

Roof (Continued)

Material: (continued)



Appears Serviceable

Unable to Inspect: 10%:

==Not fully walked due to the roof being too steep or treacherous at some areas -- consult a qualified licensed roofing contractor for a further evaluation or questions

==Not fully visible due to moss growth and/or organic matter

MAINTENANCE

Moss Growth: Yes:

==Some moss growth observed -- recommend a treatment and/or removal in an approved method now and on a regular basis -- avoid high pressure washing as this can damage the roof and reduce life expectancy of materials



Appears Serviceable

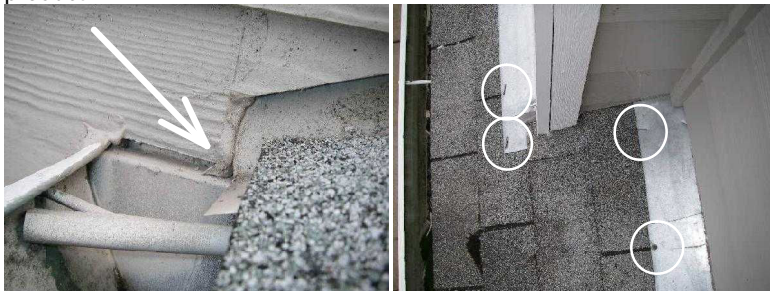
Number of Visible Layers: 1

MAINTENANCE

Flashing: Metal:

==Gutter end cap areas that are against the siding appear troublesome and would benefit from appropriate added "kick-out" flashing -- these areas appear to be depending on caulking to help prevent water entry behind the siding or into the walls -- consult a qualified licensed roofing contractor for a further evaluation and/or modifications -- strongly recommend regular maintenance and inspection of these areas

==Exposed fasteners on flashings and ridges would benefit from being sealed with an approved polyurethane caulking product



MAINTENANCE

Valleys: Metal:

==Valley area at over the dining/ nook area appears to need regular maintenance and inspection to help prevent debris build up which could possibly lead to water backing up over the flashing and causing leaking



Appears Serviceable

Plumbing Vents: ABS

Garage/Carport (Continued)

Appears Serviceable **Floor/Foundation:** Concrete:
=Common cracks observed
==Not fully visible due to personal property and stored items -- this makes the view and inspection of floor difficult

Appears Serviceable **Electrical/Lighting:** 120 VAC GFCI

Appears Serviceable **Windows:** Vinyl

Electrical

When SUB-STANDARD WIRING PRACTICES are observed it is recommended that the entire electrical system be evaluated by a qualified licensed electrical contractor since our inspection is limited and not technical. We do not re-inspect electric defects -- all work should be performed by a Qualified Licensed Electric Contractor with receipts provided to the buyer-- homeowner repairs are not allowed by most local building departments when selling property. Only a representative number of outlets are tested during the inspection -- since occupied properties usually have blocked outlets consider having them all checked and repaired as needed when sub-standard wiring is observed. Generators and crossover wiring is outside the scope of this inspection. Service amperage is reported as an approximate since conductors may not be fully visible -- consult a qualified licensed electrical contractor to determine specific amperage or loads as this is excluded from this inspection. We do not verify smoke detector battery types or presence and function of hush buttons, low voltage items such as burglar alarms, door bells, yard lighting, built-in vacuum systems, intercoms, telephone, coaxial cable, communication wiring and the like are outside the scope of this inspection. Sauna and pool heaters are not inspected.

Service Size Amps: 200 amps **Volts:** 120-240 VAC

MAINTENANCE **Service Feed Wires:** Underground aluminum:
==Additions to the system were observed without a permit seen at the panel -- recommend consulting a qualified licensed electrical contractor for further information

Appears Serviceable **120 VAC Branch Circuits:** Copper

Appears Serviceable **240 VAC Branch Circuits:** Copper and aluminum

Appears Serviceable **Conductor Type:** Non-metallic sheathed cable:
==Most of the system is not visible or inspected due to finished surfaces

Appears Serviceable **GFCI:** Observed

REPAIR-REPLACE **Ground:** Plumbing bond--but not fully visible:
==Plumbing water main transitions to plastic non-metallic pipe as seen in the crawlspace -- this appears to affect or void the plumbing bond to earth connection -- consult a qualified licensed electrical contractor for a further evaluation or to determine the need for appropriate repairs/ replacement/ or modifications
==Grounding clamp is slightly loose at the plumbing bond -- this can affect the safety of the electrical system -- appears to need properly tightened



REPAIR-REPLACE **Smoke Detectors:** Outdated unit(s) with no hush button:
==Smoke alarms are recommended in all hallways leading to bedrooms and on all floors -- In Oregon ALL must have a hush button -- all need a ten year battery if not hard wired in. Outdated units should be replaced -- like kind should be replaced with like kind -- meaning that hard wired units should be replaced if needed with hard wired units. These recommendations are from the Oregon State Fire Marshall
==Bedroom smoke detectors are recommended as a safety upgrade

Main Electric Panel

Crawl Space

If the entire area was not accessible it is recommended that a re-inspection be performed after the inaccessible areas are opened up for proper access. Any crawlspace area with less than 18x24 inch access that can not be safely entered is outside the scope of this inspection -- recommend a further evaluation after proper clearances are provided. Note that heat ducts, insulation, plumbing drains and supply lines typically block the view and access to some areas when present, ALL PICTURES INCLUDED IN THIS REPORT ARE INTENDED AS A VISUAL REFERENCE ONLY AND NOT AS A GUIDE OR MAP FOR REPAIRS -- TYPICALLY PICTURES INCLUDED ARE ONLY A SAMPLE OF THE ISSUES OBSERVED AND WE ARE UNABLE TO INCLUDE PHOTOS OF EVERY DEFECT -- REFER TO THE REPORT TEXT FOR THE FULL INFORMATION ABOUT THE PROBLEMS OBSERVED. Much of the plumbing system is not visible due to finished surfaces and it being inside of the walls, floors, and covered with insulation - this limits our observation and inspection of the entire system. THE CAUSES OF THE NEED FOR REPAIR IS OUTSIDE THE SCOPE OF THIS INSPECTION -- consult a qualified licensed contractor who specializes in the specific area for a further evaluation. The methods, materials, and costs of corrections is outside the scope of this inspection. The inspector does not enter any area or undertake any procedure that may damage the property or it's components and/or be dangerous to the inspector or other persons

Main Crawl Space

Method of Inspection: In the crawlspace

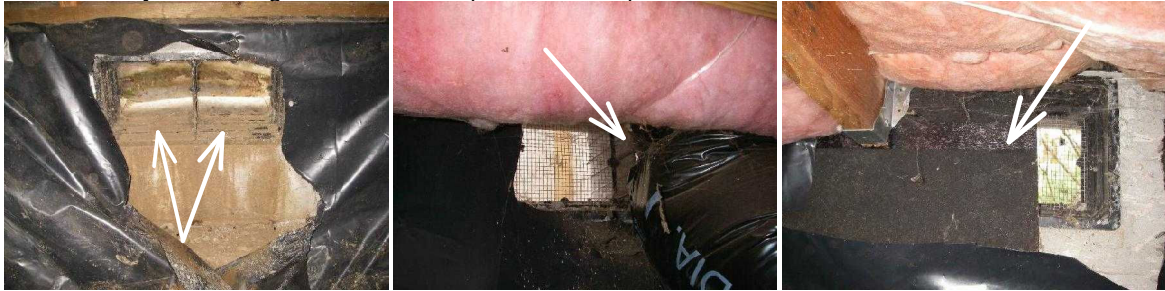
Crawlspace Access Location: Bedroom closet

MAINTENANCE Unable to Inspect: 15%:

- ==Puddles of standing water blocks access to some areas -- this is considered a working space and all crawlspace areas should be accessible without having to get wet or crawl through water
- ==Unsanitary condition exists at some small areas due to animal urine or fecal matter -- recommend removal and installing fresh black plastic for clean access
- ==Not fully visible due to heating system ductwork/ insulation/ and plumbing drain lines

REPAIR-REPLACE Ventilation: Foundation vents:

- ==Several damaged/ loose and/or missing screens -- check every vent and repair as needed to keep ventilation open and provide maximum 1/8" openings -- use 1/8" galvanized wire cloth where needed -- this helps prevent animal/ rodent/ and/or insect entry
- ==Heat ducts/ floor insulation/ and vapor barriers are blocking the airflow at some vents -- recommend securing the ducts out of the way or trimming the insulation/ vapor barriers to provide total vent airflow



Appears Serviceable **Moisture Barrier:** Black plastic--98% coverage

REPAIR-REPLACE Moisture Penetration: Yes **Moisture Location:** Several areas:

- ==Some puddles observed today as seen under the living room and entryway at the along the north foundation walls -- up to 1/2" - 4" of standing water appears to have been present at these areas in the past judging by the water stains on the vapor barrier -- consult a qualified licensed contractor who specializes in crawlspace moisture penetration problems and drainage issues for a further evaluation and to determine the need for appropriate repairs or modifications
- ==Water stains observed at some of the foundation vents indicating surface water spilling into the crawlspace -- strongly recommend proper vent wells and grading corrections at the exterior to help prevent this
- ==Signs of previous water penetration observed at several isolated areas throughout the crawlspace in the past as evidenced by water staining or silt on the black plastic moisture barrier/ water stains on the foundation footing/ stemwall
- ==Monitor the crawlspace during times of regional flooding in the area to check on standing water build up -- additional measures may be required to keep the space dry

Crawl Space (Continued)

Moisture Penetration: (continued)



MAINTENANCE

Wood/Cellulose Debris: Yes:

==Wood/ cellulose debris observed in the crawlspace -- recommend removal of all pieces that are large enough to be raked up with a common garden rake as these are considered conducive to wood destroying organism infestation -- this includes any product containing wood such as paper/ cardboard/ and the like



MAINTENANCE

Insulation: Fiberglass in the floor framing:

==Insulation is fallen/ loose and/or missing at a few areas



REPAIR-REPLACE

Low-Point Drain: ABS--but not fully visible:

==Low point drain does not appear to be located where standing water if present in the crawlspace will be able to flow into the drain by gravity -- water appears it will have to puddle or buildup at areas (especially under the living room bay window/ along the north garage foundation) before it will all enter into the drain -- crawlspace grading corrections or additional modifications may be needed to eliminate future moisture conditions and to help the low point drain perform as intended -- consult a qualified licensed contractor for a further evaluation or questions

==Drain appears to be blocked off by the black plastic moisture barrier around the drain opening

==Drain appears it could be subject to becoming blocked with the debris present in the crawlspace -- recommend removal or cleaning up of foreign objects around the drain that could possibly block the drain from properly functioning



MAINTENANCE

Sump Pump: None:

==A sump pump may be needed to help remove water seasonally from the crawlspace -- it should be installed well below

REPAIR-REPLACE Summary

Do not rely on summary to understand this inspection. This summary is not a substitute for reading the entire report which you agreed to do in the pre-inspection contract. This summary is for reference only. Further evaluation by qualified licensed contractors is recommended.

Lots and Grounds

Crawlspace Vents: Foundation vents:

- ==Damaged and missing screens observed that appear to easily allow animal/ rodent/ and insect entry into the crawlspace
- ==Some of the vent are blocked of with bricks/ stones/ or other items covering the openings -- recommend removal of all foreign objects inserted into the vent openings and repairing all damaged screens as needed (see notes under "Crawlspace-Ventilation" for further information that applies here also)
- ==Several vents into the crawlspace are adjacent to or below the adjoining grade -- recommend installing vent wells to provide a minimum of 6" grade separation from the screen bottom -- this will help prevent the possibility of ventilation becoming blocked by soil or bark dust and to prevent surface water from running into the crawlspace

Roof

Furnace Flue Pipe: B-vent:

- ==Pipe is rusty/ cracked -- recommend a further evaluation by a qualified licensed HVAC contractor to determine the cause of this issue/ need for replacement or modifications

Electrical

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Main Crawl Space Electrical/Lighting: 120/240 VAC:

- ==Wiring running to the exterior A/C unit is laying on the ground between the garage and exterior/ not stapled up in a workmanlike manner -- subject to physical damage and appears to have been laying in water in the past