Brick

Condition:

- Uneven spacing and surface of some steps. This condition is potentially hazardous and corrections are recommended.



Uneven surface

Patio

Location: Rear yard

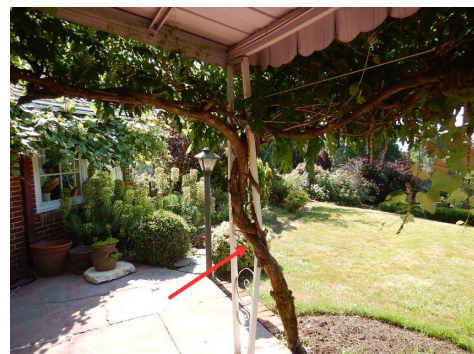
Surface material: Concrete

Condition:

- Large cracks were present at the patio surface, this condition needs to be monitored repairs may be needed.
- Portions of the patio surface were raised or settled, this condition needs to be monitored and corrections may be needed if trip hazards are present.
- Cover type: Metal roof panels over a metal structure.
- Trip hazards were present at the patio surface, repairs are needed for safety.
- Condition: The cover appears to leak, repairs are needed. The cover is in poor condition and needs to be removed or replaced.



Large cracks and trip hazards



Cover in poor condition

Patio #2

Location: Side yard

Surface material: Concrete

Condition:

- A drain was present at the patio area, the drain was not operated or inspected. Recommend further information regarding the operation of the drain and where it drains to.
- Evidence of poor drainage at the patio surface. The patio may collect water or not drain well. This condition needs to be monitored and corrections may be needed.
- Trip hazards were present at the patio surface, repairs are needed for safety.



Poor drainage at patio

Items not inspected

- There is an exterior sprinkler or irrigation system installed. This system was not operated or inspected. Recommend operational review of this system with the seller. Irrigation systems should have anti siphon or back flow devices installed, we recommend that you have the system checked for proper installation by a licensed plumber or irrigation contractor. Irrigation systems need to be properly winterized to help prevent freezing pipes, recommend further information regarding the winterization procedure for this system.
- There is a pond, fountain or other water feature at the property. These items were not inspected. Recommend further evaluation by an appropriate contractor and operational review. These items may be potentially hazardous and appropriate fencing or railings may be necessary.

Exterior Walls

Exterior walls, siding, trims and other components of the buildings exterior were inspected visually from the ground only. Upper areas were not fully visible and were not fully evaluated. The condition of the walls and materials behind the siding was not visible and was not inspected or evaluated. Further evaluation of the walls and wall components, moisture detection, or other inspections can be obtained by specialty contractors.

Conclusive identification of siding and trim materials was not made, we recommend that you obtain further information regarding the type of siding and trim materials.

Wall construction

- The walls appear to be wood framed.

Siding materials

Siding materials:

- Metal siding
- Brick or brick veneer. Brick type sidings need to be carefully and properly installed and maintained. If moisture gets behind the brick rot, fungal, insect or other damage can develop at the wall or framing. Further evaluation and inspection of this siding can be obtained by specialty siding inspectors.

Siding condition

Condition:

- Common cracks or openings were present at the siding or wall components. These openings need to be sealed as part of regular maintenance.
- Areas of the brick or stone siding were at the ground level and in soil contact. This condition is conducive to insect and or rot damage. Recommend further evaluation by a specialty siding inspector.
- Rot damage was present at areas of the siding, repairs are needed.
- Some corner caps were loose or damaged, corrections are needed.
- The siding appears to be improperly installed in areas. Recommend further evaluation from a specialty siding contractor or inspector, the siding may need to be repaired or replaced.



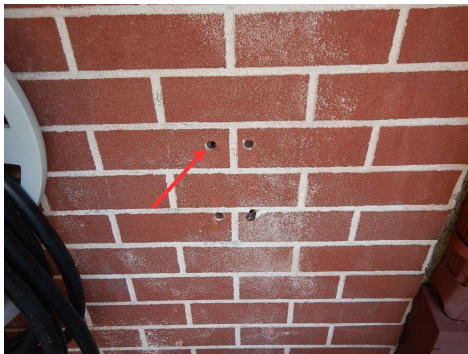
Rot at wall



Improper transitions



Loose caps



Seal openings at siding



Seal openings

Trim material

Trim Material: Wood

Trim condition

Trim condition:

- Common cracks or openings were present at the trims or trim to wall transitions. These openings need to be sealed as part of routine maintenance.
- Storm windows were installed in areas and prevented full view and inspection of the windows and window trims. The storm windows were not inspected or operated.
- Moisture damage was present in areas, these areas need to be carefully monitored and are likely to need repairs.
- Rot damage was present in areas, repairs are needed.



Rot at vents



Rot at trim



Seal openings



Rot damage



Moisture damage

Wall flashings

- Wall flashings were not visible above the window, door or wall trims. This is common with this type of metal siding installation. The wall transitions need to be carefully monitored for indications of leaks.

Roof edge areas, eaves, soffits and fascias

- Heavy wear or damage was visible at areas of the fascia boards, repairs or replacement may be needed.
- Moisture damage was visible in areas, these areas need to be carefully monitored and are likely to need repairs.



Wear at fascia



Moisture damage at roof edge

Paint condition

- Areas of peeling or damaged paint were present, maintenance and repairs are needed. Recommend obtaining price estimates from a licensed painting contractor.



Damaged paint

Chimneys

The interior portions of chimneys and flues are not visible and are not inspected or evaluated. Deterioration or obstructions may be present and could pose hazardous conditions and cleaning, service and full safety inspections by a licensed chimney contractor is recommended prior to use.

The draft at chimneys is not evaluated.

Chimney

Location & materials: East side, Brick

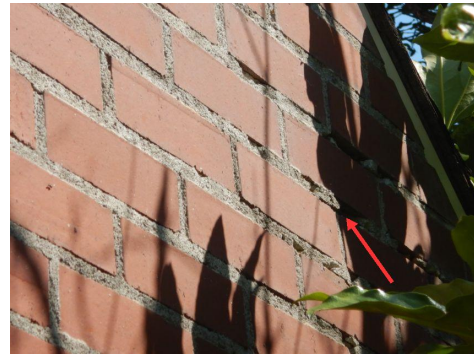
Access: The chimney was viewed from the ground. This was a limited view and all areas of the chimney were not fully visible.

Condition:

- Deterioration to the mortar was visible. Repairs to the chimney are needed, recommend obtaining price estimates for a licensed chimney contractor.



Loose cap



Deterioration at mortar

Chimney #2

Location & materials: West side, Brick

Access: The chimney was viewed from the ground and in the basement. This was a limited view and all areas of the chimney were not fully visible.

Condition:

- Common deterioration to the mortar was visible. This condition needs to be monitored and maintenance or repairs may be necessary.

Porches

Front porch

Type: Concrete porch

Front porch condition

- Rot damage was present at areas of the porch, repairs are needed.



Rot at post

Roof System

This roof inspection is a visual, general evaluation only. This is not a roof certification and no warranty or guaranty of the roof or roofing is made by the inspector or the inspection company. Further evaluation of the roof can be obtained by a licensed roofing contractor if necessary.

It is not possible during a visual non-invasive inspection to determine if leaks have occurred in the past or will occur in the future. Any moisture stains in the attic areas, ceilings or at the exterior roof edge areas should be considered as evidence of prior leaks. We recommend that you obtain further information regarding any prior leaks or repairs made to the roof.

Roof type

Combination of hip and gable type roofs

Roof coverings

Composition shingles

Access

The roof was viewed from a ladder at the roof edge and from the ground.

The roof was not accessed due to its steep pitch.

The inspection of the roof was limited, not all areas were accessible or visible, further evaluation of the roof can be obtained by a licensed roofing contractor.

Number of roofing layers

There appears to be one layer of roofing.

Condition

- Some roof nails were exposed and need to be sealed.
- Deterioration to the roofing surface was visible, this condition needs to be monitored.
- Some shingles were loose and need repair.
- Heavy wear was visible at the hip or ridge shingles, repairs are likely to be needed.
- Stored items were present on the roof in areas. This is not recommended and may lead to wear and damage at the roof.

- The roof was in contact with the ground at areas of the garage. This condition will result in leaks, corrections are needed.
- The shingles appear to have excessive wear and may be prematurely wearing out. The shingles may be defective or improperly installed, recommend further evaluation by a licensed roofing contractor.
- Heavy deterioration was visible at the metal portions of the roof. This condition needs further evaluation from a licensed roofing contractor, repairs or replacement are needed.



Damage at ridge shingles



Damaged ridge shingles



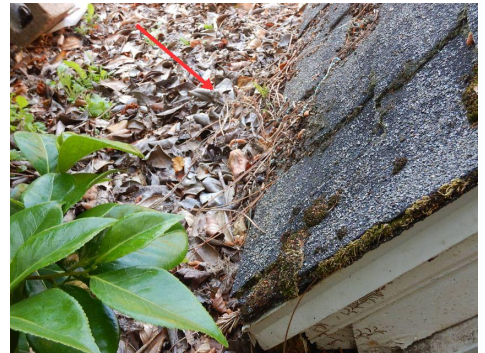
Stored items on roof



Heavy wear at roof



Deterioration at surface



Roof at ground



Lifting and loose shingles



Deterioration at surface



Loose shingles



Heavy wear at metal roof

Visible indications of possible water penetration

- Moisture damage visible at areas of the roof edge indicate leaks at the roof surface, further evaluation by a licensed roofing contractor is needed.



Possible leak at metal roof

Roof flashing

Flashing type: Metal and lead flashings were in use.

Condition:

- Some plumbing vent flashings were damaged and need repair.
- Areas of improper flashing were visible, repairs by a licensed roofing contractor are needed.



Damaged flashing



Damaged flashing

Roof drainage

Condition:

- Some downspouts were draining into subsurface drains. Sub surface drains and pipes are not inspected. Recommend further information regarding where this water drains to.
- Debris type covers were installed on the gutters in areas. The gutters may still need cleaning at times which may be complicated by the covers.

Foundation and Floor Framing

Foundation

Type: Concrete

Access to the foundation was limited by: Finished areas of the basement prevented inspection of the foundation in areas.

Condition:

- The foundation appeared serviceable at the time of the inspection.

- Common vertical settlement type cracks were visible in areas. These cracks need to be monitored for indications of change or continued settlement.
- Moisture stains were visible at areas of the foundation. This is an indication of prior leaks or moisture at the foundation. Recommend further information regarding any prior leaks or water entry at the foundation. This condition needs to be monitored and corrections may be needed if leaks continue.



Moisture stains in crawlspace



Moisture stains at foundation

Floor construction

Type of construction: Conventional wooden framing with joists and columns.

Access to the framing was limited by: Paneling installed over areas of the floor or lower wall framing prevented inspection in areas.

Sub floor insulation was installed in areas and prevented inspection of the lower wall and floor framing in these areas.

Condition:

- Rot damage was present at areas of the framing, repairs are needed.
- **Insect activity or damage was present at areas of the framing, repairs and evaluation by a licensed pest control operator are needed.**



Significant rot and insect damage



Significant rot and insect damage



Significant rot and insect damage

Foundation to framing attachment

- The buildings framing does not appear to be bolted or attached to the foundation. This is common in older buildings but may complicate obtaining earthquake insurance. Seismic upgrades can often be installed but will likely be expensive. Further evaluation can be obtained by a professional engineer if needed.

Basements and Crawlspaces

Basements and crawlspaces by their nature of being below grade often leak. It is not possible during a visual non-invasive inspection to determine if leaks have occurred in the past or will occur in the future. Any moisture stains in the basement or crawlspace areas should be considered as evidence of prior leaks. We recommend that you obtain further information regarding any prior leaks or moisture or water entry into the basement or crawlspace areas.

Excessive moisture in basements or crawlspaces can lead to many problems including but not limited to mold, mildew, rot, insect activity and settlement to the foundation or structure. Basements and crawlspace areas need to be carefully monitored for water and excessive moisture. Further evaluation can be made by a drainage or specialty contractors if needed.

Basement

Type: Partial basement

Finish: The basement area was partially finished.
Paneling was installed in areas of the basement.

Access and inspection of the basement and its systems and structures was limited by: Paneling installed in areas

Basement condition

Condition:

- Water stains were present in areas of the basement and are an indication of previous water entry in the basement. Information regarding water entry or excessive moisture in the basement is needed. This condition needs to be carefully monitored and repairs or corrections may be needed.
- A sump pump was installed in the basement. The pump is designed to pump water out of the basement. The pump was not operated or inspected but does not appear to be professionally installed. Information regarding the pump, when it was installed, its operation, where it drains to and how frequently it runs is needed. The pump needs to be carefully monitored and if it stops operating water may collect in the basement. The pump is connected to an electric circuit and will not operate if the power is off. The pump may indicate frequent or excessive water entry into the basement. Excessive moisture in the basement can lead to many problems including but not limited to mold, rot, insect damage and damage to the foundation or framing. The basement needs to be carefully monitored for water entry and excessive moisture. Recommend further evaluation of the pump and basement drainage by a licensed drainage contractor.



Pump system in basement

Basement floor

Floor:

- The basement appears to be below the level of the plumbing drainage system. The floor drain in the basement area does not appear to be connected to a drain system. This drain may be draining into hole or dry well. Information regarding this drain, its operation and where it drains to is needed.
- Stains were present at the floor drain area. Information regarding these stains and the operation

of the floor drain is needed. The stains at the drain area may be an indication that the drain backs up and the drain or drain lines may need to be cleaned or repaired.

Crawlspace access

Location of crawlspace and access: Partial crawlspace area under the building.
The crawlspace access is in the basement.

- The crawlspace access door was serviceable.
- The crawlspace area was accessible and entered.

Crawlspace condition

- The soil in areas of this crawlspace was damp or wet at the time of the inspection. Excessive moisture in the crawlspace can lead to many problems including but not limited to mold, rot, insect activity and settlement to the foundation or structure. Information regarding leaks and water entry into the crawlspace and evaluation of this condition by a licensed drainage contractor is needed. The crawlspace areas needs to be carefully monitored for water entry and excessive moisture and repairs or corrections may be needed to help keep moisture and water out of the crawlspace area.
- Animals have been entering this crawlspace and have damaged the insulation in this crawlspace. All damaged insulation needs to be replaced and all animal waste needs to be removed from the crawlspace. Corrections are needed to help keep the animals out of the crawlspace area. Further evaluation of the animal activity in the crawlspace can be made by a licensed pest control operator if needed.
- Wood or cellulose debris was present in the crawlspace, this condition is conducive to wood destroying insect activity. All wood and cellulose debris needs to be removed from the crawlspace.



Wood debris and animal waste



Moisture in crawlspace

Crawlspace drainage

- A drain or drainage system was not visible in this crawlspace. If water enters the crawlspace it may not drain properly. Information regarding any drainage systems in the crawlspace area is needed. The crawlspace area needs to be carefully monitored for water or excessive moisture.

Crawlspace vapor barrier

- A vapor barrier was not installed over areas of exposed soil in this crawlspace. This could result in increased moisture in the crawlspace and could result in mold, rot, insect damage or other problems. A 6 mil black plastic vapor barrier needs to be installed over all exposed soil.



Exposed soil in crawlspace

Crawlspace ventilation

- Openings were present at some of the crawlspace/foundation vents. These vents need to be repaired to help keep animals out of the crawlspace.



Damaged vents

Crawlspace insulation

- The subfloor insulation in this crawlspace was missing or damaged in areas, repairs are needed.

Crawlspace #2 access

Location of crawlspace and access: Partial crawlspace area under the building.

- The crawlspace access door was serviceable.
- The crawlspace area was accessible and entered.

Crawlspace #2 condition

- Wood destroying insect damage or activity was visible in this crawlspace. Evaluation of this condition by a licensed pest control operator is needed.
- Dry rot was visible in this crawlspace. All rot damaged wood needs to be removed and replaced by a licensed contractor, obtaining price estimates is recommended.
- Wood or cellulose debris was present in the crawlspace, this condition is conducive to wood destroying insect activity. All wood and cellulose debris needs to be removed from the crawlspace.
- Animals have been entering this crawlspace and have damaged the insulation in this crawlspace. All damaged insulation needs to be replaced and all animal waste needs to be removed from the crawlspace. Corrections are needed to help keep the animals out of the crawlspace area. Further evaluation of the animal activity in the crawlspace can be made by a licensed pest control operator if needed.
- Vermiculite type insulation was visible in areas. This insulation may contain asbestos and is potentially hazardous when disturbed. This is a hazardous material to have on the ground in the crawlspace area, recommend having the material tested and properly removed.
- Wood items were in contact with the soil in this crawlspace. This condition is conducive to rot and insect damage and corrections are needed. Evaluation of this condition by a licensed contractor for repair options and price estimates is recommended.



Vermiculite in crawlspace



Earth to wood contact in crawl



Debris in crawlspace

Crawlspace #2 drainage

- A sump pump was installed in this crawlspace. The pump is designed to pump water out of the crawlspace area. The pump and drainage system was not operated or inspected but does not appear to be professionally installed. Information regarding the pump, when it was installed, its operation, where it drains to and how frequently it runs is needed. The pump needs to be monitored and if it stops operating water may collect in the crawlspace. The pump is connected to an electric circuit and will not operate if the power is off. The pump installation may be an indication of frequent or excessive water entry into the crawlspace. Excessive moisture in the crawlspace can lead to many problems including but not limited to mold, rot, insect damage, and damage to the foundation or framing. The crawlspace area needs to be carefully monitored for water entry and excessive moisture. Recommend further evaluation of the pump and drainage system by a licensed drainage contractor.



Drain in crawlspace

Crawlspace #2 vapor barrier

- No vapor barrier was present but a concrete slab was installed in areas of the crawlspace. This is common with concrete slab crawlspaces, but these areas need to be carefully monitored for signs of excess moisture, corrections may be needed.

Crawlspace #2 ventilation

- Some of the crawlspace/foundation vents were blocked or closed. This can lead to increased moisture, mold, rot, insect or other damage in the crawlspace. These vents should be open except during freezing weather when they can be temporarily closed and insulated to help prevent pipes in the crawlspace from freezing.
- Some of the screens at the crawlspace/foundation vents were missing or damaged. These screens need to be repaired to help keep animals out of the crawlspace.

Crawlspace #2 insulation

- The subfloor insulation in this crawlspace was missing or damaged in areas, repairs are needed.

Electrical System

Improper or damaged wiring can result in a shock or fire hazard. All wiring related issues need to be properly repaired or corrected by licensed electricians.

Wiring within the walls, floors and ceilings, under insulation, underground or otherwise not visible was not observed or inspected. Breakers or fuses are not operated and are not turned on or off. Evaluation of circuit load and capacity is not made.

Only a representative number of outlets were tested. The inspector does not test outlets in use or blocked. Inexpensive circuit testers are available at home centers and hardware stores and further testing of all outlets is recommended when the building is vacant.

GFCI (ground fault circuit interrupter) protection is a safety device needed at all outlets near water. GFCI protection can be provided by installing GFCI breakers or outlets. GFCI breakers and outlets are identifiable by test and reset buttons on their faces. Some outlets may be protected by another outlet or breaker in the building, locating the location of all GFCI resets is recommended. Installing GFCI outlets on ungrounded circuits is allowable and needed at outlets near sources of water. GFCI protection is needed at all bathroom, kitchen, exterior, garage and other outlets near sources of water. GFCI protection is also needed at all whirlpool tubs, hot tubs, pools and spas. GFCI protection needs to be regularly checked by pressing the test button on the outlet or breaker and verifying that the power at the circuit has been turned off.

Low voltage wiring and ancillary systems are not inspected. Security and alarm systems, intercoms, telephone wiring, data wiring, sound wiring, television wiring and landscaping wiring and lighting are not inspected.

Service entrance

Service voltage & amperage: 120 and 240 volt service is provided to the building.
The service is estimated at 200 Amp.

Main disconnect location: At the disconnect in the main panel located at the exterior of the main house. It is possible to turn the power to the house off at this exterior disconnect. A lock can be installed at the disconnect if needed.

Service entrance:

- The service entrance is overhead.
- The overhead service wires were touching trees, recommend contacting the utility company for further evaluation.
- Portions of the service entry conduit appears to be loose or improperly supported, recommend further evaluation by a licensed electrician.



Wires at tress



Conduit appears loose

Over current protection devices are:

Both breakers and fuses were in service. Fuse systems are considered obsolete by current standards, upgrades to the electrical system are needed. Obtaining homeowners insurance can be complicated by the fuse system. Recommend obtaining price estimates for needed upgrades from a licensed electrician.

Ground system

- The ground system was not fully visible.

Electric panel

Location: At the electric meter at the exterior

Panel type: This is the main panel

Panel condition:

- Access to the panel was blocked. A lock was installed at the panel and the lock was rusted shut. The panel cover was not removed and the panel was not inspected. Further evaluation of the panel is needed when proper access is provided.



Panel locked

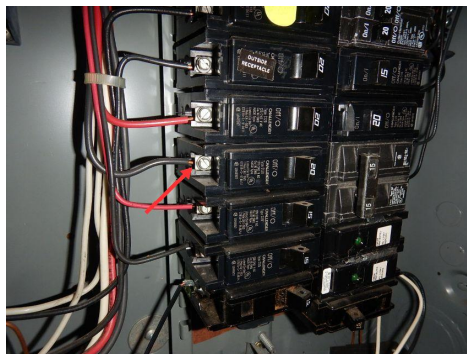
Electric panel #2

Location: In the garage

Panel type: This is a sub panel

Panel condition:

- Breaker(s) at the panel appear to be too large for the wires connected. This could result in a circuit overload or other unsafe condition. These circuits need to be evaluated by a licensed electrician and repaired as necessary.
- The panel appears to be close to full capacity at this time. Improvements to the electric system or adding circuits may require installing a sub panel or upgrading this panel.



Breaker too large for wire

Electric panel #3

Location: In the basement

Panel type: This is a sub panel

Panel condition:

- Access to the panel was blocked by a cabinet door that will contact loose tape, which may contain asbestos, if opened. The panel cover was not removed and the panel was not inspected. Further evaluation of the panel is needed when proper access is provided.
- The panel does not appear to be installed in an accessible or allowed area. The panel may have been installed prior to current standards. If any work is performed on the panel or the electric service the panel may need to be moved. Recommend consulting with an electrician for further advise regarding the panel location.



Blocked access

Electric panel #4

Location: In the basement stairway

Panel type: This is a sub panel

Panel condition:

- This is a fuse box. Fuse systems are considered obsolete by current standards, upgrades to the electrical system are needed. Obtaining homeowners insurance can be complicated by the fuse system. Recommend obtaining price estimates for needed upgrades from a licensed electrician. The inspector does not remove the covers from fuse panels.



Fuses at obsolete panel

Wiring

Visible service entrance & branch wires: The service wires were not visible. Copper wiring on the 120 volt circuits with aluminum wire on some of the 240 volt circuits. Aluminum wiring is common and allowed on 240 volt circuits.

Materials: Non metallic cable, Metal and or plastic conduit, Older knob and tube wiring may be in use in the building. Not all areas of the wiring were visible and buildings of this age often have some of the original knob and tube wiring still in use. Knob and tube is an older two conductor type wiring system. Knob and tube wiring can complicate obtaining home owners insurance. Knob and tube wiring does not have a ground conductor and outlets and fixtures supplied by this type of wiring will normally not be grounded. Upgrades to the older knob and tube wiring are recommended.

Condition:

- Some junction box covers were missing, corrections are needed.
- Abandoned or disconnected wiring was visible in areas. The inspector was unable to confirm that this wiring has been completely disconnected and these wires could be or could become energized. All abandoned or disconnected wiring needs to be properly removed or terminated by a licensed electrician.
- **Improper wiring was visible and needs repair by a licensed electrician in the following areas:** At the exterior, In the crawlspace



Improper wiring



Abandoned wiring in attic



Open junction boxes

Outlets

- Some outlet cover plates were missing or damaged, corrections are needed.
- Some three prong 120 volt outlets tested as reversed polarity. This means the hot and neutral wires were improperly connected at the outlet. These outlets are potentially hazardous and need to be properly connected by a licensed electrician. The reversed polarity outlets tested were located in the basement and garage, there may be other reversed polarity outlets in the building which were in use or blocked and were not tested, recommend having all outlets tested when the building is vacant.
- Some outlets were not functioning. These outlets need to be evaluated by a licensed electrician. The non functional outlets tested were located throughout the building, there may be other non functioning outlets in the building which were blocked and were not tested, recommend having all outlets tested when the building is vacant.
- Most of the outlets in use were older 2 prong non grounded type, upgrades will likely be needed in areas.

GFCI protection

- The GFCI outlets which were tested tripped when tested. These outlets need to be tested regularly.
- **GFCI protection was not provided and needs to be installed by a licensed electrician in the following areas:** All exterior outlets, All garage outlets, All kitchen outlets, All bathroom outlets

ARC fault protection

Arc fault (AFCI) breakers were not provided at the electric panel but the panel or building appears to predate the newer code requiring protection on all bedroom circuits. Arc fault breakers offer protection against arcing on the circuits protected. Consider having arc fault protection installed by a licensed electrician for added safety.

Switches and Lights

- Some exterior switches did not have proper exterior covers installed, corrections are needed.
- Unable to determine the function of some switches, recommend further information regarding these switches.
- Some lights did not operate, this may be the result of burnt out bulbs. Need to have the light operation verified.



Improper exterior switch

Plumbing Systems

Water quality or quantity is not evaluated or determined. Contaminates such as lead or bacteria may be present in the water supply. Water quality testing can be performed by a licensed testing laboratory.

Private supply or disposal systems such as wells or septic systems are not inspected by this company, further evaluation of these systems is needed.

Plumbing valves were not operated by the inspector. Plumbing within the walls, floors and ceilings, under insulation, underground or otherwise not visible was not observed or inspected.

Video inspection of sewer lines is strongly recommended. A video inspection of the sewer line can help determine if the sewer line is damaged or shared with a neighboring property.

The temperature of the heated water supply was not tested or evaluated. Water temperature over 120° fahrenheit can cause severe scalding and burns and the temperature of the heated water needs to be carefully monitored by the property owner.

Water meter

Location:

- The water meter was not located. The inspector was unable to determine if there was unusual flow of water through the meter. Recommend having the meter located and observed.

Main entrance pipe

Material & size: Galvanized steel

The water service appears to be 3/4" pipe

Main shut off location

- In the basement



Shut off in basement

Approximate pressure

- The water pressure tested between 50 and 60 PSI and is within the normal range.

Entrance condition

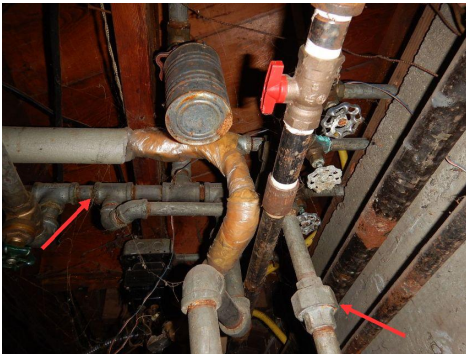
- The water line is an older galvanized steel line, reduction in water volume will continue with age. The water service needs to be monitored and will eventually need to be replaced.

Visible supply pipe materials

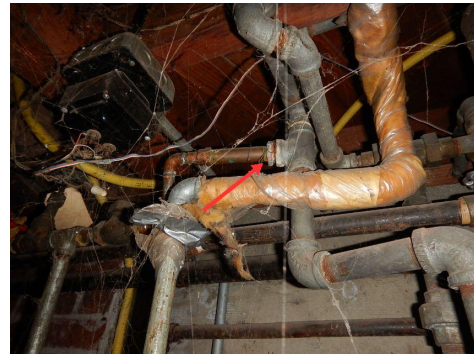
- Copper
- Galvanized steel
- PEX type plastic

Supply pipe condition

- The older steel pipes in use are approaching the end of their useful life, recommend monitoring these pipes and budgeting for future replacement. Recommend obtaining price estimates for pipe replacement from a licensed plumber.
- Moderate corrosion was visible on the supply pipes. This is an indication of pipe age, the pipes need to be monitored.
- Copper pipe was improperly connected to galvanized steel pipe in areas. This type of connection will lead to premature corrosion, corrections by a licensed plumber are recommended.



Pipes at end of life



Improper connection

Visible supply leaks

- No visible leaks were observed during the inspection.

Functional Flow

- A moderate loss of water volume occurred with multiple fixtures in use. This is a common occurrence with older restricted supply pipes but is an indication of the pipes age. This condition needs to be monitored and upgrades to the plumbing system will be needed in the future.

Supply piping insulation

- Insulation on some supply pipes in the crawlspace was damaged or missing and needs to be repaired.

Cross-connections

- Some hose faucets did not appear to have check valves or anti-siphon devices installed. Recommend installing these devices on all hose faucets.
- Shower type hoses at some tubs or showers are a potential cross-connection. Recommend installing check valves or other anti-siphon devices on these hoses.
- There appears to be a irrigation or exterior sprinkler system at the property. This system was not inspected. Check valves or other anti-siphon devices are needed at this system. Recommend further information regarding this system and verifying that no cross-connections are present.
- A plumbing cross-connection is defined as an actual or potential connection between a potable and non-potable water supply. Generally cross-connections can be avoided by installing anti-siphon or check type valves on the water supply fixtures close to sources of dirty or contaminated water. Further information regarding plumbing cross-connections can be found at the U.S. Environmental Protection Agency's web site www.epa.gov/safewater/crossconnection.html

Interior drain, waste and vent (DWV) system

Materials: Cast Iron, Galvanized steel, Plastic

DWV pipe condition

- Moderate rust or corrosion was visible on areas of the DWV pipes. This condition is common on older piping but these pipes need to be monitored.

Visible leaks

- No visible leaks were observed during the inspection.

Functional Drainage

- Drain flow at the operated fixtures appeared adequate. This is a subjective assessment based upon the inspector's experience, we recommend that the client observe the drainage at all fixtures to determine if the drainage is acceptable.

DWV piping insulation

- Some DWV traps are located in exposed areas prone to freezing, recommend installing insulation on these pipes.

Hose faucets

- The faucets which were operated appeared serviceable.
- All exterior faucet and pipes need to be protected during freezing weather. The location of shut off valves for the faucets needs to be located and the faucets need to be turned off and drained before freezing weather occurs. If the faucets can not be shut off and drained they need to be carefully insulated to help prevent freezing pipes. The location of shut off valves for the faucets and exterior pipes were not located by the inspector, recommend having all shut off valves located.
- Recommend installing anti-siphon valves at all hose faucets. An anti-siphon valve can be easily attached to the faucet and helps prevent siphoning of contaminated water into the fresh water supply.

Water heater

Location: Basement

Type: Natural gas water heater with conventional venting.

Approximate capacity: 50 Gallons

Service life

- The water heater appears to be at the end of its anticipated service life and will likely need to be replaced soon.

Condition

- The water heater appeared serviceable.

Fuel burning units

- Keep all flammable and combustible materials away from the water heater.

Venting

- The unit appears to be venting into an unlined masonry chimney. This connection may have been allowed at the time of installation, but a flue liner is recommended for improved draft and safety.

Combustion air

- The combustion air supply to the unit is provided from within the building. Proper combustion air is required for safe operation, do not limit or obstruct the volume of air available to the unit.

Fuel Systems

Many buildings in this area were at one time heated by oil. Locating or evaluation of any fuel storage tank either above or below ground is beyond the scope of this inspection. In some cases more than one underground tank may be present at a property and the presence of an above-ground tank does not mean there may not be underground tanks as well. Some newer buildings were built on sites which may have had previous buildings and could have underground tanks present. We strongly recommend that the you have the property scanned for underground storage tanks and that soil samples be taken at all tanks which do not have state decommissioning paperwork.

Further information regarding underground storage tanks can be found at the State of Oregon DEQ web site www.deq.state.or.us/wmc, or, for Washington properties, the Washington Department of Ecology web site www.ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Underground-storage-tanks

Natural gas system

Location of gas meter: The gas meter is located at the exterior wall in the front yard. The main shut off for the gas system is a round valve located at the gas meter. The valve generally needs to be turned to the horizontal position to turn the gas off. A wrench is needed to turn this valve. Recommend having an emergency shut off wrench attached to the gas meter for use in an emergency. The gas utility company will occasionally provide shut off wrenches, recommend contacting the utility company for further information on what to do in an emergency or if you smell gas in the building.

Condition:

- The visible portions of the gas piping appeared serviceable.
- No barrier installed in front of the gas meter at the driveway area. This is potentially hazardous and the gas meter or piping could be damaged by a vehicle. Need to install a proper barrier installed in front of the meter.

Evidence of an underground storage tank

- Oil lines, vent pipe and or a fill cover were visible. Need further information regarding any underground storage tanks and soil samples if needed.

Heating Systems

Annual cleaning and service is recommended at all heat systems to help keep them in safe operating condition. Full safety inspections of older systems is strongly recommended as is the installation of carbon monoxide detectors appropriate to the property.

Only readily accessible panels provided for homeowner maintenance were opened or accessed.

The condition of heat exchangers in fuel burning appliances can not be fully evaluated without procedures beyond the scope of this inspection. Damage to heat exchangers can result in exhaust gases including carbon monoxide entering the building. Further evaluation of the appliances and the heat exchanger can be made by a licensed HVAC contractor and is recommended at all older units.

Asbestos was commonly used at older heating systems, determining the presence of asbestos requires lab tests and is beyond the scope of this inspection. Further information regarding asbestos can be found at the U.S. Environmental Protection Agency's website www.EPA.gov

Boiler

Location: The boiler is located in the basement. The boiler provides heat to the main floor

Energy source & approximate BTUs: Natural Gas. The inspector was unable to determine the heat system BTUs

Boiler service life

- The boiler is beyond its anticipated service life and is obsolete, parts for this unit may no longer be available. The unit will likely need to be replaced soon. Recommend obtaining price estimates for replacement from a licensed HVAC or boiler contractor.

Boiler condition

- Moisture stains around the boiler may indicate leaks or damage at the unit.
- The boiler was in poor condition and needs to be fully evaluated by a licensed HVAC or boiler contractor.
- The boiler did not respond properly to operating controls and was not operated. Need full evaluation of the boiler system by a licensed HVAC or boiler contractor.



Boiler needs evaluation

Boiler fuel burning units

- The combustion chamber at this unit is closed or sealed and was not visible.

Boiler venting

- The unit appears to be venting into an unlined masonry chimney. This connection may have been allowed at time of installation, but a flue liner is recommended for improved draft and safety.



Boiler venting into unlined chimney

Boiler combustion air

- The combustion air supply to the unit is provided from within the building. Proper combustion air is required for safe operation, do not limit or obstruct the volume of air available to the unit.

Electric wall or baseboard heaters

These heaters provides heat to: Some bathrooms, the kitchen, and areas of the basement.

Condition:

- The heaters appeared serviceable.
- Some of the wall heaters were manufactured by Cadet manufacturing. Some Cadet heaters were recalled for safety. These units not currently on the manufactures recall list. The recall list can be found the Consumer Product Safety Commissions web site www.cpsc.gov
- Wall and baseboard heaters need to have open proper open spaces in front of the units for safe operation. Do not block or place items in front of the heaters.
- The electric heaters need to be routinely cleaned. The power to the units needs to be turned off at the electric panel prior to vacuuming or cleaning the units.

Operating controls

Condition:

- The thermostats appeared serviceable.
- The thermostat is a programmable type, need to obtain a copy of the operating directions for the thermostat.

Radiant heat distribution

Radiators or convectors:

- Older insulation was present on some of the heat distribution pipes. This material was not tested or identified but may contain asbestos. Some of this material was loose or damaged and may be hazardous, recommend having this material tested and properly identified and sealing, encapsulating, or proper removal as necessary. Further information regarding asbestos can be found by searching at www.oregon.gov or at the U.S. Environmental Protection Agency's web site www.epa.gov
- No heat source found at the upper floor, this is common at some older homes but most regulations require a dedicated heat source in all bedrooms and living spaces. Improvements to the heat distribution system are recommended.
- The radiators or convectors were cold and do not appear to be heating. Need further evaluation of these units by a licensed HVAC contractor.



Older covering may contain asbestos



Damaged covering may contain asbestos



Damaged covering may contain asbestos



Radiator not heating

Cooling Systems

Only readily accessible panels provided for homeowner maintenance were opened or accessed. Refrigerant levels in cooling systems are not checked.

Cooling systems are not operated if the exterior temperature is below 65°F or if recent night temperatures have been cold, damage to the unit could result. Regular maintenance and service is needed to help keep the systems in proper operating condition.

Cooling units

No cooling system provided.

Interior

Environmental testing and air quality testing is beyond the scope of this inspection. Environmental hazards could be preset in the building and further testing or evaluation may be needed.

Radon is a naturally occurring radioactive gas which could be present in the building. Radon test kits are available at most home centers and hardware stores or testing can be preformed by licensed environmental consultants. Further information regarding radon can be found at the EPA's website www.epa.gov/radon/, at the Oregon Health Authority website www.oregon.gov/oha/ph/healthyenvironments/healthynighborhoods/radongas/pages/index.aspx, or, for Washington properties, the Washington State Department of Health website www.doh.wa.gov/CommunityandEnvironment/Contaminants/Radon

Asbestos is a know carcinogen which was commonly used in building material in the past. Further information regarding asbestos can be found at the EPA's web site www.epa.gov/asbestos/, at the Oregon Department of Environmental Quality website www.oregon.gov/deq/hazards-and-cleanup/pages/asbestos-information.aspx, or, for Washington properties, the Washington State Department of Labor & Industries website

www.lni.wa.gov/safety-health/safety-topics/topics/asbestos

Lead was used in paint, plumbing materials and other building materials prior to 1978. Further information regarding lead can be found at the EPA's website www.epa.gov/lead/, at the Oregon Health Authority website www.oregon.gov/oha/ph/healthyenvironments/healthyneighborhoods/leadpoisoning/pages/index.aspx, or, for Washington properties, the Washington State Department of Health website www.doh.wa.gov/CommunityandEnvironment/Contaminants/Lead

Mold could be present in the building and is often not visible. Testing for mold requires air sampling and is beyond the scope of this inspection. Further information regarding mold can be found at the EPA's website www.epa.gov/mold/, at the Oregon Health Authority website www.oregon.gov/oha/ph/healthyenvironments/healthyneighborhoods/toxicsubstances/pages/mold.aspx, or, for Washington properties, the Washington State Department of Health website www.doh.wa.gov/CommunityandEnvironment/Contaminants/Mold

We recommend having the locks at all exterior doors re-keyed or replaced for security. Screen and security type doors were not inspected.

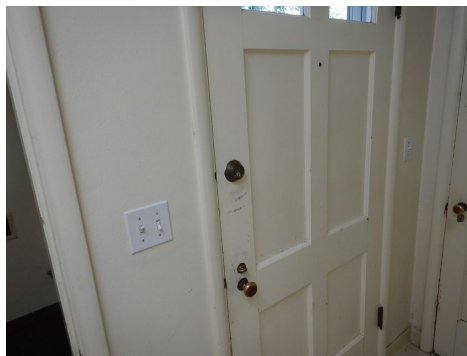
Window screens and storm windows are not inspected. The exterior components of windows were viewed from the ground only.

Entry door

- Location: Front entry door
- The hardware at the door was difficult to operate and needs to be adjusted or repaired.
- The older glass at the doorway does not appear to be tempered safety type. This is common at older doors but is a potential safety hazard. Consider having the glass at the door area replaced with tempered safety type.
- The door bell did not operate, repairs are recommended.

Entry door #2

- Location: Front entry door #2
- The older glass at the doorway does not appear to be tempered safety type. This is common at older doors but is a potential safety hazard. Consider having the glass at the door area replaced with tempered safety type.
- Some locks are keyed on the inside of the door. This can pose an exit hazard, recommend having the locks replaced with types that can be opened from the interior without a key.
- The door was locked and no key was provided, the door was not operated or inspected.



Locked deadbolt

Entry door #3

- Location: Door to garage
- Some locks are keyed on the inside of the door. This can pose an exit hazard, recommend having the locks replaced with types that can be opened from the interior without a key.
- The door between the garage and living spaces does not appear to be a fire rated door. Solid or fire rated doors are recommend in this area to help prevent the spread of a fire, recommend replacing this door.

Entry door #4

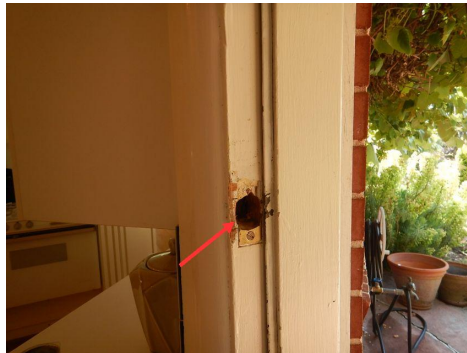
- Location:Rear entry door
- The older glass at the doorway does not appear to be tempered safety type. This is common at older doors but is a potential safety hazard. Consider having the glass at the door area replaced with tempered safety type.
- The door was damaged or could not be opened by the inspector, repairs or adjustments are needed.

Entry door #5

- Location:Rear entry door #2
- The older glass at the doorway does not appear to be tempered safety type. This is common at older doors but is a potential safety hazard. Consider having the glass at the door area replaced with tempered safety type.
- Heavy wear to the door, this condition needs to be monitored and repairs may be needed.
- The hardware at the door was difficult to operate and needs to be adjusted or repaired.

Entry door #6

- Location:Kitchen area
- The older glass at the doorway does not appear to be tempered safety type. This is common at older doors but is a potential safety hazard. Consider having the glass at the door area replaced with tempered safety type.
- Some strike plates at the door jamb were damaged, repairs are needed.
- The lower portion of the dutch type door did not have a latch, the lower portion of the door will not stay shut.



Damaged strike plate

Interior doors

Condition:

- Some of the doors rub, stick or won't latch, repairs or adjustments are needed.
- Some door hardware was loose and needs adjustment or repair.

Windows

Types of windows: The windows are vinyl sash and sliding type.

The windows have double paned insulated type glass. The seal between the panes can become compromised and allow water or moisture to enter between the pieces of glass resulting in a fogged condition at the window. This condition is not always visible during an inspection and the integrity of the window seals was not determined.

Condition:

- Some of the window hardware was loose or damaged, corrections are needed.
- Some double paned windows appear to be fogged or have moisture present between the pieces of glass. The seal between the glass appears to be damaged. The glass at these windows needs to

be replaced.



Fogged glass



Fogged glass

Walls and ceilings

Materials: Drywall and or plaster, Wall paper was installed in areas, Paneling, Ceiling tiles were installed in areas and may contain asbestos. Testing for asbestos is beyond the scope of this inspection. Before removing or disturbing these materials we recommend you have them tested. Further information regarding asbestos can be found at the EPA's web site www.epa.gov

Condition:

- General condition appeared serviceable.
- Typical cracks visible, these type of cracks appear to be common.

Floors

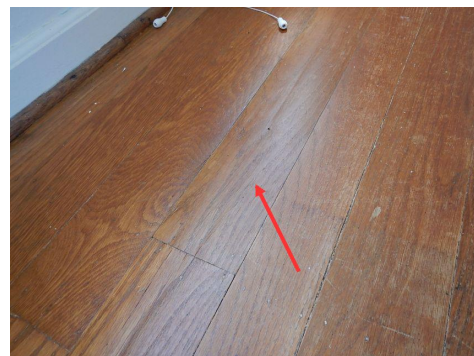
Floor coverings: Wood, Tile, Vinyl

Conditions:

- Heavy wear to areas of the floor coverings.
- Nails were lifted at the flooring in areas, this is potentially hazardous and corrections are needed.
- Areas of the wood flooring were warped. This may be the result of improper installation or excess moisture in areas. Recommend further evaluation from a licensed flooring contractor, the floor in these areas may need to be replaced.



Nails lifting at floor



Warping at wood flooring

Stairway

Location: To the upper floor

Condition:

- Some handrails were loose, repairs are needed for safety.
- Openings at the railings may be too wide, openings should be less than 4" for the safety of small children, corrections are recommended.

- The fall railing at the top of the stairway area was low, this is common at older buildings but can be potentially hazardous, recommend improvements to the railing for safety.



Low fall railing, openings too wide

Stairway #2

Location: To the basement

Condition:

- Only a partial hand rail was installed, need to install proper hand rails for safety.
- Railings were not installed at the open areas of the stairway, corrections are recommended.



No railing at side

Fireplace

Location: Living room

Type: Gas fireplace insert. The condition of the fireplace behind the insert was not visible for inspection.

Condition:

- The gas to this fireplace was turned off at the valve. The inspector does not turn on gas valves or light fires. Recommend verification of the fireplace operation and operating instructions.

Fireplace #2

Location: Kitchen

Type: Gas fireplace insert. The condition of the fireplace behind the insert was not visible for inspection.

Condition:

- The gas to this fireplace was turned off at the valve. The inspector does not turn on gas valves or light fires. Recommend verification of the fireplace operation and operating instructions.
- The hearth surface in front of the fireplace appears to be too small. Corrections will be needed if

the insert is removed and the fireplace is used for wood.



Small hearth for wood fireplace

Laundry connections

Location: Utility area

- Laundry machines are considered personal property and are not inspected or operated.
- Access to and inspection of the laundry connections was blocked by the installed appliances.
- The laundry drains to a dedicated drain pipe.
- The laundry is connected to dedicated water supplies.
- Recommend installing a catch pan under all appliances installed in or above finished spaces.

Laundry electrical

- The 120 volt outlet was not accessible or tested. Recommend having the outlet tested when access is provided.
- The 240 volt outlet was not accessible or tested. The outlet needs to be tested when access is provided.
- The 240 volt outlet appears to be an older 3 prong type, newer appliances will likely have a 4 prong plug that will not plug into this outlet. Modifications may be needed to the outlet or plug on the appliance.

Laundry plumbing

- The visible plumbing connections appeared serviceable.

Laundry venting

- The vent system appears to be blocked or full of debris and is a potential fire hazard, the vent system needs to be cleaned.



Blocked vent

Items not inspected

- Properly installed smoke and carbon monoxide detectors are critical life saving devices. Hopkins Home Inspection DOES NOT inspect for or confirm the operation of smoke or carbon monoxide

detectors. At a minimum we recommend smoke and carbon monoxide detectors on every level of the building, outside all sleeping areas and in all bedrooms. Additional detectors may be needed in other areas for safety. The client needs to evaluate the smoke and carbon monoxide detector requirements for the property and insure operating detectors are properly installed in all appropriate areas. At a minimum smoke and carbon monoxide detectors need to be tested every 30 days and replaced if not operating correctly. Smoke and carbon monoxide detectors have a limited service life and older detectors need to be replaced with newer detectors. The batteries at all detectors need to be checked frequently and replaced when old. We also recommend that the client establish a fire escape plan. Further information regarding smoke and carbon monoxide detectors can be found by searching at the Oregon State Fire Marshal website at <http://www.oregon.gov/osp/sfm>

- There is an alarm or security system installed. This system was not inspected or operated. Need further information regarding the system, how it operates and what to do in the event of an alarm.

Attic

Attic spaces lacking properly installed access surfaces were not entered. Insulation or stored items in attics was not moved or disturbed during the inspection.

Moisture stains in attics are an indication of prior leaks or water entry into the building. We recommend you obtain information regarding any prior leaks or water entry into the attic spaces.

Attic areas need to be carefully monitored for indications of leaks or excessive moisture.

Attic area configuration

There are multiple attic areas.

The ceilings are vaulted in areas, there are no attic spaces in the vaulted areas.

Attic opening

Type & location of attic: Partial attic area.

The attic access was at the ceiling of a closet.

Attic access

- The attic was viewed from the access opening only, this is a limited view and inspection of the attic area.
- The attic area was not entered because there was no access surface provided.

Attic condition

- The attic area appeared serviceable, the attic needs to be monitored for indications of leaks or excessive moisture.

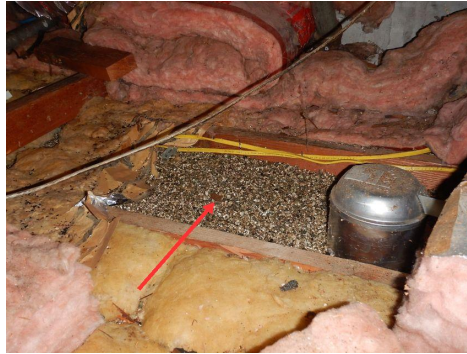
Attic ventilation

- The attic area ventilation was limited and may be insufficient. This can result in increased moisture, heat and or mold or mildew growth in the attic or building. This condition needs to be monitored and additional attic area ventilation may be needed.

Attic insulation

- Approximate depth of insulation: 6-8"
- The amount of insulation in the attic was minimal, additional insulation is recommended.
- The insulation was not evenly installed in areas, corrections are needed.
- Insulation type: Fiberglass batts, Vermiculite type insulation was visible in areas. Vermiculite

insulation looks like small shiny gravel. This insulation may contain asbestos. Testing for asbestos is beyond the scope of this inspection. Do not disturb this material with out having it tested first. Further information regarding asbestos can be found at the U.S. Environmental Protection Agency's web site www.epa.gov or by searching at www.oregon.gov



Insulation may contain asbestos

Vapor barrier

- Foil facing was installed on some batt insulation.

Roof structure

- Framing: The visible roof framing was rafters.
- Roof deck material: The visible roof deck was plywood sheathing.
- Condition: The visible areas of the roof structure appeared serviceable.

Attic opening #2

Type & location of attic: Partial attic area.
The attic access was at the ceiling of a closet.

Access opening:

- The attic access cover was not insulated or weather stripped for air sealing, corrections are recommended.

Attic #2 access

- The attic was viewed from the access opening only, this is a limited view and inspection of the attic area.
- The attic area was not entered because there was no access surface provided.
- The view of the attic area was very limited, most areas were not visible from the access area.

Attic #2 condition

- Evidence of animals in the attic. This condition needs to be monitored and corrections may be needed to keep the animals out of the attic. Further evaluation by a licensed pest control operator may be needed.

Attic #2 ventilation

- The attic area ventilation was limited and may be insufficient. This can result in increased moisture, heat and or mold or mildew growth in the attic or building. This condition needs to be monitored and additional attic area ventilation may be needed.

Attic #2 insulation

- Approximate depth of insulation: 6-8"
- The insulation was not evenly installed in areas, corrections are needed.
- Insulation type: Fiberglass batts, Vermiculite type insulation was visible in areas. Vermiculite

insulation looks like small shiny gravel. This insulation may contain asbestos. Testing for asbestos is beyond the scope of this inspection. Do not disturb this material without having it tested first. Further information regarding asbestos can be found at the U.S. Environmental Protection Agency's web site www.epa.gov or by searching at www.oregon.gov

Vapor barrier #2

- Foil facing was installed on some batt insulation.

Roof structure #2

- Framing: The visible roof framing was rafters.
- Roof deck material: The visible roof deck was plywood sheathing.
- Condition: The visible areas of the roof structure appeared serviceable.

Attic opening #3

Type & location of attic: Partial attic area.
The attic access was at an upper floor wall

Access opening:

- The attic access cover was not insulated or weather stripped for air sealing, corrections are recommended.

Attic #3 access

- The attic area was entered.
- The attic area was only accessed at the access surfaces provided, not all areas of the attic were accessible or visible for inspection.

Attic #3 condition

- The attic area appeared serviceable, the attic needs to be monitored for indications of leaks or excessive moisture.

Attic #3 ventilation

- The attic area ventilation was limited and may be insufficient. This can result in increased moisture, heat and or mold or mildew growth in the attic or building. This condition needs to be monitored and additional attic area ventilation may be needed.

Attic #3 insulation

- Approximate depth of insulation: Less than 4"
- Insulation type: Fiberglass batts, Vermiculite type insulation was visible in areas. Vermiculite insulation looks like small shiny gravel. This insulation may contain asbestos. Testing for asbestos is beyond the scope of this inspection. Do not disturb this material without having it tested first. Further information regarding asbestos can be found at the U.S. Environmental Protection Agency's web site www.epa.gov or by searching at www.oregon.gov
- The amount of insulation in the attic was minimal, additional insulation is recommended.

Vapor barrier #3

- No vapor barrier visible

Roof structure #3

- Framing: The visible roof framing was rafters.
- Roof deck material: The visible roof deck was plywood sheathing.
- Condition: The visible areas of the roof structure appeared serviceable.

Kitchen

General

Location: Main floor

- The kitchen has been remodeled, recommend verifying building department permit and inspection records for this work.

Counters

Counter top materials: Solid surface

Condition:

- The counters were stained in areas.



Stained counter

Flooring

Materials: Wood

Condition:

- The flooring appeared serviceable.

Cabinets

- Minor wear to the cabinets.

Electrical

- Some outlets in the kitchen were not GFCI protected. These outlets may not have required GFCI protection when the house was built but newer regulations require GFCI protection at all kitchen counter outlets. Recommend installing GFCI protection at all kitchen outlets by a licensed electrician.

Kitchen sink

- The sink appeared serviceable.

Under sink plumbing

- Moisture damage was visible below sink, this is an indication of prior leaks, repairs to the plumbing or cabinet may be needed.



Moisture damage under sink

Disposal

- The disposal appeared serviceable.

Range

- Type: Gas/electric combination
- Condition: The range appeared serviceable.

Downdraft

- The exhaust fan is built into the range or cooktop and is a downdraft type.
- The downdraft system appeared serviceable.

Dishwasher

- The dishwasher appeared serviceable.

Refrigerator

- Refrigerators are considered personal property and are not inspected.

Built in microwave

- The microwave did not operate and needs to be repaired or replaced.



Microwave not operating

Bathrooms

Bathroom

Location: Upper floor hallway

General:

- The bathroom has been remodeled, recommend verifying building department permit and

inspection records for the remodeling.

Electrical

- Some of the outlets in the bathroom are older 2 prong non grounded type. These outlets are potentially hazardous near the sink and GFCI protection needs to be installed by a licensed electrician. Upgrading the wiring to ground these outlets is recommended during any remodeling or improvements at the bathroom.

Floor

- The bathroom flooring appeared serviceable.

Toilet

- The toilet was loose at the floor and the seal between the toilet and floor may be compromised. The seal between the toilet and floor needs to be replaced by a licensed plumber.



Loose toilet

Faucet and sink

- The faucet and sink appeared serviceable.

Under sink plumbing

- The under sink plumbing appeared serviceable.

Bathtub

- Tub fixtures: The tub faucet was leaking while in use and needs to be repaired or replaced by a licensed plumber.
- The diverter was not operating properly, corrections are needed.
- Shower head: The shower head was leaking and needs repair.



Shower head leaking



Diverter not operating properly

Tub surround

- The tub surround appeared serviceable, the surround and all transitions need to be carefully monitored and maintained.

Bathroom exhaust

- The fan did not operate and needs to be repaired or replaced.

Bathroom heat

- Heat to the bathroom is provided by a heat lamp. The heat lamp did not operate, repairs may be needed.

Bathroom #2

Location: Main floor hallway

General:

- The bathroom has been remodeled, recommend verifying building department permit and inspection records for the remodeling.

Bathroom #2 electrical

- The electric outlet was grounded and GFCI protected.

Bathroom #2 floor

- The bathroom flooring appeared serviceable.

Bathroom #2 toilet

- The toilet appeared serviceable.

Bathroom #2 faucet and sink

- Low water volume at faucet. This may indicate older restricted water supply pipes in the building. This condition needs to be monitored and improvements to the buildings plumbing may be needed.



Low water volume

Bathroom #2 under sink plumbing

- The under sink plumbing appeared serviceable.

Bathroom #2 shower

- The shower appeared serviceable, the shower area transitions need to be monitored and maintained.
- Shower head: A hose was installed at the shower head, this is a potential source of cross contamination to the clean water supply. A anti siphon type valve needs to be installed at the shower hose.

Bathroom #2 exhaust

- The bathroom exhaust fan appeared serviceable.

Bathroom #2 heat

- Heat to the bathroom is provided by an electric wall or baseboard heater.

Bathroom #3

Location: Utility area

General:

- This is a half bathroom only.

Bathroom #3 electrical

- The electric outlet was grounded and GFCI protected.

Bathroom #3 floor

- Moisture stains or damage was visible at the flooring. Recommend further evaluation by a licensed contractor and repairs as needed.



Evidence of moisture in floor

Bathroom #3 toilet

- The toilet appeared serviceable.

Bathroom #3 faucet and sink

- The faucet and sink appeared serviceable.

Bathroom #3 under sink plumbing

- Moisture stains were visible below the sink, this is an indication of prior leaks. This area needs to be monitored and repairs may be needed.

Bathroom #3 exhaust

- Ventilation at the bathroom was provided at the window only, no vent fan was installed.

Bathroom #3 heat

- Heat to the bathroom is provided by an electric wall or baseboard heater.
- The wall heater was a Cadet unit not currently on the manufactures recall list. The recall list can be found at www.cpsc.gov

Garage

Type

- Attached garage

Garage roof

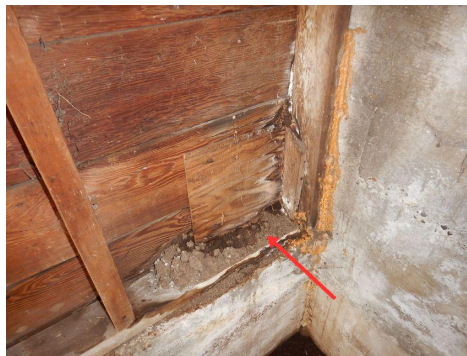
- Heavy wear to the garage roof, maintenance and periodic inspection are recommended.

Garage walls & ceiling

- Earth to wood contact was present at the garage area framing or walls. This condition will lead to moisture, rot and or insect activity or damage. These areas need to be carefully monitored and repairs may be needed.
- Rot damage was present at areas of the framing, repairs are needed.
- The garage structure is significantly out of plumb and needs structural support or other correction.
- No fire wall present between the garage and living spaces of the building. The garage may have been constructed prior to modern fire code requirements. Improvements to establish fire separation between the garage and other areas of the building are recommended.



Rot and insect damage



Rot and insect damage



Lean at back wall

Garage electrical

- GFCI protection was not provided and needs to be installed by a licensed electrician at all garage and exterior outlets.
- Some three prong type outlets tested as reversed polarity. This means the hot and neutral wires were improperly reversed at the outlet. These outlets are potentially hazardous and need to be properly connected.

Garage floor

- The garage floor appeared serviceable.
- Typical cracks present at the floor.

Door to living spaces

- Some locks are keyed on the inside of the door. This can pose an exit hazard, recommend having the locks replaced with types that can be opened from the interior without a key.
- The door between the garage and living spaces does not appear to be a fire rated door. Solid or fire rated doors are recommend in this area to help prevent to spread of a fire from the garage into living spaces, recommend replacing this door.

Vehicle door

- Heavy wear to the door, this condition needs to be monitored and repairs or replacement may be needed.
- Automatic door opener: The opener did not operate, repairs or replacement needed. The reverse function needs to be verified when the door is operational.



Heavy wear at door



Opener did not operate

Wood Destroying Organisms

This wood destroying organism (pest and dryrot) inspection was performed in accordance with the standards of the Oregon Pest Control Association on the basis of visible evidence in readily accessible areas of the structure for wood destroying insects or rot damage only. **It is possible that insect or rot damage are present in areas not accessible or in areas where access or visibility was limited at the time of the inspection. This is not a structural damage report.** This inspection is part of the property inspection and is governed by all terms and conditions set forth in the Inspection Contract and the inspection report.

An additional Pest report titled Wood Destroying Insect Inspection Report NPMA-33 is available if needed or requested by a lender. If this form is needed contact our office. We advise that you check with your realtor before distributing report information to other parties.

In many areas of the Pacific Northwest, where a wet climate is common, a large percentage of structures are subject to minor rot conditions. While such conditions are technically fungi infestations, they may not substantially affect the quality, structural soundness or anticipated life of the structure. Conditions such as spot areas on doors, windows, porches, steps, railing, decks, and common weathering to siding and trim are not reported on.

Evidence of wood destroying insect activity

- Wood destroying insect damage was visible at areas of the framing during the inspection, repairs are needed.

Condition of activity

- Termites and carpenter ants appear to be active. The property needs to be evaluated by a licensed pest control operator and treatment is needed.

Evidence of wood destroying fungi

- Wood destroying fungi (rot) was present at areas of the framing, exterior trim and front porch, repairs are needed.

Conditions conducive to insect or fungi infestation

- Earth to wood contact was present in areas. This condition should be corrected wherever possible. Repairs may include the use of wood treated to resist insects and fungi.
- Improper slope of the site toward the structure. All areas around the structure need to be properly sloped away from the building.
- Excessive moisture was present in areas. This can lead to rot and or insect activity. The source of moisture needs to be identified and corrected.
- Wood or cellulose debris was present in areas under the building. All wood, cardboard, paper and other cellulose debris needs to be removed from the under building and exterior areas.
- Vegetation was in contact with the building. This condition can increase moisture at the building and facilitate insect activity. Vegetation needs to be cut away from the building, a 6" minimum clearance is recommended.

Items limiting access or view

- Paneling in the basement area limited access to the framing and foundation.
- Obstructions in the crawlspace, such as HVAC ducts, plumbing pipes, insulation, and vapor barrier limited access and view.

Report Summary

Below is a summary of items listed in the inspection report. **Not all items in the report are included in this summary. Please read the entire report**, and contact the inspector if you have any questions. This summary serves as a reminder of the items needing the most immediate attention. The terms and limitation governing this report are detailed in the report and the Inspection Agreement. Some of the items listed may require repair, and obtaining cost estimates from a licensed contractor is advisable.

Thank you for using Hopkins Home Inspection. If you have any questions about your home inspection, please call me at 503.869.5292.

Sincerely,



Matt Hopkins
Hopkins Home Inspection
matt@hopkinsinspections.com
503.869.5292

Inspection and Property Information

Page 2	Apparent modifications or additions	• Modifications, alterations or changes have been made to the building. Most modifications, changes, alterations, upgrades, or remodeling type work require local building department permits and inspections. We advise that the client verify all building department records for all work done at the property, and verify that all inspections are complete and have had final approval.
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Site Conditions

Page 4	Drainage	• Improper slope of the site towards the foundation. This condition can result in increased moisture at the foundation, lower walls or in the basement or crawlspace areas and can lead to mold, rot and or insect damage and can also result in settlement to the building and other problems. Corrections are needed, recommend obtaining price estimates for needed corrections from a licensed drainage contractor. • Surface drains were visible at the property. These drains were not inspected and their connections and terminations were not determined. Recommend further information regarding the drainage system and where these drains drain to.
Page 5	Clearance to structure	• Improper clearance between the ground and the building was present. A 6" minimum separation between the ground and building materials is recommended. Clearance of less

than 6" can result in conditions conducive to moisture, rot and or insect damage. This condition needs to be carefully monitored and corrections are recommended.

Page 5	Vegetation	• Vegetation at the property is overgrown. Heavy vegetation limited access to areas of the site and building, corrections are needed. The vegetation needs to be cut away from the building, a minimum 6" separation is recommended.
Page 5	Retaining wall	• Large cracks were present at the wall and the wall may need repair or replacement, recommend further evaluation of the wall by a masonry contractor or professional engineer.
Page 6	Retaining wall #2	• Deterioration was present at the wall, recommend monitoring and maintenance. • Significant displacement or movement was visible at the wall, the wall may need to be replaced or repaired. This condition needs to be evaluated by a licensed masonry contractor or professional engineer.
Grounds		
Page 7	Walkways	• Trip hazards were present at the walkways, repairs are needed for safety.
Page 7	Driveway	• Trip hazards were present at the driveway, repairs are needed for safety.
Page 8	Exterior stairs	• Uneven spacing and surface of some steps. This condition is potentially hazardous and corrections are recommended.
Page 8	Patio	• Trip hazards were present at the patio surface, repairs are needed for safety. • Condition: The cover appears to leak, repairs are needed. The cover is in poor condition and needs to be removed or replaced.
Page 9	Patio #2	• Evidence of poor drainage at the patio surface. The patio may collect water or not drain well. This condition needs to be monitored and corrections may be needed. • Trip hazards were present at the patio surface, repairs are needed for safety.

Exterior Walls

Page 9	Siding materials	• Brick or brick veneer. Brick type sidings need to be carefully and properly installed and maintained. If moisture gets behind the brick rot, fungal, insect or other damage can develop at the wall or framing. Further evaluation and inspection of this siding can be obtained by specialty siding inspectors.
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Page 10	Siding condition	• Areas of the brick or stone siding were at the ground level and in soil contact. This condition is conducive to insect and or rot damage. Recommend further evaluation by a specialty siding inspector. • Rot damage was present at areas of the siding, repairs are needed. • Some corner caps were loose or damaged, corrections are needed. • The siding appears to be improperly installed in areas. Recommend further evaluation from a specialty siding contractor or inspector, the siding may need to be repaired or replaced.
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Page 10	Trim condition	• Rot damage was present in areas, repairs are needed.
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Page 11	Roof edge areas, eaves, soffits and fascias	• Moisture damage was visible in areas, these areas need to be carefully monitored and are likely to need repairs.
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Chimneys

Page 12	Chimney	• Deterioration to the mortar was visible. Repairs to the chimney are needed, recommend obtaining price estimates for a licensed chimney contractor.
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Porches

Page 13	Front porch condition	• Rot damage was present at areas of the porch, repairs are needed.
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Roof System

Page 13	Condition	• The roof was in contact with the ground at areas of the garage. This condition will result in leaks, corrections are needed. • The shingles appear to have excessive wear and may be prematurely wearing out. The shingles may be defective or improperly installed, recommend further evaluation by a licensed roofing contractor. • Heavy deterioration was visible at the metal portions of the roof. This condition needs further evaluation from a licensed roofing contractor, repairs or replacement are needed.
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Page 15	Visible indications of possible water penetration	• Moisture damage visible at areas of the roof edge indicate leaks at the roof surface, further evaluation by a licensed roofing contractor is needed.
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Page 15	Roof flashing	• Some plumbing vent flashings were damaged and need repair. • Areas of improper flashing were visible, repairs by a licensed roofing contractor are needed.
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Foundation and Floor Framing

Page 16	Foundation	Moisture stains were visible at areas of the foundation. This is an indication of prior leaks or moisture at the foundation. Recommend further information regarding any prior leaks or water entry at the foundation. This condition needs to be monitored and corrections may be needed if leaks continue.
Page 16	Floor construction	- Rot damage was present at areas of the framing, repairs are needed. - Insect activity or damage was present at areas of the framing, repairs and evaluation by a licensed pest control operator are needed.

Basements and Crawlspace

Page 17	Basement condition	- Water stains were present in areas of the basement and are an indication of previous water entry in the basement. Information regarding water entry or excessive moisture in the basement is needed. This condition needs to be carefully monitored and repairs or corrections may be needed. - A sump pump was installed in the basement. The pump is designed to pump water out of the basement. The pump was not operated or inspected but does not appear to be professionally installed. Information regarding the pump, when it was installed, its operation, where it drains to and how frequently it runs is needed. The pump needs to be carefully monitored and if it stops operating water may collect in the basement. The pump is connected to an electric circuit and will not operate if the power is off. The pump may indicate frequent or excessive water entry into the basement. Excessive moisture in the basement can lead to many problems including but not limited to mold, rot, insect damage and damage to the foundation or framing. The basement needs to be carefully monitored for water entry and excessive moisture. Recommend further evaluation of the pump and basement drainage by a licensed drainage contractor.
Page 17	Basement floor	Stains were present at the floor drain area. Information regarding these stains and the operation of the floor drain is needed. The stains at the drain area may be an indication that the drain backs up and the drain or drain lines may need to be cleaned or repaired.
Page 18	Crawlspace condition	The soil in areas of this crawlspace was damp or wet at the time of the inspection. Excessive moisture in the crawlspace can lead to many problems including but not limited to mold, rot, insect activity and settlement to the foundation or structure. Information regarding leaks and water entry into the crawlspace and evaluation of this condition by a licensed drainage contractor is needed. The crawlspace areas needs to be carefully monitored for water entry and excessive moisture and repairs or corrections may be needed to help

keep moisture and water out of the crawlspace area.

- Animals have been entering this crawlspace and have damaged the insulation in this crawlspace. All damaged insulation needs to be replaced and all animal waste needs to be removed from the crawlspace. Corrections are needed to help keep the animals out of the crawlspace area. Further evaluation of the animal activity in the crawlspace can be made by a licensed pest control operator if needed.
- Wood or cellulose debris was present in the crawlspace, this condition is conducive to wood destroying insect activity. All wood and cellulose debris needs to be removed from the crawlspace.

Page 18	Crawlspace vapor barrier	• A vapor barrier was not installed over areas of exposed soil in this crawlspace. This could result in increased moisture in the crawlspace and could result in mold, rot, insect damage or other problems. A 6 mil black plastic vapor barrier needs to be installed over all exposed soil.
Page 19	Crawlspace ventilation	• Openings were present at some of the crawlspace/foundation vents. These vents need to be repaired to help keep animals out of the crawlspace.
Page 19	Crawlspace insulation	• The subfloor insulation in this crawlspace was missing or damaged in areas, repairs are needed.
Page 19	Crawlspace #2 condition	• Wood destroying insect damage or activity was visible in this crawlspace. Evaluation of this condition by a licensed pest control operator is needed. • Dry rot was visible in this crawlspace. All rot damaged wood needs to be removed and replaced by a licensed contractor, obtaining price estimates is recommended. • Wood or cellulose debris was present in the crawlspace, this condition is conducive to wood destroying insect activity. All wood and cellulose debris needs to be removed from the crawlspace. • Animals have been entering this crawlspace and have damaged the insulation in this crawlspace. All damaged insulation needs to be replaced and all animal waste needs to be removed from the crawlspace. Corrections are needed to help keep the animals out of the crawlspace area. Further evaluation of the animal activity in the crawlspace can be made by a licensed pest control operator if needed. • Vermiculite type insulation was visible in areas. This insulation may contain asbestos and is potentially hazardous when disturbed. This is a hazardous material to have on the ground in the crawlspace area, recommend having the material tested and properly removed. • Wood items were in contact with the soil in this crawlspace. This condition is conducive to rot and insect damage and corrections are needed. Evaluation of this condition by a licensed contractor for repair options and price estimates is recommended.

Page 20	Crawlspace #2 drainage	• A sump pump was installed in this crawlspace. The pump is designed to pump water out of the crawlspace area. The pump and drainage system was not operated or inspected but does not appear to be professionally installed. Information regarding the pump, when it was installed, its operation, where it drains to and how frequently it runs is needed. The pump needs to be monitored and if it stops operating water may collect in the crawlspace. The pump is connected to an electric circuit and will not operate if the power is off. The pump installation may be an indication of frequent or excessive water entry into the crawlspace. Excessive moisture in the crawlspace can lead to many problems including but not limited to mold, rot, insect damage, and damage to the foundation or framing. The crawlspace area needs to be carefully monitored for water entry and excessive moisture. Recommend further evaluation of the pump and drainage system by a licensed drainage contractor.
Page 20	Crawlspace #2 ventilation	• Some of the screens at the crawlspace/foundation vents were missing or damaged. These screens need to be repaired to help keep animals out of the crawlspace.
Page 20	Crawlspace #2 insulation	• The subfloor insulation in this crawlspace was missing or damaged in areas, repairs are needed.

Electrical System

Page 21	Service entrance	• The overhead service wires were touching trees, recommend contacting the utility company for further evaluation. • Portions of the service entry conduit appears to be loose or improperly supported, recommend further evaluation by a licensed electrician.
Page 21	Over current protection devices are:	Both breakers and fuses were in service. Fuse systems are considered obsolete by current standards, upgrades to the electrical system are needed. Obtaining homeowners insurance can be complicated by the fuse system. Recommend obtaining price estimates for needed upgrades from a licensed electrician.
Page 22	Electric panel	• Access to the panel was blocked. A lock was installed at the panel and the lock was rusted shut. The panel cover was not removed and the panel was not inspected. Further evaluation of the panel is needed when proper access is provided.
Page 22	Electric panel #2	• Breaker(s) at the panel appear to be too large for the wires connected. This could result in a circuit overload or other unsafe condition. These circuits need to be evaluated by a licensed electrician and repaired as necessary. • The panel appears to be close to full capacity at this time.

Improvements to the electric system or adding circuits may require installing a sub panel or upgrading this panel.

Page 23	Electric panel #3	• Access to the panel was blocked by a cabinet door that will contact loose tape, which may contain asbestos, if opened. The panel cover was not removed and the panel was not inspected. Further evaluation of the panel is needed when proper access is provided. • The panel does not appear to be installed in an accessible or allowed area. The panel may have been installed prior to current standards. If any work is performed on the panel or the electric service the panel may need to be moved. Recommend consulting with an electrician for further advise regarding the panel location.
Page 23	Electric panel #4	• This is a fuse box. Fuse systems are considered obsolete by current standards, upgrades to the electrical system are needed. Obtaining homeowners insurance can be complicated by the fuse system. Recommend obtaining price estimates for needed upgrades from a licensed electrician. The inspector does not remove the covers from fuse panels.
Page 24	Wiring	• Abandoned or disconnected wiring was visible in areas. The inspector was unable to confirm that this wiring has been completely disconnected and these wires could be or could become energized. All abandoned or disconnected wiring needs to be properly removed or terminated by a licensed electrician. • Improper wiring was visible and needs repair by a licensed electrician in the following areas: At the exterior, In the crawlspace
Page 24	Outlets	• Some three prong 120 volt outlets tested as reversed polarity. This means the hot and neutral wires were improperly connected at the outlet. These outlets are potentially hazardous and need to be properly connected by a licensed electrician. The reversed polarity outlets tested were located in the basement and garage, there may be other reversed polarity outlets in the building which were in use or blocked and were not tested, recommend having all outlets tested when the building is vacant. • Some outlets were not functioning. These outlets need to be evaluated by a licensed electrician. The non functional outlets tested were located throughout the building, there may be other non functioning outlets in the building which were blocked and were not tested, recommend having all outlets tested when the building is vacant. • Most of the outlets in use were older 2 prong non grounded type, upgrades will likely be needed in areas.
Page 24	GFCI protection	• GFCI protection was not provided and needs to be installed by a licensed electrician in the following areas:All exterior

outlets, All garage outlets, All kitchen outlets, All bathroom outlets

Page 25	Switches and Lights	• Unable to determine the function of some switches, recommend further information regarding these switches. • Some lights did not operate, this may be the result of burnt out bulbs. Need to have the light operation verified.
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Plumbing Systems

Page 25	Water meter	• The water meter was not located. The inspector was unable to determine if there was unusual flow of water through the meter. Recommend having the meter located and observed.
Page 26	Supply pipe condition	• The older steel pipes in use are approaching the end of their useful life, recommend monitoring these pipes and budgeting for future replacement. Recommend obtaining price estimates for pipe replacement from a licensed plumber. • Moderate corrosion was visible on the supply pipes. This is an indication of pipe age, the pipes need to be monitored. • Copper pipe was improperly connected to galvanized steel pipe in areas. This type of connection will lead to premature corrosion, corrections by a licensed plumber are recommended.
Page 26	Functional Flow	• A moderate loss of water volume occurred with multiple fixtures in use. This is a common occurrence with older restricted supply pipes but is an indication of the pipes age. This condition needs to be monitored and upgrades to the plumbing system will be needed in the future.
Page 28	Service life	• The water heater appears to be at the end of its anticipated service life and will likely need to be replaced soon.
Page 28	Venting	• The unit appears to be venting into an unlined masonry chimney. This connection may have been allowed at the time of installation, but a flue liner is recommended for improved draft and safety.

Fuel Systems

Page 28	Natural gas system	• No barrier installed in front of the gas meter at the driveway area. This is potentially hazardous and the gas meter or piping could be damaged by a vehicle. Need to install a proper barrier installed in front of the meter.
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Heating Systems

Page 29	Boiler service life	• The boiler is beyond its anticipated service life and is obsolete, parts for this unit may no longer be available. The unit will likely need to be replaced soon. Recommend
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obtaining price estimates for replacement from a licensed HVAC or boiler contractor.

Page 29	Boiler condition	• Moisture stains around the boiler may indicate leaks or damage at the unit. • The boiler was in poor condition and needs to be fully evaluated by a licensed HVAC or boiler contractor. • The boiler did not respond properly to operating controls and was not operated. Need full evaluation of the boiler system by a licensed HVAC or boiler contractor.
Page 29	Boiler venting	• The unit appears to be venting into an unlined masonry chimney. This connection may have been allowed at time of installation, but a flue liner is recommended for improved draft and safety.
Page 30	Radiant heat distribution	• Older insulation was present on some of the heat distribution pipes. This material was not tested or identified but may contain asbestos. Some of this material was loose or damaged and may be hazardous, recommend having this material tested and properly identified and sealing, encapsulating, or proper removal as necessary. Further information regarding asbestos can be found by searching at www.oregon.gov or at the U.S. Environmental Protection Agency's web site www.epa.gov • No heat source found at the upper floor, this is common at some older homes but most regulations require a dedicated heat source in all bedrooms and living spaces. Improvements to the heat distribution system are recommended. • The radiators or convectors were cold and do not appear to be heating. Need further evaluation of these units by a licensed HVAC contractor.
Interior		
Page 32	Entry door #2	• Some locks are keyed on the inside of the door. This can pose an exit hazard, recommend having the locks replaced with types that can be opened from the interior without a key. • The door was locked and no key was provided, the door was not operated or inspected.
Page 32	Entry door #3	• The door between the garage and living spaces does not appear to be a fire rated door. Solid or fire rated doors are recommend in this area to help prevent the spread of a fire, recommend replacing this door.
Page 33	Entry door #4	• The door was damaged or could not be opened by the inspector, repairs or adjustments are needed.
Page 33	Windows	• Some double paned windows appear to be fogged or have moisture present between the pieces of glass. The seal

between the glass appears to be damaged. The glass at these windows needs to be replaced.

Page 34	Floors	• Nails were lifted at the flooring in areas, this is potentially hazardous and corrections are needed. • Areas of the wood flooring were warped. This may be the result of improper installation or excess moisture in areas. Recommend further evaluation from a licensed flooring contractor, the floor in these areas may need to be replaced.
Page 34	Stairway	• Openings at the railings may be too wide, openings should be less than 4" for the safety of small children, corrections are recommended. • The fall railing at the top of the stairway area was low, this is common at older buildings but can be potentially hazardous, recommend improvements to the railing for safety.
Page 35	Stairway #2	• Railings were not installed at the open areas of the stairway, corrections are recommended.
Page 36	Laundry electrical	• The 240 volt outlet appears to be an older 3 prong type, newer appliances will likely have a 4 prong plug that will not plug into this outlet. Modifications may be needed to the outlet or plug on the appliance.
Page 36	Laundry venting	• The vent system appears to be blocked or full of debris and is a potential fire hazard, the vent system needs to be cleaned.
Attic		
Page 37	Attic ventilation	• The attic area ventilation was limited and may be insufficient. This can result in increased moisture, heat and or mold or mildew growth in the attic or building. This condition needs to be monitored and additional attic area ventilation may be needed.
Page 37	Attic insulation	• Insulation type: Fiberglass batts, Vermiculite type insulation was visible in areas. Vermiculite insulation looks like small shiny gravel. This insulation may contain asbestos. Testing for asbestos is beyond the scope of this inspection. Do not disturb this material with out having it tested first. Further information regarding asbestos can be found at the U.S. Environmental Protection Agency's web site www.epa.gov or by searching at www.oregon.gov
Page 38	Attic opening #2	• The attic access cover was not insulated or weather stripped for air sealing, corrections are recommended.

Page 38	Attic #2 condition	• Evidence of animals in the attic. This condition needs to be monitored and corrections may be needed to keep the animals out of the attic. Further evaluation by a licensed pest control operator may be needed.
Page 38	Attic #2 ventilation	• The attic area ventilation was limited and may be insufficient. This can result in increased moisture, heat and or mold or mildew growth in the attic or building. This condition needs to be monitored and additional attic area ventilation may be needed.
Page 38	Attic #2 insulation	• Insulation type: Fiberglass batts, Vermiculite type insulation was visible in areas. Vermiculite insulation looks like small shiny gravel. This insulation may contain asbestos. Testing for asbestos is beyond the scope of this inspection. Do not disturb this material with out having it tested first. Further information regarding asbestos can be found at the U.S. Environmental Protection Agency's web site www.epa.gov or by searching at www.oregon.gov
Page 39	Attic #3 ventilation	• The attic area ventilation was limited and may be insufficient. This can result in increased moisture, heat and or mold or mildew growth in the attic or building. This condition needs to be monitored and additional attic area ventilation may be needed.
Page 39	Attic #3 insulation	• Insulation type: Fiberglass batts, Vermiculite type insulation was visible in areas. Vermiculite insulation looks like small shiny gravel. This insulation may contain asbestos. Testing for asbestos is beyond the scope of this inspection. Do not disturb this material with out having it tested first. Further information regarding asbestos can be found at the U.S. Environmental Protection Agency's web site www.epa.gov or by searching at www.oregon.gov • The amount of insulation in the attic was minimal, additional insulation is recommended.
Kitchen		
Page 40	Counters	• The counters were stained in areas.
Page 40	Electrical	• Some outlets in the kitchen were not GFCI protected. These outlets may not have required GFCI protection when the house was built but newer regulations require GFCI protection at all kitchen counter outlets. Recommend installing GFCI protection at all kitchen outlets by a licensed electrician.
Page 40	Under sink plumbing	• Moisture damage was visible below sink, this is an indication of prior leaks, repairs to the plumbing or cabinet may be needed.

Page 41 Built in microwave • The microwave did not operate and needs to be repaired or replaced.

Bathrooms

Page 42 Electrical • Some of the outlets in the bathroom are older 2 prong non grounded type. These outlets are potentially hazardous near the sink and GFCI protection needs to be installed by a licensed electrician. Upgrading the wiring to ground these outlets is recommended during any remodeling or improvements at the bathroom.

Page 42 Toilet • The toilet was loose at the floor and the seal between the toilet and floor may be compromised. The seal between the toilet and floor needs to be replaced by a licensed plumber.

Page 42 Bathtub • Tub fixtures: The tub faucet was leaking while in use and needs to be repaired or replaced by a licensed plumber. The diverter was not operating properly, corrections are needed.
• Shower head: The shower head was leaking and needs repair.

Page 43 Bathroom exhaust • The fan did not operate and needs to be repaired or replaced.

Page 43 Bathroom heat • Heat to the bathroom is provided by a heat lamp. The heat lamp did not operate, repairs may be needed.

Page 43 Bathroom #2 • The bathroom has been remodeled, recommend verifying building department permit and inspection records for the remodeling.

Page 43 Bathroom #2 faucet and sink • Low water volume at faucet. This may indicate older restricted water supply pipes in the building. This condition needs to be monitored and improvements to the buildings plumbing may be needed.

Page 44 Bathroom #3 floor • Moisture stains or damage was visible at the flooring. Recommend further evaluation by a licensed contractor and repairs as needed.

Garage

Page 45 Garage roof • Heavy wear to the garage roof, maintenance and periodic inspection are recommended.

Page 45	Garage walls & ceiling	• Earth to wood contact was present at the garage area framing or walls. This condition will lead to moisture, rot and or insect activity or damage. These areas need to be carefully monitored and repairs may be needed. • Rot damage was present at areas of the framing, repairs are needed. • The garage structure is significantly out of plumb and needs structural support or other correction. • No fire wall present between the garage and living spaces of the building. The garage may have been constructed prior to modern fire code requirements. Improvements to establish fire separation between the garage and other areas of the building are recommended.
Page 45	Garage electrical	• GFCI protection was not provided and needs to be installed by a licensed electrician at all garage and exterior outlets. • Some three prong type outlets tested as reversed polarity. This means the hot and neutral wires were improperly reversed at the outlet. These outlets are potentially hazardous and need to be properly connected.
Page 45	Door to living spaces	• The door between the garage and living spaces does not appear to be a fire rated door. Solid or fire rated doors are recommend in this area to help prevent to spread of a fire from the garage into living spaces, recommend replacing this door.
Page 45	Vehicle door	• Heavy wear to the door, this condition needs to be monitored and repairs or replacement may be needed. • Automatic door opener: The opener did not operate, repairs or replacement needed. The reverse function needs to be verified when the door is operational.

Wood Destroying Organisms

Page 46	Evidence of wood destroying insect activity	• Wood destroying insect damage was visible at areas of the framing during the inspection, repairs are needed.
Page 46	Condition of activity	• Termites and carpenter ants appear to be active. The property needs to be evaluated by a licensed pest control operator and treatment is needed.
Page 46	Evidence of wood destroying fungi	• Wood destroying fungi (rot) was present at areas of the framing, exterior trim and front porch, repairs are needed.
Page 46	Conditions conducive to insect or fungi infestation	• Earth to wood contact was present in areas. This condition should be corrected wherever possible. Repairs may include the use of wood treated to resist insects and fungi. • Improper slope of the site toward the structure. All areas

around the structure need to be properly sloped away from the building.

- Excessive moisture was present in areas. This can lead to rot and or insect activity. The source of moisture needs to be identified and corrected.
- Wood or cellulose debris was present in areas under the building. All wood, cardboard, paper and other cellulose debris needs to be removed from the under building and exterior areas.
- Vegetation was in contact with the building. This condition can increase moisture at the building and facilitate insect activity. Vegetation needs to be cut away from the building, a 6" minimum clearance is recommended.