

# INSPECTION REPORTS



Seller is providing buyer with a copy of the attached inspection report. The attached inspection report was provided to the seller at the time they purchased the property. Buyer should not rely on this, or any other prior inspection report because the report may not be accurate and the buyer may have no recourse against an inspector they did not themselves acquire. Seller makes no representation whatsoever regarding the accuracy or completeness of the inspection or the report and is providing the buyer with a copy of the report only for disclosure purposes. Buyer is advised to obtain their own professional inspection report.



# WELL



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NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.



2133 DOUGLAS ST  
FOREST GROVE, OR 97116  
(503)-357-2222 (503)-657-8000  
[www.clearwaterpumpservices.com](http://www.clearwaterpumpservices.com)  
[clearwaterpump@hotmail.com](mailto:clearwaterpump@hotmail.com)

Date Completed: 08-09-22

Customer Name:

Job Site Address: 15771 SW OBERST LN

| <u>Time</u> | <u>Flow Rate in Gallons Per Minute</u> | <u>Pumping Level (ft')</u> | <u>Discharge PSI</u> |
|-------------|----------------------------------------|----------------------------|----------------------|
| 12:00PM     | 8.1                                    | 125                        | 39                   |
| 12:15PM     | 9                                      | 134                        | 46                   |
| 12:30PM     | 9.3                                    | 128                        | 60                   |
| 12:45PM     | 8.2                                    | 129                        | 40                   |
| 1:00PM      | 8.3                                    | 127                        | 55                   |
| 1:15PM      | 7.9                                    | 127                        | 48                   |
| 1:30PM      | 8                                      | 131                        | 40                   |
| 1:45PM      | 9.9                                    | 125                        | 54                   |
| 2:00PM      | 9.5                                    | 134                        | 46                   |
|             |                                        |                            |                      |
|             |                                        |                            |                      |
|             |                                        |                            |                      |
|             |                                        |                            |                      |
|             |                                        |                            |                      |

Static Water Level: 125'

Well Depth: 156'

Pump Type: 3 HP 230V

Pressure Tank: 92 GALLON PRESSURE TANK

Air Pressure: 38 PSI

Pressure Settings: 40-60

Water Filtration Equipment: NONE

Drop Pipe: 1", 1-1/2" GLV

Plumbing Size: 1", 1-1/4", 1-1/2" PVC AND GLV

Plumbing Type: PVC AND GLV

Wire Size: #12

Pitless: YES

Well Seal: YES

Mineral Test Raw: N/A

Hardness:

Iron:

PH:

TDS:

Mineral Test Treated: N/A

Hardness:

Iron:

PH:

TDS:



Burlington, WA Corporate Laboratory (a)  
1620 S Walnut St - Burlington, WA 98233 - 800.755.9295 • 360.757.1400

Bellingham, WA Microbiology (b)  
805 Orchard Dr Ste 4 - Bellingham, WA 98226 - 360.715.1212

Portland, OR Microbiology/Chemistry (c)  
9725 SW Commerce Cr Ste A2 - Wilsonville, OR 97070 - 503.682.7802

Corvallis, OR Microbiology/Chemistry (d)  
1100 NE Circle Blvd, Ste 130 - Corvallis, OR 97330 - 541.753.4946

Bend, OR Microbiology (e)  
20332 Empire Blvd Ste 4 - Bend, OR 97701 - 541.639.8425



Page 1 of 1

## Drinking Water Report

Client Name: Clearwater Pump  
2133 Douglas Street  
Forest Grove, OR 97116

Reference Number: **22-28626**

Report Date: 9/13/22

Approved By: anp,jnr,pap

Authorized by:

Thanh B Phan  
Lab Manager, Portland

Project:  
Field ID: Outside Faucet  
Sample Description: 15771 SW Oberst Ln Sherwood, OR 97140  
Sample Date: 8/26/22 12:10

Lab Number: OR100063-55643  
Date Received: 8/26/22  
Sampled By: Levi  
Sampler Phone:

| CAS Number | Analyte        | Result | MCL   | Pass <sup>^</sup> | Lab | QL    | Units    | Analyzed |
|------------|----------------|--------|-------|-------------------|-----|-------|----------|----------|
| Coli-To-t  | TOTAL COLIFORM | Absent |       | Pass              | c   | P/A   | per100ml | 8/27/22  |
| 68583-22-2 | E. Coli        | Absent |       | Pass              | c   | Y/N   | per100ml | 8/27/22  |
| 7440-38-2  | ARSENIC        | ND     | 0.010 | Pass              | a   | 0.001 | mg/L     | 9/9/22   |
| 14797-55-8 | NITRATE-N      | 1.42   | 10    | Pass              | c   | 0.005 | mg/L     | 8/26/22  |

### Notation:

MCL = Maximum Contaminant Level, maximum permissible level of a contaminant in water established by EPA; Federal Action Levels are 0.015 mg/L for Lead and 1.3 mg/L for Copper. Sodium has a recommended limit of 20 mg/L. A blank MCL value indicates a level is not currently established.

QL = Quantitation Limit is the lower calibration concentration.

ND = Not detected above the listed specified reporting limit (QL).

CAS Number = Chemical Abstract Service Number is a unique identifier of the chemical tested.

<sup>^</sup> = 'PASS', indicates that the parameter tested meets EPA, State, or local jurisdiction MCL.

An \* in front of the parameter name indicates it is not NELAP accredited but it is accredited through OR DEQ or USEPA Region 10.

These test results meet all the requirements of NELAC, unless otherwise stated in writing, and relate only to these samples.  
If you have any questions concerning this report contact Thanh B Phan at the above phone number.

# SEPTIC





## Existing System Evaluation Report for Onsite Wastewater Systems

State of Oregon Department of Environmental Quality  
Onsite Program  
165 East Seventh Ave, Suite 100  
Eugene, OR 97401

Please answer the following questions completely. Do not leave any blank responses. Write unknown if unknown. Refer to Oregon Administrative Rule 340-071-0155 for more information, and please visit <http://www.oregon.gov/DEQ/WQ/pages/onsite/septicmart.aspx>.

### Septic System Owner-Provided Information:

Property Owner(s)(Sellers): \_\_\_\_\_ Telephone: \_\_\_\_\_

Site Address: 15771 sw oberst rd City: Sherwood Zip Code: \_\_\_\_\_

County: Clackamas Lot Size: \_\_\_\_\_ Acres/Square Feet (circle units)

Legal Description: \_\_\_\_\_

Age of wastewater treatment system \_\_\_\_\_ (years) Is there a service contract for system components? \_\_\_\_\_

Date the septic tank was last pumped \_\_\_\_\_ (please attach receipt if available)

Number of people occupying dwelling \_\_\_\_\_ If unoccupied, for how long has it been vacant? \_\_\_\_\_

Was this section completed by the evaluator because owner or agent was unavailable? \_\_\_\_\_

The above information is true and to the best of my knowledge.

8/31/22

Date (MM/DD/YYYY)

Signature of Owner, or agent if present

Name of person performing evaluation (please print): Fred Parish

#### Certification:

- |                                                                                 |                                                          |
|---------------------------------------------------------------------------------|----------------------------------------------------------|
| <input checked="" type="checkbox"/> Installer                                   | <input type="checkbox"/> Professional Engineer           |
| <input type="checkbox"/> Maintenance Provider                                   | <input type="checkbox"/> Environmental Health Specialist |
| <input type="checkbox"/> National Association of Wastewater Technicians         | <input type="checkbox"/> Waste Water Specialist          |
| <input type="checkbox"/> Other: DEQ approved in writing (please describe) _____ |                                                          |

Certification Number: 12347

Business name Lil' Stinky Environmental Service Email info@lilstinky.com

Business address 1793 SE 1st Ave, Canby, OR 97013 Phone (503)263-6236

Date of Evaluation: 8/31/22 (MM/DD/YYYY)

I hereby certify, by my signature, that I meet all of the qualifications required to perform onsite wastewater system evaluations in the state of Oregon pursuant to OAR 340-071-0155.

8/31/22

Fred Parish

Date (MM/DD/YYYY)

Signature of Qualified Septic System Evaluator

### 1. General System Information

The Existing System Evaluation Report form contains 8 pages. Some of the questions on this form may not pertain to the system being evaluated, as there are many system designs. If you (the septic system evaluator) are unable to answer any of the questions on this form please indicate, in writing, why this information was not available at the time the evaluation was completed.

- The existing septic system consists of (check all that apply):

- |                                                 |                                                                    |
|-------------------------------------------------|--------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Septic Tank | <input type="checkbox"/> Cesspool                                  |
| <input type="checkbox"/> Dosing Tank            | <input checked="" type="checkbox"/> Disposal Trenches/ Leach Lines |
| <input type="checkbox"/> Multi-compartment Tank | <input type="checkbox"/> Capping Fill                              |
| <input type="checkbox"/> Seepage Bed            | <input type="checkbox"/> Sand Filter                               |
| <input type="checkbox"/> Other _____            |                                                                    |

**Note:** Cesspools may be used only to serve existing sewage loads and if failing only be replaced with a seepage pit system on lots that are too small to accommodate a standard system or other alternative onsite system.

There is a permit for the septic system ☒ Yes ☐ No ☐ Unknown

- Permit Number(s) Sxr-92-84
- Year original septic system installed: 1989 (YYYY) ☐ No record of installation date
- Dates of subsequent repairs or alterations: \_\_\_\_\_ (YYYY)
- All plumbing fixtures are connected to the septic system ☒ Yes ☐ No ☐ Unknown

If you answered "No" or "unknown," please describe below:

\_\_\_\_\_  
\_\_\_\_\_

- Additional Comments:  
15 minute functionality test completed. System operating normally at time of inspection  
Buyer onsite for inspection

### 2. Overall Septic System Status

- Discharge of sewage to the ground surface ☐ Yes ☐ No ☒ None observed
- Discharge of sewage to surface waters ☐ Yes ☐ No ☒ None observed
- Sewage backup into plumbing fixtures ☐ Yes ☒ No ☐ Unknown
- Additional Comments:

\_\_\_\_\_  
\_\_\_\_\_

### 3. Septic tank

In order to fully describe the condition of the tank, the septic tank may need to be pumped. Please indicate below if the septic system tank was pumped during the course of *this* evaluation.

- Septic tank was pumped during the course of *this* evaluation ☒ Yes ☐ No
- If the septic tank was **NOT pumped** during the course of *this* evaluation, please explain (e.g. septic system owner declined to have the tank pumped etc):



- The septic tank material is:

☒ Concrete

☐ Steel

☐ Plastic

☐ Fiberglass

☐ Other (explain) \_\_\_\_\_

☐ Unknown

- Is the septic tank accessible? ☒ Yes ☐ No

- Septic tank volume in gallons 1000

- Tank volume determined by: Check all that apply, add comments below as needed

☒ Permit Records ☐ Measured ☐ Stamped on Tank ☒ Other

- Septic tank risers are at ground level ☐ Yes ☒ No

- Tank appears to be free from defects, leaking and signs of deterioration ☒ Yes ☐ No

If you answered "No," please describe the condition of the septic tank below. For example, evidence of gas corrosion, cracks, leaks, etc.

- Septic tank lid(s) is intact ☒ Yes ☐ No

- Septic tank baffles are intact: Inlet ☒ Yes ☐ No Outlet ☒ Yes ☐ No

- Baffle material - Inlet ☐ Plastic ☒ Concrete ☐ Metal Outlet ☐ Plastic ☒ Concrete ☐ Metal

Effluent filter is present ☐ Yes ☒ No

- Effluent filter is free of debris ☐ Yes ☐ No ☒ Not Applicable

- Liquid level in tank relative to invert of outlet ☒ At ☐ Above ☐ Below

If above or below invert outlet, please explain: \_\_\_\_\_

- Scum layer 4 (inches) Sludge layer 6 (inches)

- Scum and Sludge layer more than 35% of the total tank volume ☐ Yes ☒ No

Indicate where sludge measured from: ☐ Inlet ☒ Middle ☐ Outlet

- Additional Comments:

#### 4. ~~Dosing tank / Pump Basin~~

~~Dosing tanks use a pump to send effluent to a treatment unit or a soil absorption field.~~

- ~~• The septic system has a dosing tank ☐ Yes ☒ No~~

~~(If "No," skip the rest of section 4)~~

- ~~• At the time of this evaluation the power was on to test the pump(s): ☐ Yes ☐ No~~

- Dosing tank capacity \_\_\_\_\_ (gallons)
- Tank volume determined by: Check all that apply, add comments below as needed  
☐ Permit Records ☐ Measured ☐ Stamped on Tank ☐ Other \_\_\_\_\_
- Dosing tank material \_\_\_\_\_
- Dosing tank appears to be watertight and in good condition ☐ Yes ☐ No
- Dosing tank lid is intact ☐ Yes ☒ No
- Electrical components are sealed and watertight ☐ Yes ☐ No
- Pump/ siphon is functional ☐ Yes ☐ No
- Type of Pump ☐ Demand dose ☐ Time dose
- Pump control mechanism is functional (floats, pressure transducer) ☐ Yes ☐ No
- There is a high water alarm ☐ Yes ☐ No
- The high water alarm (audible and visual) is working ☒ Yes ☐ No ☐ Not Applicable
- Type of screen \_\_\_\_\_
- Screen is clean and free of debris ☐ Yes ☐ No - Screen cleaned for this evaluation ☐ Yes ☐ No
- Scum/ sludge present in Dosing tank ☐ Yes ☐ No
- Scum layer \_\_\_\_\_ (inches) Sludge layer \_\_\_\_\_ (inches)
- Additional Comments: \_\_\_\_\_  
\_\_\_\_\_

5. **Soil absorption system**

The soil absorption system is a set of trenches that receives effluent from the septic tank and filters the effluent before it enters the groundwater.

- The septic system has a soil absorption system ☒ Yes ☐ No ☐ Unknown
- Was the soil absorption system part of the evaluation? ☒ Yes ☐ No ☐ See note below

If the soil absorption system was not evaluated, please explain below (for example unable to locate, client did not authorize this part of the evaluation):  
\_\_\_\_\_

- Absorption distribution ☐ Equal ☒ Serial ☐ Pressure ☐ Equal via pressure
- Absorption lines construction material:  
☒ Gravel and pipe ☐ Chamber ☐ Tile ☐ Polystyrene foam and pipe ☐ Other \_\_\_\_\_
- Absorption distribution unit(s): ☒ dropbox ☐ hydrosplitter ☐ equal distribution box
- ☐ Intact ☐ Damaged ☒ N/A
- Absorption distribution unit(s) are free of debris or solids ☐ Yes ☐ No ☒ N/A

- Locate all drain lines in soil absorption system ☐ Yes ☒ No

Total length of drain lines 375 (ft)

Lengths determined by ☒ Physically uncovering portions of system/probing ☒ Written records

☐ Fish tape ☐ Electronic locator ☐ camera

- Absorption area appears to be **free** from roads, vehicular traffic, structures, livestock, deep-rooted plants etc.

☒ Yes ☐ No

If you answered "No," please describe below:

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- Absorption area appears to be **free** from surface water runoff and down spouts ☒ Yes ☐ No

- Evidence of ponding in absorption area or distribution unit(s) ☐ Yes ☒ No

- The soil absorption system replacement area assigned in the permit record appears to be intact:

☐ Yes ☐ No ☒ Replacement area not identified in permit record

If you answered "No," please explain below:

Records do not show a replacement area

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- Additional Comments:

No portion of the drain field was excavated for this inspection.

Recommend 24" riser with lid for future maintenance.

System operating normally at time of inspection.

No concerns at time of inspection.

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#### 6. Sand Filter System

There are different sand filter system designs used in Oregon. Not every sand filter system will contain all of the components mentioned below, e.g. pumps. The owner of a sand filter system **permitted on or after January 2, 2014** must maintain an annual service contract with a certified Maintenance Provider. Maintenance records should be available from the system owner, or the contracted Maintenance Provider. **Please attach copies of the previous two years of maintenance records to this evaluation form.**

- The septic system has a sand filter ☐ Yes ☒ No

(If "No," skip the rest of section 6)

- Type of sand filter

☐ Intermittent  
☐ Recirculating  
☐ Bottomless

- Sand filter container appears free from defects, leaks and signs of deterioration: ☐ Yes ☐ No

- Sand filter unit appears to be **free** from roads, vehicular traffic, structures, livestock, deep-rooted plants etc.

☐ Yes ☐ No

If you answered "No," please describe below:

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- Sand filter appears to be **free** from surface water runoff and down spouts ☐ Yes ☐ No
- Evidence of ponding in/ on sand filter media surface ☐ Yes ☐ No
- Surface access to manifold and valves ☐ Yes ☐ No
- Monitoring ports are present ☐ Yes ☐ No
- Lateral lines flushed and equal distribution verified ☐ Yes ☐ No
- The sand filter has a pump ☐ Yes ☐ No

(If "No", skip the rest of section 6)

- Pump vault appears to be watertight and in good condition ☐ Yes ☐ No ☐ N/A
- Pump is functional ☐ Yes ☐ No
- Pump control mechanism is functional (floats, pressure transducer) ☐ Yes ☐ No
- High water alarm in pump vault (audible and visual) is working ☐ Yes ☐ No
- Pump electrical components are sealed and watertight ☐ Yes ☐ No

- Additional Comments:

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#### 7. **Alternative Treatment Technology System**

The owner of an ATT system *must* maintain an annual service contract with a certified Maintenance Provider. Maintenance records should be available from the system owner, or the contracted Maintenance Provider. **Please attach copies of the previous two years of maintenance records to this evaluation form.**

**Note\*** Some ATT systems may have a WPCF permit. Please contact the local Health Department or the DEQ to obtain a copy of the WPCF permit.

- The septic system has an **Alternative Treatment Technology (ATT)** ☐ Yes ☒ No  
(If "No," skip the rest of section 7)
- Please provide the product name, system ID number, and manufacturer name below:

Product name 

---

System ID number 

---

Manufacturer name 

---

- Previous two years of maintenance records are available ☐ Yes ☒ No

If you answered "No," please explain below:

NA

- Previous two years of maintenance records are attached to this form ☐ Yes ☒ No

If you answered "No," please explain below:

NA

- Additional Comments:

8. **Please attach a copy** of the following items to this form. Contact the DEQ, or the local Health Department to locate these items.

- The septic system permit(s) to this form, if available
- The as-built drawing(s) to this form, if available
- The Certificate of Satisfactory Completion to this form, if available
- Additional Comments:

See attached septic records.

9. **Provide a Site Plan**

- Please provide a sketch of the complete system (show only system components that were evaluated) on page 8 of this form, if a copy of the original "as-built" drawing is *not* available.
- Please provide a sketch of the complete system on page 8 of this form if the original "as-built" drawing is *not* accurate or representative of the existing system.
- If the original "as-built" drawing is available for copy, and the original appears to be accurate and representative of the existing system, write "see attached as-built" on page 8 of this form, redrawing the system is unnecessary.
- Additional Comments:

See attached as-built

10. **Disclaimer:**

This evaluation report describes the septic system as it exists on the date of evaluation and to the extent that components and operation of the system are reasonably observable. DEQ recognizes that this evaluation report does not provide assurance or any warranty that the system will operate properly in the future.

11. I hereby certify, by my signature, that the above information and the plot plan on the next page of this form are accurate and true to the best of my knowledge.

8/31/22

Date

Fred Parish

Signature of Qualified Septic System Evaluator

**Provide a Site Plan in the space below:** Show the actual or best estimate measurements of components that were confirmed during this evaluation; septic tank, soil absorption system, property lines (if known), easements (if known), existing structures, driveways, and water supply (water lines and wells). **Draw to scale and indicate the direction north.**

See attached as-built

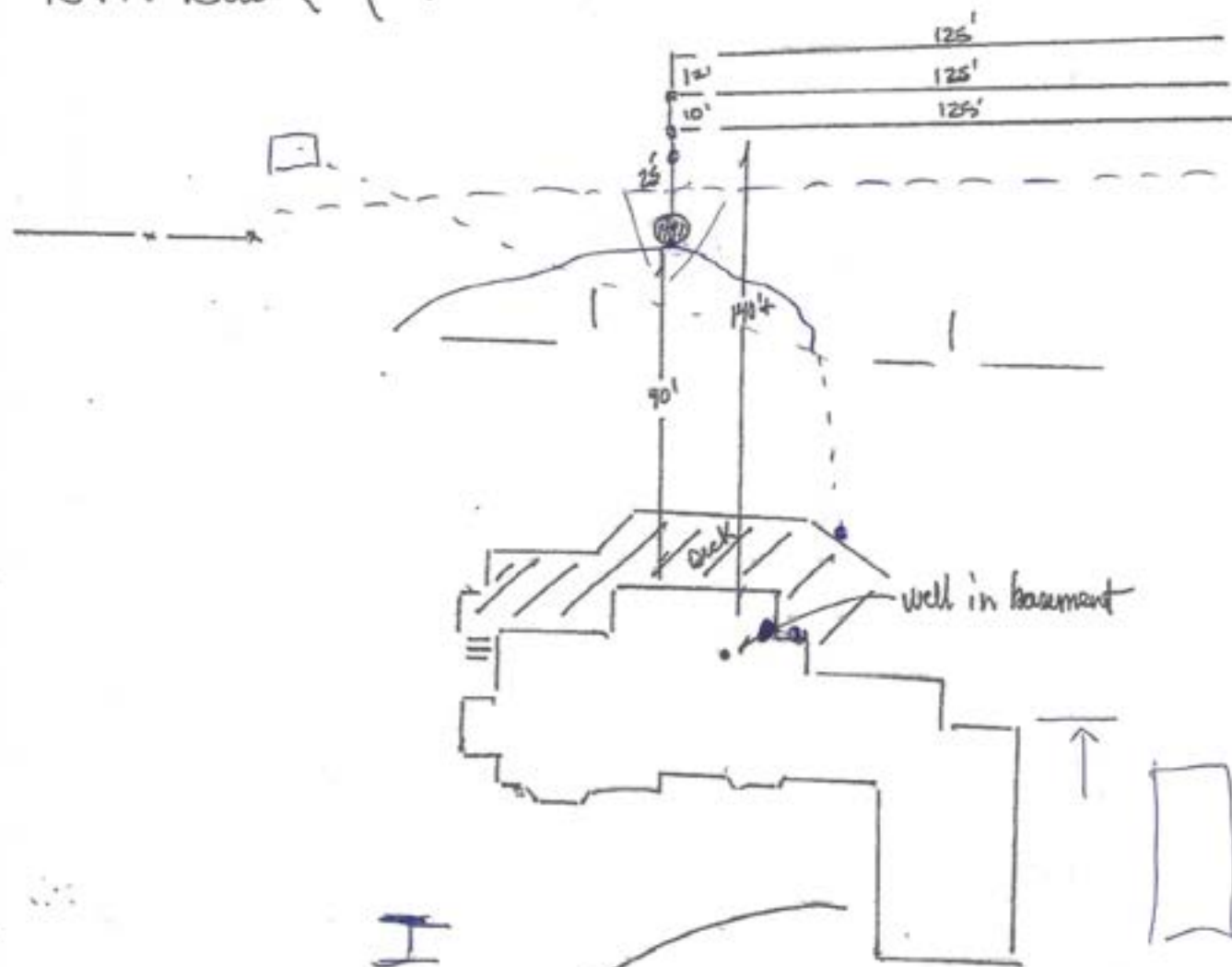


SXR-92-89

As Built

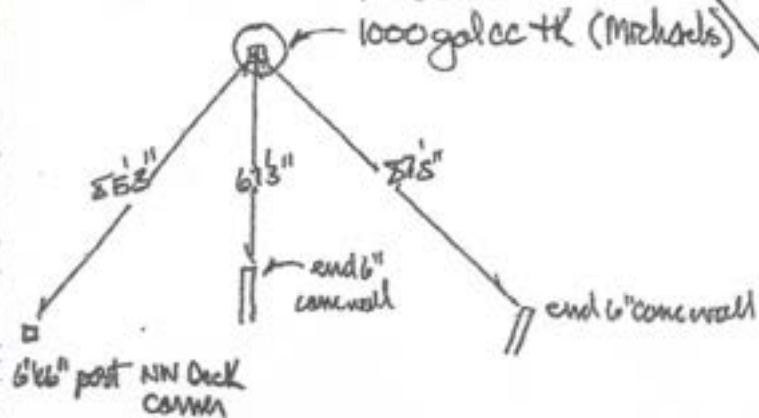
5-3-89

Am Bush (NTS)



Detail: Tank Access

1000 gal cc tk (Michels)



Concrete  
baffles

# SEWAGE DISPOSAL SYSTEM INSPECTION REPORT

CLACKAMAS COUNTY  
BUILDING SERVICES DEPARTMENT

Phone: 655-8521

902 Abernethy Road  
Oregon City, Oregon 97045

Permit No. 5XR-9289

Received: Date 5-3 Time 7:00 P.M.

Owner SMOENY

Installer PRICE-RITE

Tax Lot 200

Location 18291 SW Abbott Ln

## INSPECTION TO BE MADE:

Mon. Tue. Wed Thur. Fri. A.M. P.M.

Received By: 33 R 1W W.M.

| ITEM                                     | APPROVED                              | APPROVED WITH CORRECTIONS (see below) | NOT APPROVED (see below) |
|------------------------------------------|---------------------------------------|---------------------------------------|--------------------------|
| Septic Tank <u>1000</u> Gal. <u>conc</u> | <input checked="" type="checkbox"/> ① | <input type="checkbox"/>              | <input type="checkbox"/> |
| Effluent Sewer                           | <input checked="" type="checkbox"/>   | <input type="checkbox"/>              | <input type="checkbox"/> |
| Distribution Box— <u>Drop Boxes</u>      | <input checked="" type="checkbox"/>   | <input type="checkbox"/>              | <input type="checkbox"/> |
| Header Lines                             | <input checked="" type="checkbox"/>   | <input type="checkbox"/>              | <input type="checkbox"/> |
| Leachlines <u>375</u> Ft. <u>seal</u>    | <input checked="" type="checkbox"/>   | <input type="checkbox"/>              | <input type="checkbox"/> |
| Capping Fill In.                         | <input type="checkbox"/>              | <input type="checkbox"/>              | <input type="checkbox"/> |
| Dosing Tank — Pump                       | <input type="checkbox"/>              | <input type="checkbox"/>              | <input type="checkbox"/> |
| Pressure Line                            | <input type="checkbox"/>              | <input type="checkbox"/>              | <input type="checkbox"/> |
| Sand Filter                              | <input type="checkbox"/>              | <input type="checkbox"/>              | <input type="checkbox"/> |
| Groundwater Interceptor                  | <input type="checkbox"/>              | <input type="checkbox"/>              | <input type="checkbox"/> |
| Existing System Abandonment              | <input type="checkbox"/>              | <input checked="" type="checkbox"/> ② | <input type="checkbox"/> |
| Other:                                   | <input type="checkbox"/>              | <input type="checkbox"/>              | <input type="checkbox"/> |

## COMMENTS:

- ① recommend addition of concrete riser to grade because of unsafe location of vent from house.
- ② provide verification of existing system abandonment from encl.

## CORRECTION NOTICE

- ☐ The construction of this On-Site Sewage Disposal System DOES NOT meet current minimum State standards. A reinspection is required. All corrections noted above must be complete and a reinspection requested within \_\_\_\_\_ days of the date of this notice. The 24-hour inspection recorder phone number is 655-8690.

Inspector \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_ A.M. P.M.

## CERTIFICATE OF SATISFACTORY COMPLETION

This On-Site Sewage Disposal System has been inspected and found to meet current minimum State construction standards in accordance with O.R.S. 454.665, this Certificate is issued as evidence of Satisfactory Completion of a STANDARD System. The system can be backfilled after any corrections noted above are made.

Inspector Daniel M Bush Date 5-3-89 Time 1:30 A.M. P.M.



# HOME INSPECTION



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## Home Inspection Report

Prepared exclusively for



PROPERTY INSPECTED:

15771 SW Oberst Ln  
Sherwood, OR 97140

Date of Inspection: 12/15/2022

Inspection No. 44128-3059

**INSPECTED BY:**

Onawa Inc.  
15532 SW Pacific Hwy C1B #408  
Tigard, OR 97224  
[portlandwestside@pillartopost.com](mailto:portlandwestside@pillartopost.com)  
(503) 682-3053

**INSPECTOR:**

Ted Ooyevaar  
Lic.#: OCHI 1307 & CCB 151008  
[portlandwestside@pillartopost.com](mailto:portlandwestside@pillartopost.com)  
(503) 682-3053

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*Each office is independently owned and operated*

## REPORT SUMMARY

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

### 1.0 INTRODUCTION

#### 1.2 General Information

1.2.1 Starting in January 2010, certified Home Inspectors were required to include this specific statement: 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 MADE IN THE REPORT.

1.2.3 The house that was built in approximately 1988 incorporated parts of an older building into the structure. From what could be seen it appears to be a part of the garage and under the west part of the house. Ask the sellers for more information about this.

#### 1.5 Inspection / Site Conditions

1.5.1 For the purposes of this report, the front door of the property being inspected faces south. Any references to direction contained within this report reflect this orientation

### 2.0 PROPERTY AND SITE

#### 2.3 Landscape / Grading

2.3.3 Elimination of all earth to siding contact is advised to reduce the chance of rot and/or infestation by wood destroying insects. If damage is found when this is done correction is advised.



2.3.4 All plants should be kept trimmed back 12" (Minimum) from home to reduce the chance of premature deterioration of siding moisture by allowing better ventilation as well as to help reduce the chance of infestation by wood destroying insects. **(Exterior Front)**



2.3.5 Landscaping slopes to the house in some areas. Grades should always be sloped away from the house 1" per foot, out 6 feet from the foundation for proper drainage & to reduce the chance of moisture intrusion and damage.



2.3.6 Some foundation vents are at or below ground level. This can allow water to enter the crawlspace. Grades should be lowered approx. 6" under these foundation vents & vent wells installed where necessary to hold back the dirt and allow water to flow away from foundation and not into the crawlspace. **(Exterior Front)**



## 2.4 Walkway(s)

2.4.1 The condition of the walkway poses a potential trip hazard. Further evaluation and correction of all issues found is advised.





**2.5 Driveway(s)**

2.5.2 Driveway has settled to the point that it poses a trip hazard. Further evaluation and correction of all issues found is advised.



### 3.0 EXTERIOR

#### 3.2 Exterior General Comments

3.2.1 Separation noted at a joint in exterior wall and crack noted at interior wall in the west room off of the den indicates settling has occurred. Evaluation and correction of all issues. Found advised.

- Exterior Left
- den



### 3.3 Foundation Surface

3.3.2 Trees were planted in close proximity to the house. Tree roots may cause damage to the foundation over time and cause damage to the siding, windows, etc. Further evaluation is advised.

- Exterior Back
- Exterior Left



### 3.4 Wall Surface

3.4.3 Concrete is touching the wooden siding. This can lead to moisture intrusion issues. Unsure if hidden damage exists. Further evaluation and correction of all issues found advised. **(Exterior Front)**





3.4.4 Rot in siding. Unable to determine extent of damage. Further evaluation and correction of all issues found is advised. **(Exterior Front)**



### 3.6 Trim

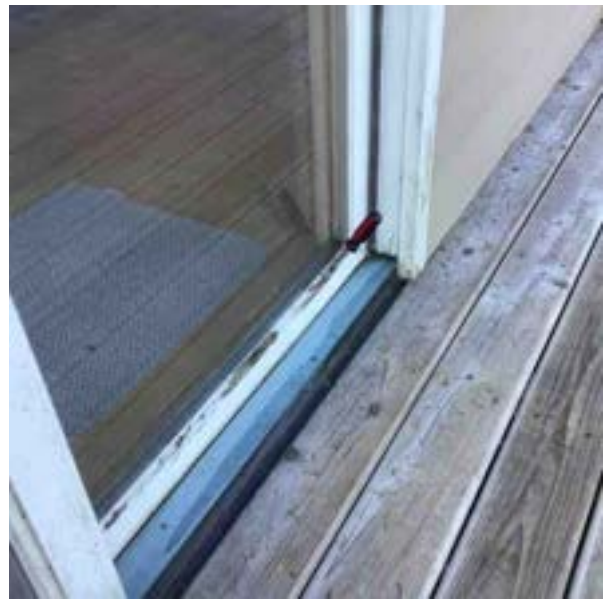
3.6.1 Rot in trim around the house. Mostly at the front. Unable to determine extent of damage. Further evaluation and correction of all issues found is advised.





### 3.7 Windows

3.7.4 These types of wood windows and sliding doors from this time period are known to have issues with rot, wear and separation of joints. Some windows have issues and rot was found. Further evaluation of ALL windows and correction of all issues found is advised.





**3.8 Exterior Doors**

3.8.3 Rot in the frame of the exterior doors. Unable to determine extent of damage. Further evaluation and correction of all issues found is advised.

- Garage
- Laundry

**3.10 Deck(s)**

3.10.6 Rot was found in posts. Unable to determine extent of damage. Further evaluation and correction of all issues found is advised. **(Exterior Back)**



#### 4.0 ROOFING SYSTEM

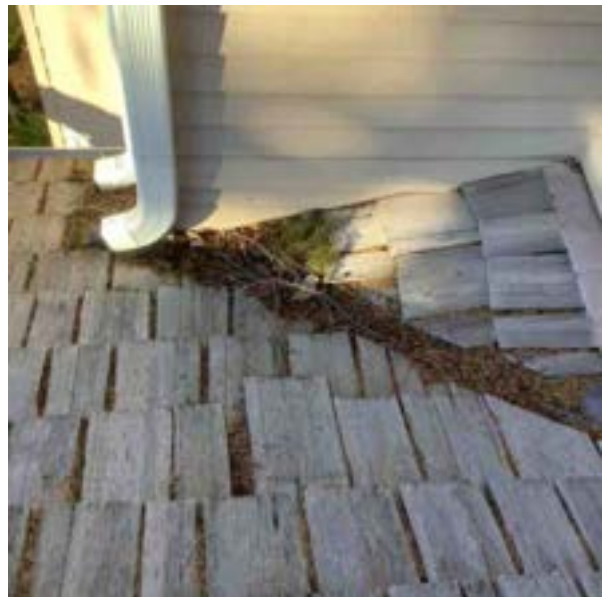
##### 4.2 Roofing General Comments

4.2.3 All tree branches should be kept trimmed back at least 6 to 8 feet from the house, roof & gutters to extend their life, reduce debris & the chance of damage.





4.2.4 Keep roof cleaned of moss and tree debris to allow water to more easily flow off and into the gutters and to extend the life of the roof. Evaluation and correction of all issues found advised.



**4.4 Sloped Surface(s)**

4.4.2 There are lifting staples, moss, and some rotted shakes noted. Further evaluation of the entire roofing system and correction of all issues found is advised.



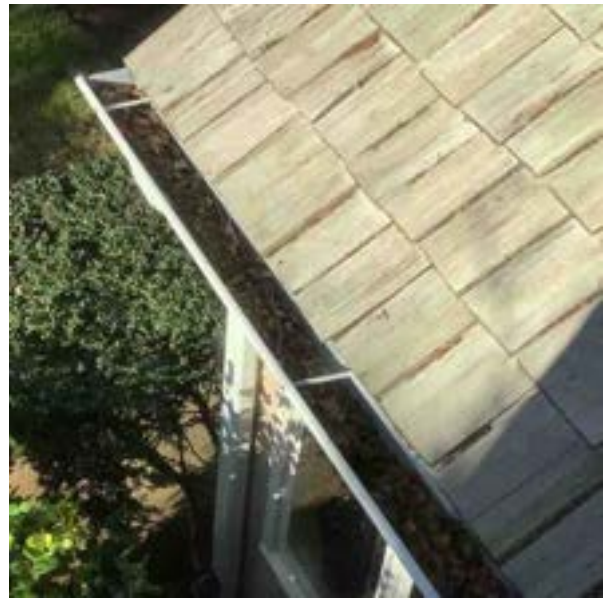


**4.5 Flashings**

4.5.2 Flashings are beginning to rust which can lead to premature failure. Further evaluation and correction of all issues found is advised.

**4.6 Roof Drainage**

4.6.3 Gutters could use cleaning to facilitate water drainage towards downspouts. Further evaluation and correction of all issues found is advised.





#### 4.7 Chimney(s)

4.7.2 Typical chimney cap cracks and moss noted. Further evaluation and correction of all issues found is advised.



#### 5.0 ATTIC

##### 5.1 Attic General Comments

5.1.3 Old wood burning stove is venting into the attic. Stove does not appear to meet state standards and has not been used in quite some time. Further evaluation and correction is advised. (**Attic Garage**)



### 5.3 Insulation

5.3.3 Insulation level has been compacted in several places; this can reduce its effectiveness. Further evaluation and correction of all issues found is advised. **(Attic: Upper)**



### 5.6 Sheathing

5.6.3 Light was visible around the chimney, which is not unusual, but there is also light visible in other areas where it shouldn't be visible. A bucket with water in it, evidently from a roof leak was noted. Further evaluation and correction of all issues found advised.



## 6.0 GARAGE / CARPORT

### 6.3 Exterior Access Door(s)

6.3.2 Weather strip is damaged or missing around door to the outside. Further evaluation and correction of all issues found is advised. **(Garage)**



### 6.4 Vehicle Door(s)

6.4.5 The garage doors have rot. Further evaluation and correction of all issues found is advised.







## 6.5 Vehicle Door Opener(s)

6.5.4 The garage door opener is not plugged in and appears to be damaged. There may be a very good reason this was done so the opener was not tested. Further evaluation and correction of any issues found is advised. **(Garage)**



## 6.7 Wall

6.7.5 Holes noted in the firewall between garage and living space. Further evaluation and correction of all issues found is advised to keep the integrity of the firewall intact. **(Garage)**



## 7.0 STRUCTURE

### 7.3 Support - Post / Beam / Column

7.3.2 Evidence of old wood destroying insect activity and surface damage noted along a few beams. Find out from seller if the house has been exterminated/evaluated. If not, further evaluation and correction of all issues found is advised. **(Original CrawlSpace)**



7.3.3 Extensive sub-structure repairs noted in the crawlspace and possible incorrect pillar supports. Obtain all documentation from the seller regarding all work done in the crawlspace for warranty purposes. If concerned further evaluation and correction is advised. **(Original Crawlspace)**



## 8.0 CRAWLSPACE

### 8.2 Crawlspace General Comments

8.2.2 Fungal growth noted and could possibly be from a previous water heater leak. Furth evaluation and correction is advised. **(Crawlspace)**





### 8.3 Crawlspace Conditions

8.3.1 Cellulose debris was noted in the crawlspace. Removal of all cellulose (loose wood, wood or cardboard forms, plants, or any other debris) large enough to be picked up by a standard garden rake is advised to reduce the chance of infestation by wood destroying insects.



8.3.2 Earth to wood contact noted at the west crawlspace. Further evaluation and correction of all issues found is advised. **(Original Crawlspace)**



8.3.3 Possible Frass from wood destroying insects noted. Unable to determine if activity is current or damage has occurred. Further evaluation and correction of all issues found is advised.



## 9.0 ELECTRICAL SYSTEM

### 9.2 Service Entrance

9.2.1 Low hanging unprotected electrical line to barn noted. Further evaluation and correction of all issues found is advised.



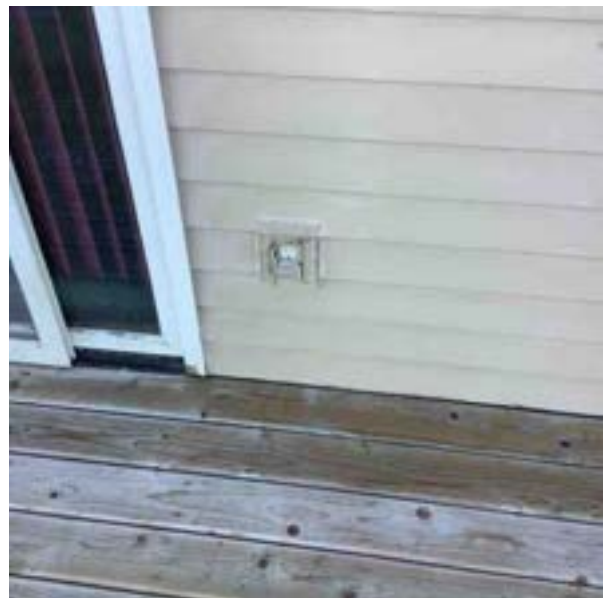


**9.6 Branch Circuit Wiring**

9.6.2 A missing junction box cover was noted. Correction advised. **(Original CrawlSpace)**

**9.7 Receptacles**

9.7.4 All outdoor receptacles should have approved covers for safety. Correction advised. **(Exterior Front)**

**9.8 Lighting / Ceiling Fan(s)**

9.8.5 Throughout the house. Some lights were not working. Further evaluation and correction of all issues found is advised.

**9.10 GFCI Devices**

9.10.3 GFCI receptacle will not trip. Further evaluation and correction of all issues found is advised.

**(Exterior: Front Porch)**



9.10.4 When the GFCI receptacle is tripped it turns off everything else, including the lights, in the bathroom. This can be a safety hazard if it is dark when this happens. Further evaluation and correction is advised. **(1st Floor SW Bathroom)**

**10.0 HEATING/COOLING/VENTILATION SYSTEM(S)****10.5 Heat Pump(s)**

10.5.5 The outside of the heat pump is rusting. Further evaluation and correction of all issues found is advised.

Refrigerant line has damaged insulation, this will lower the efficiency. Further evaluation and correction of all issues found is advised.



10.5.6 System is dirt and there is earth up against the unit. Further evaluation and correction of all issues found is advised. **(Exterior Left)**

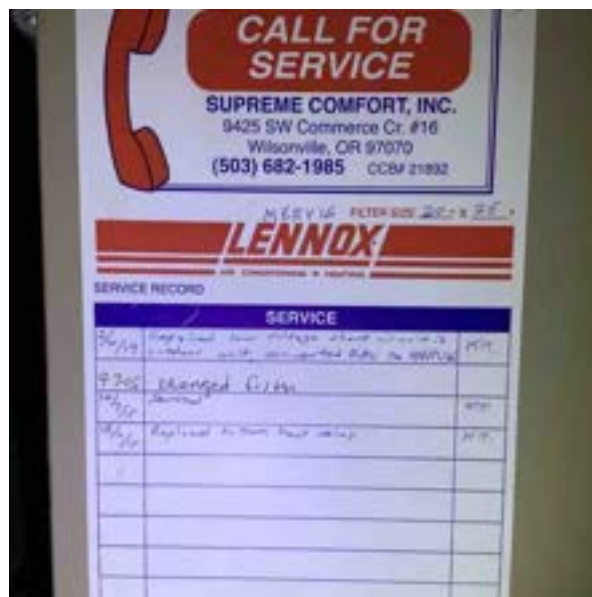




## 10.6 Forced Air Furnace(s)

10.6.2 The HVAC system is in need of a service call; it does not appear this has been done in some time. Have the entire HVAC system inspected, tuned-up, any issues found corrected and the system cleaned by a licensed heating contractor prior to closing to extend the life of the system. Sometimes this has been done recently but the contractor only checked and serviced things ( did not clean them and put a service sticker on it and all I can go off is what I see) so if the above has been done recently, get a copy of the paperwork and talk to the service tech if you have any questions or concerns.

- Attic: Upper
- Crawlspace



## 10.10 Fuel Tank / Lines

10.10.1 Original crawlspace:

There is an underground oil storage tank for the defunct oil furnace. Further evaluation and correction of all issues found is advised.





10.10.2 Behind the garage, there is what appears to be a fuel pump and underground storage tank. Ask the sellers about this. Further evaluation and correction of all issues found advised.



#### 10.11 Filter

10.11.6 The air filter is dirty. Correction advised. **(Crawlspace)**



## 11.0 PLUMBING SYSTEM

### 11.7 Sink(s)

11.7.8 Sink drains slowly. Further evaluation and correction is advised. **(Primary Bathroom)**

11.7.11 Sink is loose. Correction is advised. **(Garage)**



### 11.8 Toilet(s)

11.8.2 Toilet appears to be clogged. There is Drano and toilet snake near fixture too. Further evaluation and correction of all issues found is advised. **(Basement bathroom)**



### 11.9 Tub(s) / Shower(s)

11.9.3 Jetted tub should be on a GFCI outlet. Correction is advised. **(1st Floor SW Bathroom)**



## 12.0 INTERIOR

### 12.4 Walls / Ceilings

12.4.4 Stains noted but no moisture or damage detected. Ask the seller about this and if still concerned, evaluation and correction of any issues found is advised. **(2nd Floor Hall Bathroom)**





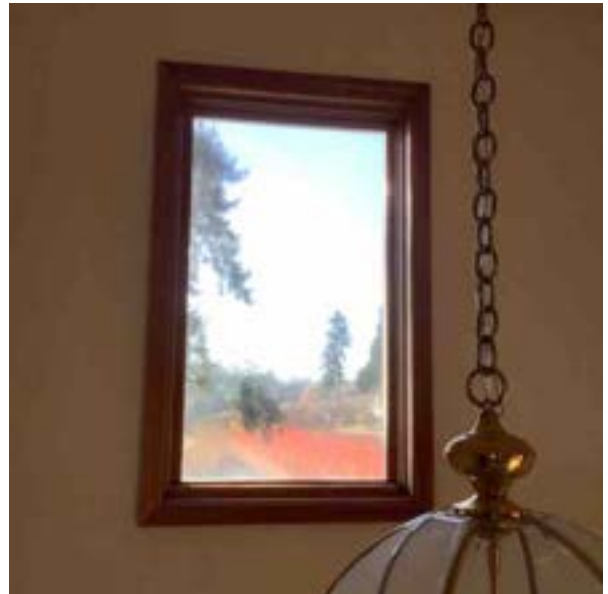
**12.5 Windows**

12.5.5 Rot found in sill. Unable to determine extent of damage. Further evaluation and correction of all issues is advised. **(Garage)**



12.5.8 Thermopane seals are broken causing moisture staining/discoloration between the panes of glass. Replacement/repair may be desirable but this is a cosmetic issue and will not cause damage.

- Basement Family Room
- Entry

**12.6 Doors**

12.6.2 Door doesn't latch. Further evaluation and correction of all issues found is advised. **(Primary Bedroom)**

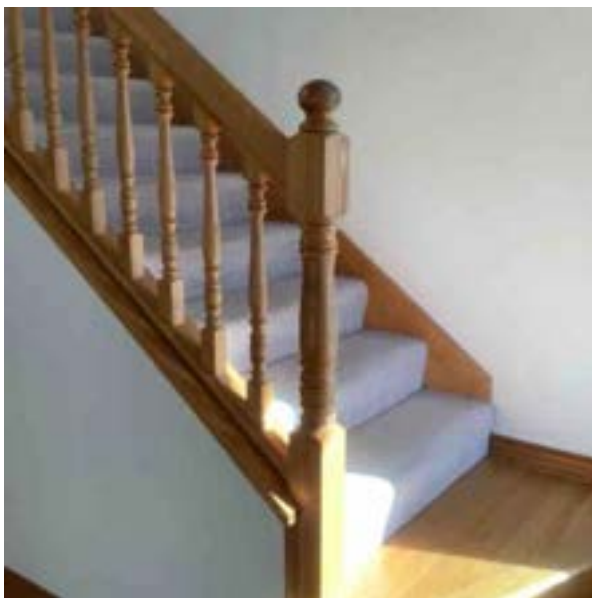


12.6.3 Doors rub on carpet so they are unable to function properly. Further evaluation and correction is advised. **(1st Floor SW Bathroom)**



## 12.8 Stairs / Railings / Guardrails

12.8.4 Handrail is loose. Further evaluation and correction of all issues found is advised.



### 13.0 FIREPLACE(S)

#### 13.3 Fireplace Damper(s)

13.3.2 Damper will not move. Further evaluation and correction is advised. **(Basement Family Room)**



#### 13.4 Flue / Vent

13.4.1 Creosote/soot buildup noted in the firebox and flue. Further evaluation and correction of all issues found is advised. **(Living Room)**



## 14.0 APPLIANCES

### 14.4 Ranges / Ovens / Cooktops

14.4.2 Oven door falls open. Correction advised.  
Oven light is not working. Correction is advised.



14.4.3 Knob is damaged, unable to test the feature it controls. Further evaluation and correction of all issues found is advised.



### 14.8 Trash Compactor

14.8.2 Trash compactor is very noisy. Further evaluation and correction of all issues found advised.

**14.10 Clothes Dryer**

14.10.2 The dryer vent cover has quite a bit of lint caught in it and is blowing into the crawlspace. Further evaluation and correction of all issues found is advised. **(Crawlspace)**





# INSPECTION REPORT

## 1.0 INTRODUCTION

### 1.1 Limitations

- △ The house has been vacant but is occupied by belongings. This can make finding some problems such as plumbing leaks, etc, more difficult (if not impossible) to detect and storage throughout the house, under sinks, in closets, etc may limit inspection of some items.
- △ The inspection contracts and the limitations and standards specified therein are an integral part of this report.
- △ This home inspection is being done in accordance with standards and practices set forth in Division 8 of OAR chapter 812.
- △ The General Home Inspection is not a building code-compliance inspection, but an inspection for safety and system defects. The Inspection Report may comment on and identify as problems systems, components and/or conditions which may violate building codes, but confirmation of compliance with any building code or identification of any building code violation is not the goal of this Inspection Report and lies beyond the scope of the General Home Inspection. If you wish to ascertain the degree to which the home complies with any applicable building codes, you should schedule a code-compliance inspection.
- △ It is strongly advised that all repairs noted be taken care of prior to closing by a professional, licensed in the needed expertise. It is common that additional (related and unrelated) damage, improper materials &/or workmanship is found in the course of making those repairs that was either not visible during this inspection or was outside the scope of same. Inspector cannot be held liable for not reporting these items.
- △ The client and agent were not present for the inspection.

### 1.2 General Information

**1.2.1 Starting in January 2010, certified Home Inspectors were required to include this specific statement:**

**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 MADE IN THE REPORT.**

1.2.2 At your request, an inspection of this property has been conducted. Pillar To Post: Portland West Side, operated by Onawa Inc. is pleased to submit this inspection report. This report is a professional opinion based on the accessible components of the property. This report is not an exhaustive technical evaluation. Please understand that there are limitations to this inspection. Many components of the property are not visible during the inspection and very little historical information is provided in advance of the inspection.

While we can reduce your risk of purchasing a property, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. It is possible that not every defect was discovered. Some areas may have been obstructed from view by furniture, furnishings, finished walls and ceilings or limited access. All information included in this report was gathered using the best of our ability at the time of the inspection and should be reviewed closely. There may also be minor repairs or normal maintenance type repairs, typical for the age of the home that may not be included in this report.

Your attention is directed to your signed copy of the Visual Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our liability in performing this home inspection. The Oregon Home Inspector Standards of Behavior and Standards of Practice Administrative Rules prohibits us from making any repairs. We are not associated with any party to the transaction of this property, except as may be disclosed to you.

The contents of this report are for the sole use of the client who paid for this report and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose without the express written consent of the inspector does so at their own risk and by doing so without the consent of the inspector waives any claim of error or deficiency in the report.

Thank you for selecting our company.

1.2.3 **The house that was built in approximately 1988 incorporated parts of an older building into the structure. From what could be seen it appears to be a part of the garage and under the west part of the house. Ask the sellers for more information about this.**

### 1.3 Scope of Inspection

1.3.1 Deficiencies to interior components such as wall coverings, paint, damaged or missing window and door trims, baseboards, minor drywall damage, etc are considered obvious and will not be reported unless the main structure is compromised.

1.3.2 The inspection for pests (if the Pest & Dry Rot Inspection Additional Service was selected) is limited to wood destroying pests only. Pests that do not threaten the soundness of the structure such as bees or wasps, non-wood destroying ants, flies, spiders, rodents (unless the Premium or Prestige Inspection Packages were selected), etc are not reported in this inspection.

1.3.3 This inspection does not involve any cosmetic issues such as minor typical drywall cracking, uneven trim, standard "bowing" in walls & floors that are typical of using wood for a building material, paint touch-ups, etc.

1.3.4 Unless noted otherwise, all exterior components are checked from the ground. These observations are not exhaustive.

### 1.4 Approximate Year Built

1.4.1 Approximate Year Built: 1988

### 1.5 Inspection / Site Conditions

- ☑ The weather was clear during the inspection.
- ☑ The weather was snowy/icy during the inspection.
- ☑ The approximate outdoor temperature at time of inspection was 25 - 35 degrees.

1.5.1 **For the purposes of this report, the front door of the property being inspected faces south. Any references to direction contained within this report reflect this orientation**

## 2.0 PROPERTY AND SITE

### 2.1 Limitations

- △ Detached retaining walls are not included in this inspection.
- △ Exterior surface drains are not tested during the inspection nor is it determined where underground drains are connected.
- △ Landscaping sprinkler systems are outside the scope of this inspection.

### 2.2 Site Overview

- ☑ 3- Story

### 2.3 Landscape / Grading

- ☑ Tree
- ☑ Flower Bed
- ☑ Shrub

2.3.1 The general landscape such as grading and surface water drainage within 6' of the foundation was inspected.

2.3.2 Be sure to keep vegetation away from the house to help reduce the chance of damage. 12", or greater distance, is advised.

2.3.3 **Elimination of all earth to siding contact is advised to reduce the chance of rot and/or infestation by wood destroying insects. If damage is found when this is done correction is advised.**



**2.3.4 All plants should be kept trimmed back 12" (Minimum) from home to reduce the chance of premature deterioration of siding moisture by allowing better ventilation as well as to help reduce the chance of infestation by wood destroying insects. (Exterior Front)**



**2.3.5 Landscaping slopes to the house in some areas. Grades should always be sloped away from the house 1" per foot, out 6 feet from the foundation for proper drainage & to reduce the chance of moisture intrusion and damage.**





**2.3.6** Some foundation vents are at or below ground level. This can allow water to enter the crawlspace. Grades should be lowered approx. 6" under these foundation vents & vent wells installed where necessary to hold back the dirt and allow water to flow away from foundation and not into the crawlspace. (Exterior Front)



## **2.4 Walkway(s)**

**2.4.1** The condition of the walkway poses a potential trip hazard. Further evaluation and correction of all issues found is advised.

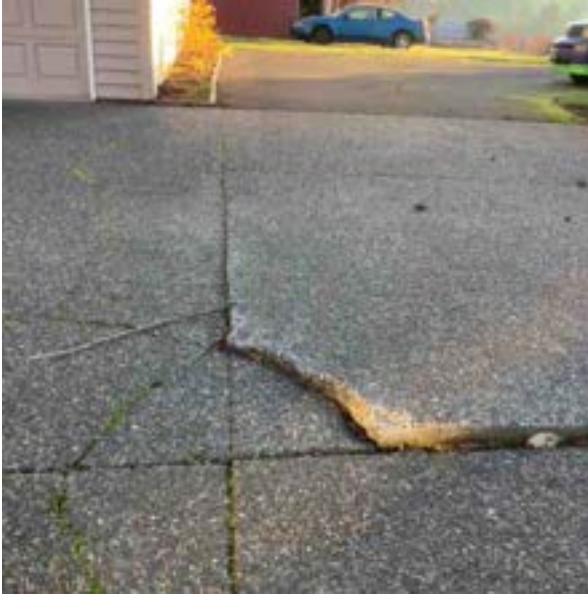


## **2.5 Driveway(s)**

☑ Concrete

**2.5.1** Driveway(s) were inspected.

**2.5.2 Driveway has settled to the point that it poses a trip hazard. Further evaluation and correction of all issues found is advised.**



### 3.0 EXTERIOR

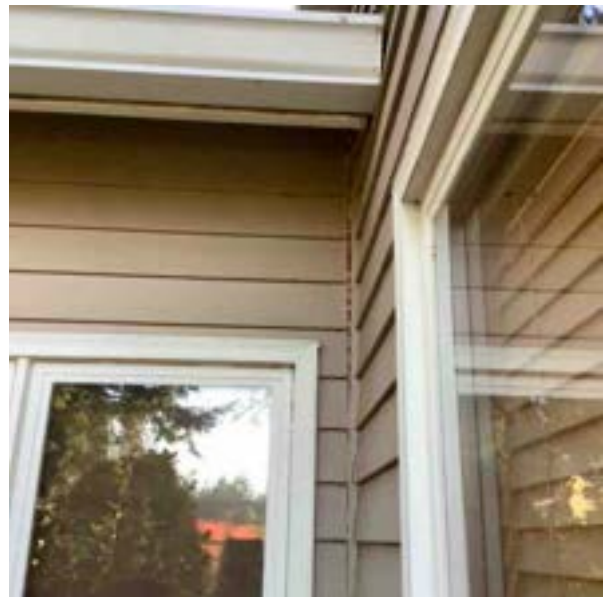
#### 3.1 Limitations

- △ Unless noted otherwise, all exterior components are checked from the ground. These observations are not exhaustive.
- △ Eave height limits inspection of eave/ soffit/ fascia material.
- △ A piece-by-piece search of the siding was not performed and is beyond the scope of this inspection.

#### 3.2 Exterior General Comments

**3.2.1 Separation noted at a joint in exterior wall and crack noted at interior wall in the west room off of the den indicates settling has occurred. Evaluation and correction of all issues. Found advised.**

- Exterior Left
- den





### 3.3 Foundation Surface

- ☑ Concrete
- ☑ Block

Minor cracks noted that are common and typical of most houses. If still concerned, further evaluation is advised.

**3.3.2 Trees were planted in close proximity to the house. Tree roots may cause damage to the foundation over time and cause damage to the siding, windows, etc. Further evaluation is advised.**

- Exterior Back
- Exterior Left



### 3.4 Wall Surface

- ☑ Wood siding

3.4.1 Exterior wall surfaces were inspected from ground level.

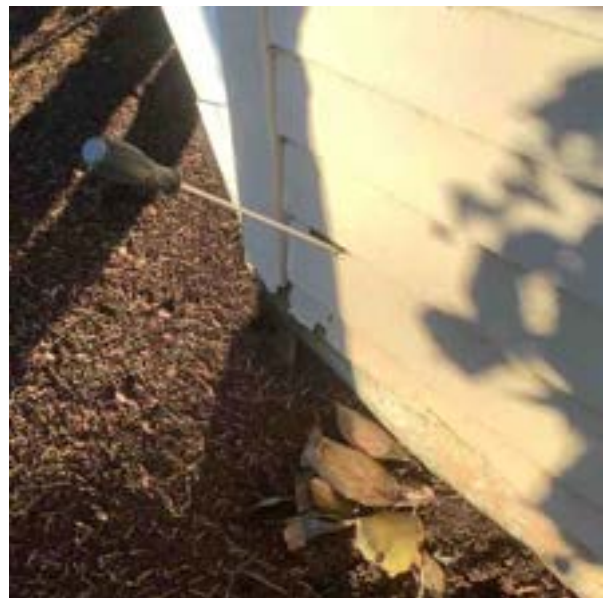
3.4.2 Maintenance Tip: Monitor and keep all exterior joints sealed with caulking, and wood and composite surfaces paint or sealer as part of a normal maintenance routine to limit premature deterioration.



**3.4.3 Concrete is touching the wooden siding. This can lead to moisture intrusion issues. Unsure if hidden damage exists. Further evaluation and correction of all issues found advised. (Exterior Front)**



**3.4.4 Rot in siding. Unable to determine extent of damage. Further evaluation and correction of all issues found is advised. (Exterior Front)**



### **3.5 Eaves / Fascia / Soffit**

3.5.1 Inspected from ground level.

3.5.2 Fascias/soffits are stained but no rot was found.



**3.6 Trim**

☑ Wood

**3.6.1 Rot in trim around the house. Mostly at the front. Unable to determine extent of damage. Further evaluation and correction of all issues found is advised.**







### 3.7 Windows

3.7.1 Exterior windows, frames and related components were inspected from ground level.

3.7.2 Monitor all exterior caulking regularly and redo as necessary to reduce the chance of moisture intrusion and damage.

3.7.3 Most modern windows have weep holes (small holes at the bottom of the frame) that allow water that accumulates to drain out. If these are not kept clear water can backup and leak into the house causing damage. It only takes a little bit of dirt, a small leaf or even mud wasps, to block these holes. Be sure to check and clean them out on a regular basis for proper function.

3.7.4 **These types of wood windows and sliding doors from this time period are known to have issues with rot, wear and separation of joints. Some windows have issues and rot was found. Further evaluation of ALL windows and correction of all issues found is advised.**











### 3.8 Exterior Doors

3.8.1 Exterior doors were inspected.

3.8.2 When moving into a new home we advised that all exterior door locks be re-keyed or replaced for safety.

3.8.3 **Rot in the frame of the exterior doors. Unable to determine extent of damage. Further evaluation and correction of all issues found is advised.**

- Garage
- Laundry





### 3.9 Porch(es)

- ☑ Concrete

3.9.1 Exterior porch(es) were inspected.

3.9.2 Normal signs of wear and age at the porch area. No recommendation at this time.

### 3.10 Deck(s)

- ☑ Wood

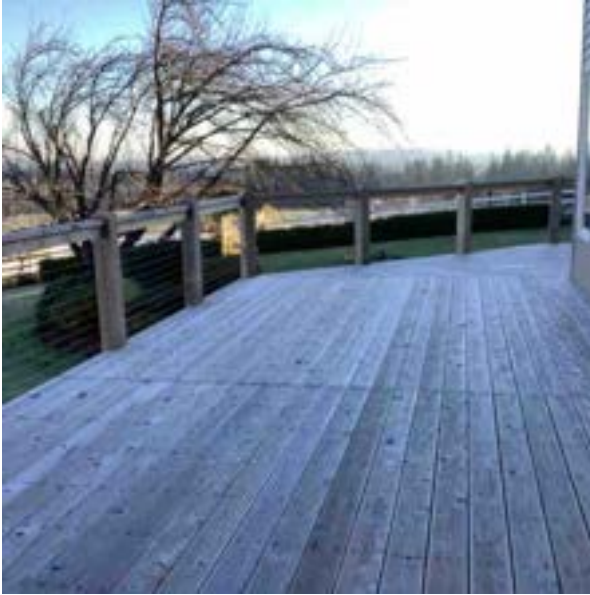
3.10.1 The deck was inspected

3.10.2 The decks have normal wear and tear for their age. Keep well sealed to reduce the chance of premature deterioration. Replace individual boards as necessary for safe use.

3.10.3 More information about deck construction: [https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_Decks\\_HR.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_Decks_HR.pdf) ([https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_Decks\\_HR.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_Decks_HR.pdf))

3.10.4 More information about safety railings: [https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_Railing\\_HR.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_Railing_HR.pdf) ([https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_Railing\\_HR.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_Railing_HR.pdf))

3.10.5 The railing has different levels all running horizontally which can allow children to climb over it, which poses a safety risk. Correction advised.



3.10.6 Rot was found in posts. Unable to determine extent of damage. Further evaluation and correction of all issues found is advised. (Exterior Back)





3.10.7 Even though detached decks are typically outside the scope of an inspection. Recommend adding a railing for safety. **(Exterior Back)**



## 4.0 ROOFING SYSTEM

### 4.1 Limitations

- △ The inspection of the chimney system is limited to what was visually accessible at the time of the home inspection. Many components are not visible and cannot be evaluated during a home inspection. Therefore, it is advised that you obtain a Level 2, or above, chimney inspection performed by a qualified contractor prior to the end of your inspection period and all deficiencies found corrected.
- △ The evaluation of the roof provided by this inspection is meant as a general guideline only and does not constitute a formal roof certification. Some deficiencies, such as leaks, may not be visible on the day and time of the inspection. Accordingly it does not include any guarantees against leaking nor the need for roof repairs or replacement. If a precise estimate of the current condition and remaining usefulness of the roof is needed contact a licensed roofer for a full technical evaluation.
- △ Rain cap(s) limits inspection of the flue.

### 4.2 Roofing General Comments

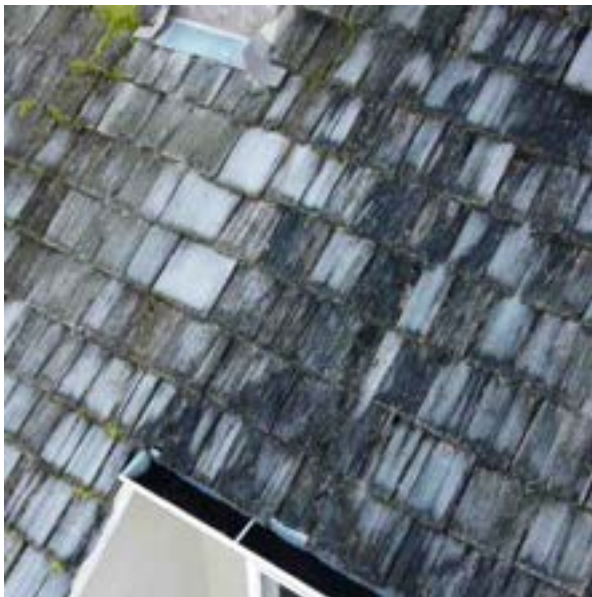
- ☑ Gable
- ☑ Valley

4.2.1 As with all roofs in Oregon this one will require moss treatment at some point to reduce the chance of premature deterioration and even leaking. It is strongly recommend that you avoid power washing your roof as this will lead to premature deterioration and damage to the roofing materials regardless of how "careful" you or the contractor performing the work is.



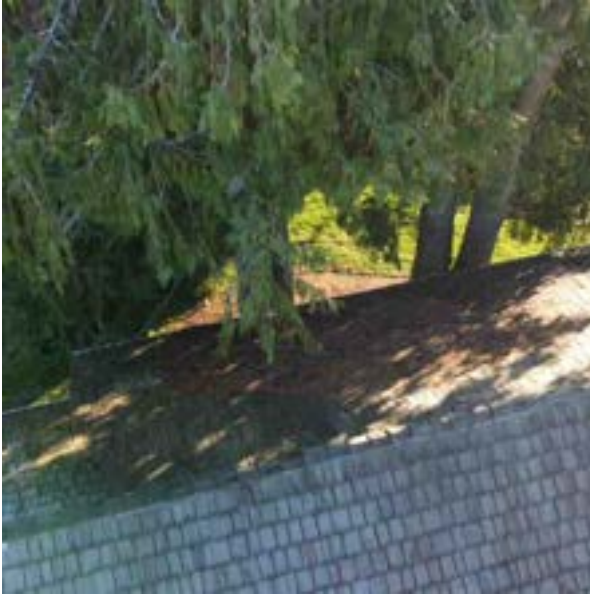
## 4.2.2 Views of roof.







**4.2.3 All tree branches should be kept trimmed back at least 6 to 8 feet from the house, roof & gutters to extend their life, reduce debris & the chance of damage.**



**4.2.4 Keep roof cleaned of moss and tree debris to allow water to more easily flow off and into the gutters and to extend the life of the roof. Evaluation and correction of all issues found advised.**





#### 4.3 Roofing Inspection Method

- ☑ To Inspect the roof surface it was walked on.
- ☑ Inspected from roof edge.
- ☑ The roof was inspected with a drone mounted camera.

4.3.1 Due to the height of the roof, and ice on it, it was inspected from a distance with a drone.

#### 4.4 Sloped Surface(s)

- ☑ Wood shakes
- ☑ Pitch: Avg

4.4.1 I highly recommend having the entire roofing system evaluated and cleaned (not power washed, this wears out the shakes and can cause leaking), selective shake replacement (if absolutely necessary since felt paper under the shakes can be torn if new shakes are improperly installed), securing loose shakes, fix or replace anything else needing it & treating be done by a licensed roofing contractor to extend life of roof.



4.4.2 There are lifting staples, moss, and some rotted shakes noted. Further evaluation of the entire roofing system and correction of all issues found is advised.



#### 4.5 Flashings

- ⊙ Metal flashings noted.
- ⊙ Plumbing stack flashing noted.
- ⊙ Rubber

4.5.1 Flashings inspected where visible.

4.5.2 **Flashings are beginning to rust which can lead to premature failure. Further evaluation and correction of all issues found is advised.**



#### 4.6 **Roof Drainage**

- ⦿ Drainage Below Ground
- ⦿ The gutters and downspouts are made of galvanized steel. Rusting and leaking over time is to be expected if not kept cleaned and sealed. Monitor regularly and correct as needed.

4.6.1 Inspected

4.6.2 Monitor the roof drainage system on a continual basis and correct any issues found.

4.6.3 **Gutters could use cleaning to facilitate water drainage towards downspouts. Further evaluation and correction of all issues found is advised.**





#### 4.7 Chimney(s)

☑ Masonry

4.7.1 The chimney was inspected.

4.7.2 **Typical chimney cap cracks and moss noted. Further evaluation and correction of all issues found is advised.**



#### 4.8 Accessories

☑ Ridge Vent

☑ Plumbing Stack(s)

☑ Roof Vents

4.8.1 Inspected

#### 5.0 ATTIC



**5.1 Attic General Comments**

- ☑ Attic inspected by entering it.
- ☑ Observation inside the attic was performed by going through the readily accessible, middle part of the attic.

**5.1.1 Views of attic. (Attic: Upper)**





5.1.2 View of attic. (**Attic Laundry**)



5.1.3 Old wood burning stove is venting into the attic. Stove does not appear to meet state standards and has not been used in quite some time. Further evaluation and correction is advised. (Attic Garage)



5.1.4 View of attic. (Attic Garage)



## 5.2 Attic Access

- ☑ Ceiling Hatch
- ☑ Pulldown Ladder

## 5.3 Insulation

- ☑ The insulation visible was blown in fiberglass.
- ☑ The insulation visible was fiberglass batts.
- ☑ The insulation depth was estimated at between 6-12" deep.

5.3.1 Visible insulation was inspected

5.3.2 More information about attic insulation: [https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_AtticInsulation\\_HR.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_AtticInsulation_HR.pdf) ([https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_AtticInsulation\\_HR.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_AtticInsulation_HR.pdf))



5.3.3 **Insulation level has been compacted in several places; this can reduce its effectiveness. Further evaluation and correction of all issues found is advised. (Attic: Upper)**



**5.4 Ventilation**

- ☑ The attic has roof vents.
- ☑ The attic has soffit vents.

**5.5 Exhaust Duct**

- ☑ The visible exhaust ducts were flexible.
- ☑ The visible exhaust ducts were rigid.

5.5.1 Exhaust ducts were inspected where visible.

**5.6 Sheathing**

- ☑ The roof sheathing was skip sheathing.

5.6.1 Sheathing was inspected where visible.

5.6.2 Typical staining noted on sheathing..

5.6.3 **Light was visible around the chimney, which is not unusual, but there is also light visible in other areas where it shouldn't be visible. A bucket with water in it, evidently from a roof leak was noted. Further evaluation and correction of all issues found advised.**







## 6.0 GARAGE / CARPORT

### 6.1 Limitations

- △ Determining the heat resistance rating of firewalls is beyond the scope of this inspection.
- △ Things on the walls limit inspection.

### 6.2 Garage General Comments

- ☑ This is an attached garage.
- ☑ This is a three car garage.

### 6.3 Exterior Access Door(s)

- ☑ The door is metal clad.

6.3.1 Exterior door(s) inspected.

6.3.2 **Weather strip is damaged or missing around door to the outside. Further evaluation and correction of all issues found is advised. (Garage)**



**6.4 Vehicle Door(s)**

- ☑ Overhead garage door.
- ☑ Sectional
- ☑ The garage door is made of wood.

6.4.1 Vehicle door inspected.

6.4.2 Staining noted on the backs of the doors due to moisture penetration but no rot or damage found. Keep doors well sealed/painted to prevent premature deterioration.

6.4.3 Doors are weathered. Keep well painted to prolong their lives and maintain and replace as needed.

6.4.4 More information about garage door safety: [https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_GarageDoor\\_HR.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_GarageDoor_HR.pdf) ([https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_GarageDoor\\_HR.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_GarageDoor_HR.pdf))

6.4.5 **The garage doors have rot. Further evaluation and correction of all issues found is advised.**





## 6.5 Vehicle Door Opener(s)

6.5.1 We recommend, that if the garage door has a auto reversing mechanism, that the occupants check its operation monthly for their safety and protection of pets and small children.

6.5.2 Garage bay doors were raised and lowered and, if present, the reverse mechanism was functional.

6.5.3 Garage door opener is older. It is working but may be nearing the end of its life span. Advise budgeting for replacement.



6.5.4 The garage door opener is not plugged in and appears to be damaged. There may be a very good reason this was done so the opener was not tested. Further evaluation and correction of any issues found is advised. (Garage)



## 6.6 Floor

- ☑ Concrete

6.6.1 The floor was inspected.

6.6.2 Typical cracks are visible in the garage floor.

## 6.7 Wall

- ☑ Drywall
- ☑ Unfinished

6.7.1 The walls were inspected.

6.7.2 Cosmetic drywall damage noted. Repair may be desired but no home inspection issues were noted.

6.7.3 More information about the garage firewall: [https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_Garage-Firewall\\_HR.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_Garage-Firewall_HR.pdf) ([https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_Garage-Firewall\\_HR.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_Garage-Firewall_HR.pdf)).

6.7.4 Things on the walls limit inspection. (Garage)

**6.7.5 Holes noted in the firewall between garage and living space. Further evaluation and correction of all issues found is advised to keep the integrity of the firewall intact. (Garage)**



## **6.8 Ceiling**

- ☑ Drywall
- ☑ Unfinished

6.8.1 The ceiling was inspected

6.8.2 Typical drywall defects noted. May desire repair for cosmetic reasons.

## **7.0 STRUCTURE**

### **7.1 Limitations**

- ⚠ Ceiling structural members are concealed from view.
- ⚠ Inspection of the basement structure is limited by finished surfaces.
- ⚠ Insulation against the sub-floor limits inspection of the floor structure.

### **7.2 Foundation**

- ☑ Concrete
- ☑ Concrete block

7.2.1 Cracking that was visible was typical. If still concerned, further evaluation is advised.

7.2.2 More information about foundation cracks: [https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_FoundationCracks\\_HR.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_FoundationCracks_HR.pdf) ([https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_FoundationCracks\\_HR.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_FoundationCracks_HR.pdf))

### **7.3 Support - Post / Beam / Column**

- ☑ The floor structure includes wood beams.
- ☑ The floor structure includes wood posts.

7.3.1 Visible sub-structure was inspected.

**7.3.2 Evidence of old wood destroying insect activity and surface damage noted along a few beams. Find out from seller if the house has been exterminated/evaluated. If not, further evaluation and correction of all issues found is advised. (Original Crawlspace)**



**7.3.3 Extensive sub-structure repairs noted in the crawlspace and possible incorrect pillar supports. Obtain all documentation from the seller regarding all work done in the crawlspace for warranty purposes. If concerned further evaluation and correction is advised. (Original Crawlspace)**



#### **7.4 Floor Structure**

- ⊙ The floor structure is supported by solid wood joists.
- ⊙ The floor structure is supported by beams.

7.4.1 Floor Structure Inspected

7.4.2 Staining noted on sub-floor, but all dry at this time and very typical for this age of house.

#### **7.5 Wall Structure**

- ⊙ Wood frame
- ⊙ Drywall/ Plaster

7.5.1 The visible components of the wall structure were inspected.



## 7.6 Roof Structure

- ☑ Rafters
- ☑ Engineered truss

7.6.1 Roof Structure Inspected Where Visible.

## 7.7 Ceiling Structure

- ☑ Wood ceiling joists
- ☑ Wood rafters

7.7.1 The ceiling structure was inspected where/if visible.

## 7.8 Basement

7.8.1 More information about basement insulation: [https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_BasementInsulation\\_HR.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_BasementInsulation_HR.pdf) ([https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_BasementInsulation\\_HR.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_BasementInsulation_HR.pdf))

7.8.2 More information about radon: [https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_RadonGas\\_HR.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_RadonGas_HR.pdf) ([https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_RadonGas\\_HR.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_RadonGas_HR.pdf))

## 7.9 Slab

7.9.1 Typical cracks visible in the basement slab are not a structural concern. Shrinkage is a natural part of the curing process of concrete and surface cracking is common.

7.9.2 More information about radon: [https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_RadonGas\\_HR.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_RadonGas_HR.pdf) ([https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_RadonGas\\_HR.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_RadonGas_HR.pdf))

7.9.3 This house has a slab foundation under the lowest level and the small room off of den of the structure. This means there is no crawlspace, or access, underneath that section of the home. All that is visible is the perimeter foundation wall, which is concrete. Floor coverings conceal the actual slab throughout the home and it cannot be evaluated without removing these coverings which is beyond the scope of a visual inspection. If this is a concern to you special permission will need to be obtained from the owner of the property and another contractor will need to be retained in order to fully evaluate it. We cannot make any assessment of this component and it is excluded from this inspection.

7.9.4 This house has a slab foundation under the lowest level of the structure. This means there is no crawlspace, or access, underneath that section of the home. All that is visible is the perimeter foundation wall, which is concrete. Floor coverings conceal the actual slab throughout the home and it cannot be evaluated without removing these coverings which is beyond the scope of a visual inspection. If this is a concern to you special permission will need to be obtained from the owner of the property and another contractor will need to be retained in order to fully evaluate it. We cannot make any assessment of this component and it is excluded from this inspection.

## 8.0 CRAWLSPACE

### 8.1 Limitations

- ▲ Insulation conceals the sub-floor.
- ▲ Insulation conceals the sill plates and foundation walls.
- ▲ Insulation and vapor barriers are considered permanently installed and are NOT removed for purposes of inspection.

## 8.2 Crawlspace General Comments

### 8.2.1 Views in crawlspace.

Storage may limit inspection.





**8.2.2 Fungal growth noted and could possibly be from a previous water heater leak. Furth evaluation and correction is advised. (Crawlspace)**



**8.2.3 Views in crawlspace.  
Storage may limit inspection. (Original Crawlspace)**







### 8.3 Crawlspace Conditions

8.3.1 Cellulose debris was noted in the crawlspace. Removal of all cellulose (loose wood, wood or cardboard forms, plants, or any other debris) large enough to be picked up by a standard garden rake is advised to reduce the chance of infestation by wood destroying insects.





**8.3.2 Earth to wood contact noted at the west crawlspace. Further evaluation and correction of all issues found is advised. (Original Crawlspace)**





**8.3.3 Possible Frass from wood destroying insects noted. Unable to determine if activity is current or damage has occurred. Further evaluation and correction of all issues found is advised.**



#### **8.4 Access**

- ☑ The crawlspace was entered to inspect.
- ☑ Hatch is located inside.
- ☑ Hatch is located outside.

#### **8.5 Ventilation**

- ☑ The crawl space is ventilated by foundation vents.

8.5.1 Ventilation was inspected where visible and accessible.

#### **8.6 Insulation**

- ☑ The sub-floor was insulated with fiberglass batts.

8.6.1 Insulation was inspected where accessible.

#### **8.7 Vapor Barrier**

- ☑ Black Visqueen

8.7.1 Vapor barrier was inspected where accessible.

8.7.2 There are some areas of dirt that are uncovered. Recommend correction.





## 9.0 ELECTRICAL SYSTEM

### 9.1 Limitations

- △ All low-voltage wiring (phone, TV, security, entertainment, internet, etc.) throughout the house is not part of the home inspection.
- △ Ground Location Could Not Be Identified
- △ Per State standards personal items will not be disturbed. Accessible units will be tested for function. Receptacles attached to the house will be checked. Receptacles are checked for polarity and grounding. Ancillary or low voltage wiring is not inspected.
- △ Per State standards personal items will not be moved or unplugged. Therefore accessible receptacles and switches will be checked for operations but not load capacity. Only exterior receptacles attached to the house will be checked. Ancillary or low voltage wiring is not inspected.
- △ Questions? Contact your local fire department or Oregon Office of State Fire Marshal A division of Oregon State Police (503) 378-3473. Ext. 228 [www.sfm.state.or.us](http://www.sfm.state.or.us)
- △ Smoke alarms have a limited life span. Alarms that are ten years old or older need to be replaced because the sensor wears out. Look for the date stamp on the smoke alarm by taking it down. This is beyond the scope of a home inspection.
- △ Testing of smoke alarms is not part of the inspection. Recommend testing regularly according to manufacturer's instructions. Consult your local fire department regarding any questions on concerns.

### 9.2 Service Entrance

- ⊙ Electrical service to the home is by underground cables.
- ⊙ Service entry conductors are aluminum.

9.2.1 **Low hanging unprotected electrical line to barn noted. Further evaluation and correction of all issues found is advised.**



### 9.3 Service Size

- ⊙ 200 Amps

### 9.4 Main Disconnect(s)

- ⊙ Breaker

### 9.5 Distribution Panel(s)

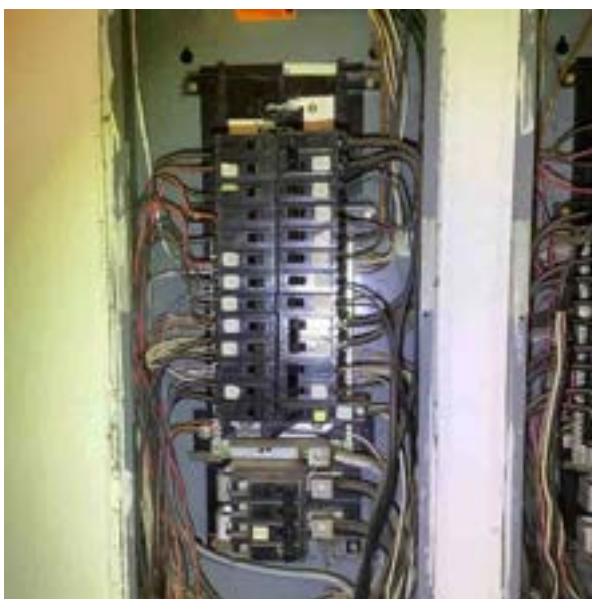
- ⊙ Laundry

9.5.1 Panel Cover was removed to allow for review.

9.5.2 The panel was inspected.

9.5.3 Safety Note: Keep the panel area clear for efficient and safe access.

## 9.5.4 View of panels.

View inside panels. **(Laundry)**9.6 **Branch Circuit Wiring**

- ⊙ Copper wire branch circuits.
- ⊙ Braided Aluminum Branch Circuit Wiring Noted.
- ⊙ Grounded wiring

9.6.1 Wiring was inspected where visible.

**9.6.2 A missing junction box cover was noted. Correction advised. (Original Crawlspace)****9.7 Receptacles**

- ☑ Grounded receptacles
- ☑ GFCI Outlets

9.7.1 A representative number of outlets were tested. We endeavor to test as many as we can as we can throughout the home. Some are not tested such as those that are inaccessible or those that would require us to unplug homeowners equipment.

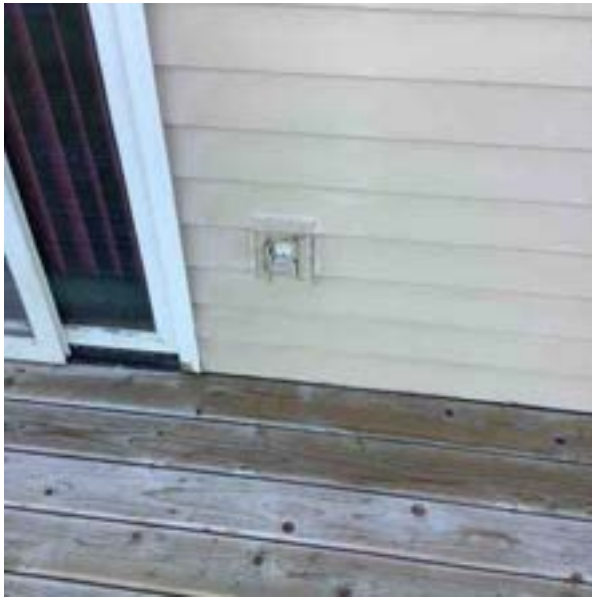
9.7.2 More information about GFCI safety: [https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_GFCI.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_GFCI.pdf) ([https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_GFCI.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_GFCI.pdf))

9.7.3 More information about electrical outlets: [https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_ElectricReceptacle\\_HR.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_ElectricReceptacle_HR.pdf) ([https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_ElectricReceptacle\\_HR.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_ElectricReceptacle_HR.pdf))

9.7.4 **All outdoor receptacles should have approved covers for safety. Correction advised. (Exterior Front)**







9.7.5 Receptacle is loose. Further evaluation and correction of all issues found is advised. **(Dining room)**



## 9.8 Lighting / Ceiling Fan(s)

9.8.1 A representative number of fixtures are operated. We endeavor to operate as many as possible but some were not operated.

9.8.2 Foyer chandelier, some Lights are not working. Further evaluation and correction of all issues found is advised. **(Entry)**



9.8.3 Lights are not working. Further evaluation and correction of all issues found is advised. **(Laundry)**



9.8.4 One Light is not working. Further evaluation and correction of all issues found is advised. **(Primary Bathroom)**



9.8.5 Throughout the house. Some lights were not working. Further evaluation and correction of all issues found is advised.

**9.9 Exhaust Fan(s)**

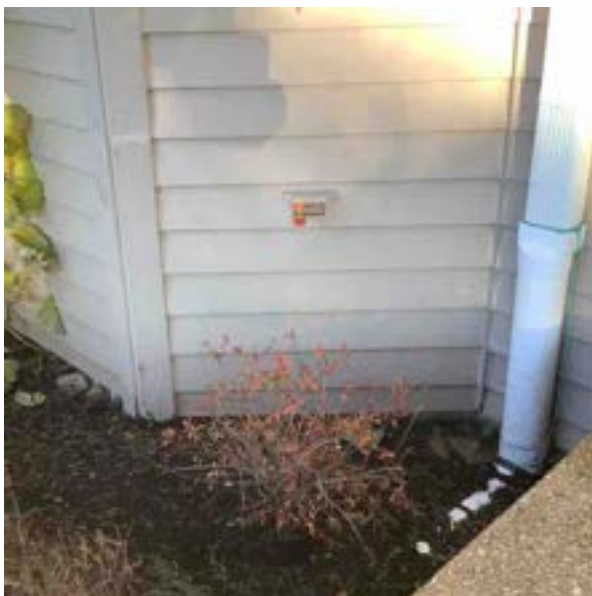
- ☒ Bathroom(s)
- ☒ Kitchen
- ☒ Laundry/ utility

**9.10 GFCI Devices**

9.10.1 GFCIs tested where accessible.

9.10.2 More information about GFCI safety: [https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_GFCI.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_GFCI.pdf) ([https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_GFCI.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_GFCI.pdf))

9.10.3 **GFCI receptacle will not trip. Further evaluation and correction of all issues found is advised. (Exterior: Front Porch)**





9.10.4 When the GFCI receptacle is tripped it turns off everything else, including the lights, in the bathroom. This can be a safety hazard if it is dark when this happens. Further evaluation and correction is advised. (1st Floor SW Bathroom)



9.10.5 Recommend installation of GFCI (Ground Fault Circuit Interrupter) receptacles within 6' of any water source to reduce the risk of electrical shock.

#### 9.11 Smoke Alarms

9.11.1 More information about smoke alarms: [https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_SmokeAlarms\\_HR.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_SmokeAlarms_HR.pdf) ([https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_SmokeAlarms\\_HR.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_SmokeAlarms_HR.pdf))

#### 9.12 Carbon Monoxide Alarms

9.12.1 Effective April 2011, any person transferring a one or two family dwelling unit or multifamily housing that contains a carbon monoxide source (a heater, fireplace, appliance or cooking stove that uses coal, kerosene, petroleum products, wood or other fuels that emit carbon monoxide as a by-product of combustion; or has an attached garage with an opening that communicates directly with a living space) must provide a properly functioning carbon monoxide alarm(s) installed at a location(s) that provide carbon monoxide detection for all sleeping areas of the dwelling or housing.

A purchaser or transferee who is aggrieved by a violation of this requirement may bring an individual action in an appropriate court to recover the great of actual damages or \$250 per residential unit (plus fees).

For further questions please see Enrolled House Bill 3450 from the 2009 Oregon Legislative session.

9.12.2 More information about carbon monoxide: [https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_CarbonMonoxide\\_HR.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_CarbonMonoxide_HR.pdf) ([https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_CarbonMonoxide\\_HR.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_CarbonMonoxide_HR.pdf))

## 10.0 HEATING/COOLING/VENTILATION SYSTEM(S)

### 10.1 Limitations

- △ Balance of the system is beyond the scope of a home inspection. If this is a concern further evaluation is advised.
- △ Unable to test cooling side due to outside temperatures less than 65 degrees.
- △ Furnace location (attic) makes inspection more difficult. Also this type of installation makes regular service calls essential. Have serviced regularly by a licensed heating contractor to prolong its life.
- △ Furnaces are complex systems and the most crucial components are not fully visible. It is advised that the system be cleaned serviced and inspected prior to close of sale as even simple furnace repairs could pose an unexpected cost. Repair, service, or replace individual components or systems as needed to insure proper and continued function.
- △ The purpose of the inspection is to determine if the heating system (and air conditioning if so equipped) responds to normal operating controls or not. The airflow of forced air systems is check at a few randomly selected vents. The adequacy or efficiency of the system or the condition of internal components such as combustion changes and heat exchangers is not evaluated as they are mostly concealed. This service can be arranged with a licensed HVAC technician if desired. In every case it is recommended that you have a routine heating system evaluation and service unless the owner has documentation that it was done recently.
- △ Thermostats are not checked for calibration or timed functions.

### 10.2 HVAC General Comments

- ☑ The furnace is at the middle of its life expectancy
- ☑ The furnace has exceeded its typical life expectancy

#### 10.2.1 View of furnace.

View of furnace data plate. (Attic: Upper)





10.2.2 View of furnace.

View of furnace data plate. (Crawlspace)





**10.3 Thermostat(s)**

☒ Digital

10.3.1 View of thermostats.

**10.4 Energy Source(s)**

☒ Natural Gas

☒ Electricity

**10.5 Heat Pump(s)**

10.5.1 Heat pump was inspected.

10.5.2 The heat pump is at the end of its typical life expectancy. Budget for replacement.

10.5.3 View of the heat pump.

View of data plate.



## 10.5.4 View of the heat pump.

View of data plate. (Exterior Left)



10.5.5 The outside of the heat pump is rusting. Further evaluation and correction of all issues found is advised.

Refrigerant line has damaged insulation, this will lower the efficiency. Further evaluation and correction of all issues found is advised.





10.5.6 System is dirt and there is earth up against the unit. Further evaluation and correction of all issues found is advised. (Exterior Left)

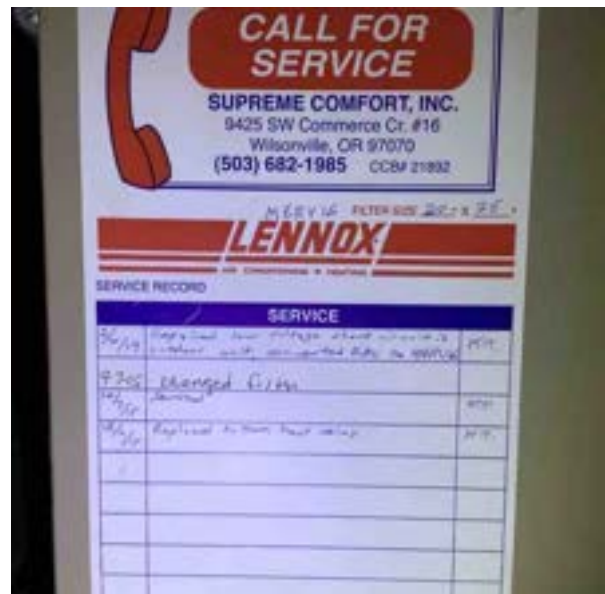


## 10.6 Forced Air Furnace(s)

10.6.1 The furnace was inspected.

10.6.2 The HVAC system is in need of a service call; it does not appear this has been done in some time. Have the entire HVAC system inspected, tuned-up, any issues found corrected and the system cleaned by a licensed heating contractor prior to closing to extend the life of the system. Sometimes this has been done recently but the contractor only checked and serviced things ( did not clean them and put a service sticker on it and all I can go off is what I see) so if the above has been done recently, get a copy of the paperwork and talk to the service tech if you have any questions or concerns.

- Attic: Upper
- Crawl space



## 10.7 Electric Heating System(s)

10.7.1 More information about electric heat sources: [https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_ElectricHeat.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_ElectricHeat.pdf) ([https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_ElectricHeat.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_ElectricHeat.pdf))

## 10.8 Distribution System(s)

- ⊙ Heat is distributed via heat ducts.



**10.9 Natural Gas Piping**

10.9.1 Gas lines inspected where visible.

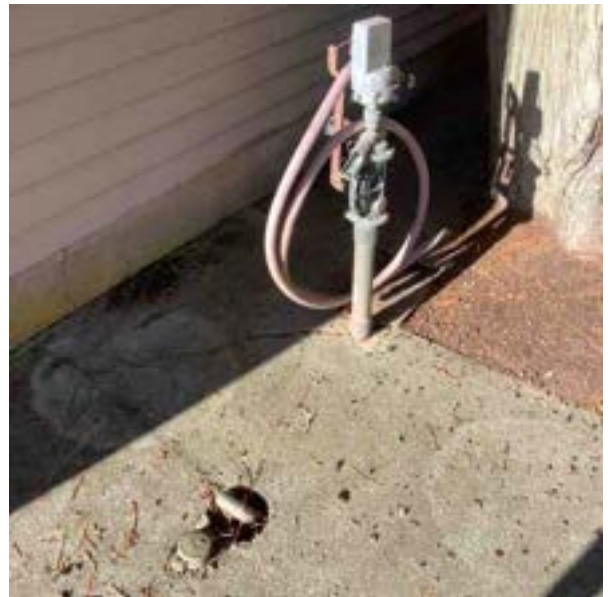
**10.10 Fuel Tank / Lines**

10.10.1 **Original crawlspace:**

**There is an underground oil storage tank for the defunct oil furnace. Further evaluation and correction of all issues found is advised.**



10.10.2 **Behind the garage, there is what appears to be a fuel pump and underground storage tank. Ask the sellers about this. Further evaluation and correction of all issues found advised.**





#### 10.11 Filter

☑ Disposable

10.11.1 Filter was inspected.

10.11.2 Maintenance Tip: Air filters should be cleaned/replaced at least every 3 months for proper filtering and to extend the life of your furnace.

10.11.3 More information about indoor air quality: [https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_IndoorAir\\_HR.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_IndoorAir_HR.pdf) ([https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_IndoorAir\\_HR.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_IndoorAir_HR.pdf))

10.11.4 View of filter.

- 2nd floor hall
- Attic: Upper



10.11.5 Electronic air filter is not functioning but has a disposable filter inside now. Inspection by a licensed heating contractor recommended if you want this working. **(Crawlspace)**



10.11.6 The air filter is dirty. Correction advised. **(Crawlspace)**





## 11.0 PLUMBING SYSTEM

### 11.1 Limitations

- △ Some or all of the supply piping is insulated, which limits inspection.
- △ Finished basement conceals plumbing lines.
- △ Testing circulation pumps is beyond the scope of this inspection. Have the seller demonstrate their operation.
- △ Buried &/or concealed sewer drain lines are outside the scope of this inspection. A sewer scope is strongly advised.
- △ Septic system and all of its components are outside the scope of this inspection. Have it inspected by a licensed septic contractor.
- △ State Standards do not require the location of the main water shut off. If this shut off is not visible or easily accessed and the home is on city water the most reliable shut off is at the city's meter. Usually this is located at the street. We advise keeping purchasing and keeping the specialized tool made for turning this valve in a readily available location. If this house is on a well the best shut off is usually located at the well components and we recommend talking to the seller or company that services the well to learn more about this valve's location.
- △ Shut off valves and angle stops at appliances, under sinks etc. are not turned or tested during the inspection due to the possibility of creating a leak. Suggest all shut off valves and stops be turned regularly to ensure free movement in the event of an emergency.
- △ The purpose of the inspection is to determine if the plumbing system is currently functional or not. A technical evaluation to determine the adequacy or ongoing usefulness of the plumbing pipes, fixtures, etc is not included. Also, drain lines from the house to the street, particularly in older homes, may fail over time and require repair or replacement. This service can be performed by a licensed plumber if desired.
- △ The exterior hose bibs could not be operated as they are winterized.

### 11.2 Plumbing General Comments

11.2.1 Hot tubs and all of the components are outside the scope of a home inspection. **(Exterior Back)**



### 11.3 Distribution Piping

- ☑ Interior water supply pipes are copper.

11.3.1 Visible water lines were inspected.

### 11.4 Water Heating Equipment

- ☑ 50 Gallon Water Heater
- ☑ The water heater is electric.

11.4.1 The water heater is at the beginning of its typical life expectancy.

11.4.2 The water heater was inspected.

### 11.4.3 View of water heaters.

View of water heater data plates. (**Crawlspace**)



## 11.5 Hose Bib(s)

- ⦿ What is a hose bibb you ask? A hose bibb is an apparatus used to extend a water line allowing a garden hose to connect with a hose end attachment for tasks such as watering plants, washing the car, etc.

Do not leave hoses connected to faucets during cold weather as this may allow freezing and consequent damage.

11.5.1 Visible & accessible hose bibbs were inspected.

## 11.6 Fixtures / Faucets

#### 11.6.1 Faucets & fixtures inspected.

## 11.7 Sink(s)

- ✓ Metal sinks
- ✓ Enamel coated metal sinks
- ✓ Sink is porcelain/ceramic.

11.7.1 Sinks were inspected.

11.7.2 View under sinks. **(2nd Floor Hall Bathroom)**11.7.3 Laundry: **(Laundry)**11.7.4 Left hand sink Stopper is not functioning correctly. Correction advised. **(2nd Floor Hall Bathroom)**



## 11.7.5 ½ Bathroom: (1/2 Bathroom)



## 11.7.6 View under sink.

Evidence of previous leaking noted under the sink but no leaking was noted at this time. **(Primary Bathroom)**



**11.7.7 View under sinks. (1st Floor SW Bathroom)****11.7.8 Sink drains slowly. Further evaluation and correction is advised. (Primary Bathroom)**

11.7.9 Staining noted under the sink but no active leaks were found at this time. Ask the seller about this and further evaluation and correction of any issues found is advised. **(1st Floor SW Bathroom)**



11.7.10 Basement:  
View under sink. **(Basement bathroom)**





**11.7.11 Sink is loose. Correction is advised. (Garage)****11.8 Toilet(s)**

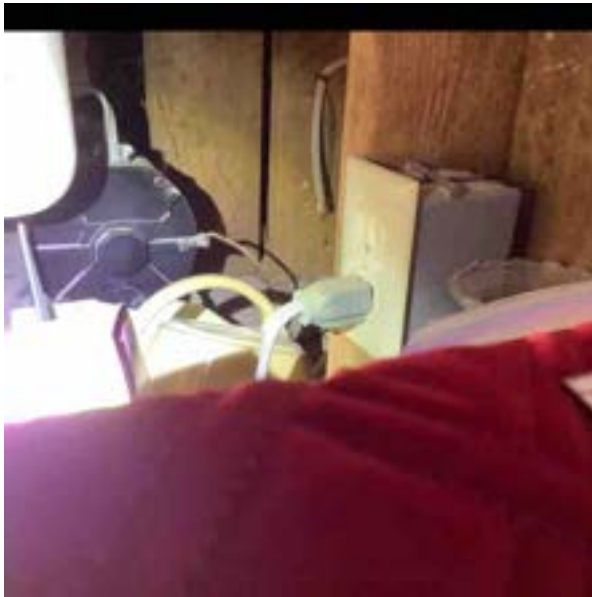
11.8.1 Toilet(s) were inspected.

11.8.2 Toilet appears to be clogged. There is Drano and toilet snake near fixture too. Further evaluation and correction of all issues found is advised. (Basement bathroom)

**11.9 Tub(s) / Shower(s)**

☑ Jetted Tub

11.9.1 Tubs/showers were inspected.

**11.9.2 View under jetted tub. (1st Floor SW Bathroom)****11.9.3 Jetted tub should be on a GFCI outlet. Correction is advised. (1st Floor SW Bathroom)****11.10 Sump Pump**

☑ The sump pump is located in the crawl Space

11.10.1 The sump pump was inspected.

**11.10.2 View of sump pump.**

Drainage work, including the installation of a sump pump, was done under the house. Advise obtaining all documentation from the seller regarding this work. **(Crawlspace)**

**11.11 Well System**

11.11.1 More information about well water systems: [https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_Wellwater\\_HR.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_Wellwater_HR.pdf) ([https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_Wellwater\\_HR.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_Wellwater_HR.pdf))



11.11.2 Visible well components. System is not part of a home inspection.



## 11.12 Septic System

11.12.1 More information about septic systems: [https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_SepticSystem\\_HR.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_SepticSystem_HR.pdf) ([https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_SepticSystem\\_HR.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_SepticSystem_HR.pdf))

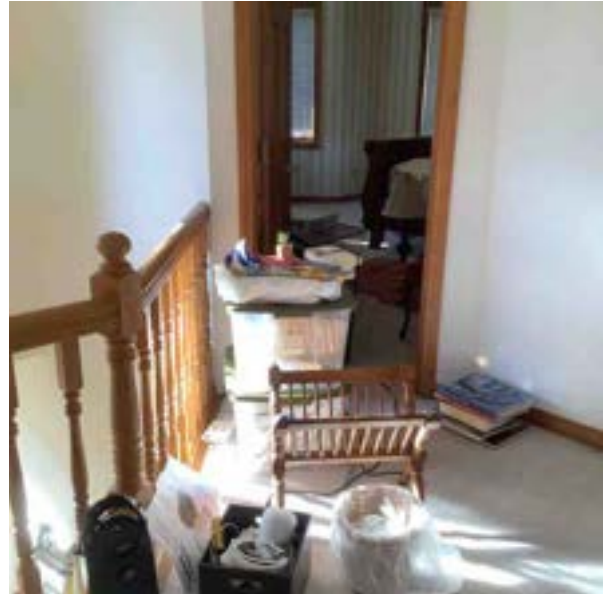
## 12.0 INTERIOR

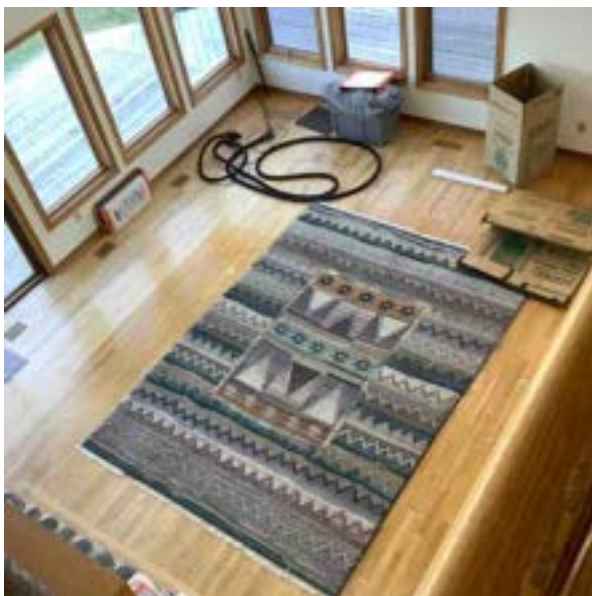
### 12.1 Limitations

- △ Carpeting in the bathroom limits inspection of the floor and can hide, as well as contribute to, moisture issues in the underlying materials.
- △ Storage under stairs limits inspection.
- △ Wallpaper can conceal staining and other issues.
- △ Window coverings are outside the scope of a home inspection and were therefore not inspected.

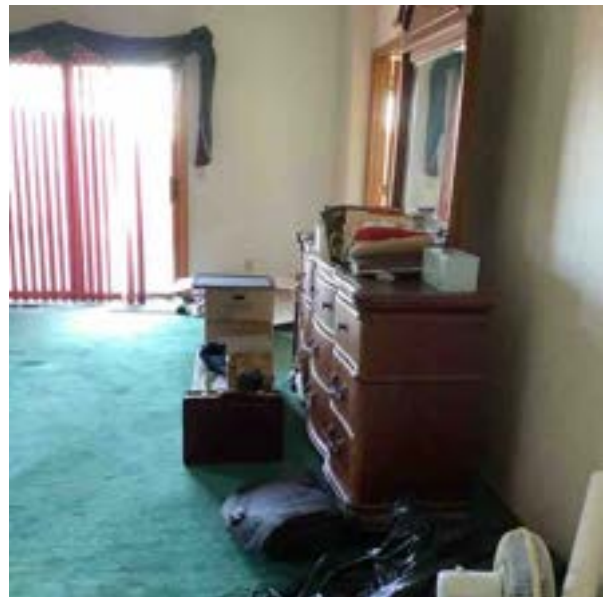
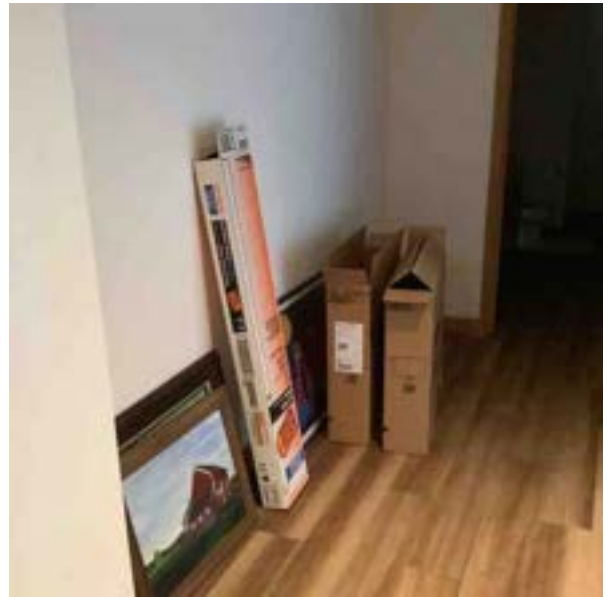
## 12.2 Interior General Comments

12.2.1 The residence had some storage at the time of the inspection and portions of the interior were hidden by the occupant's belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report.









### 12.3 Floors

- ⊙ Wood
- ⊙ Carpet
- ⊙ Laminate
- ⊙ Vinyl
- ⊙ Ceramic/Tile

12.3.1 Floors were inspected.

12.3.2 Typical cosmetic wear & tear noted.

12.3.3 Staining noted. No moisture detected. Ask the seller about this and if still concerned, evaluation and correction of any issues found is advised. **(Kitchen)**



## 12.4 Walls / Ceilings

☑ Drywall

12.4.1 Walls & Ceilings were inspected.

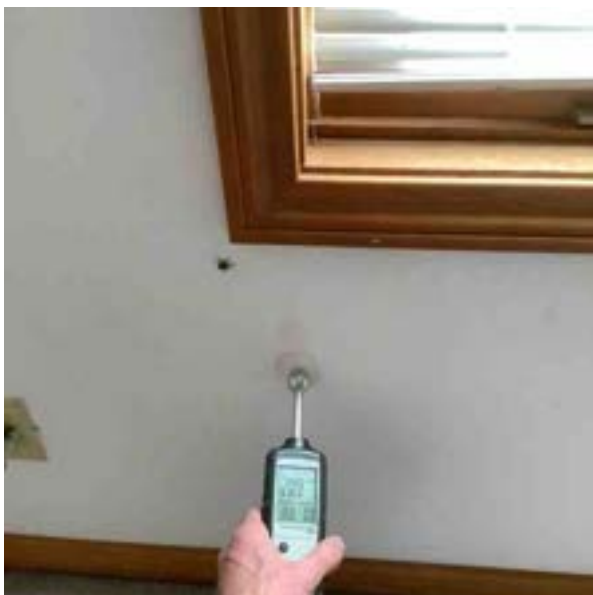
12.4.2 Patching was noted but no signs of moisture or damage. Ask the seller about this and if still concerned, evaluation and correction of any issues found is advised.

12.4.3 Typical drywall defects noted.

12.4.4 **Stains noted but no moisture or damage detected. Ask the seller about this and if still concerned, evaluation and correction of any issues found is advised. (2nd Floor Hall Bathroom)**



12.4.5 Stains noted but no moisture or damage detected. Ask the seller about this and if still concerned, evaluation and correction of any issues found is advised. **(Primary Bedroom)**



## 12.5 Windows

- ☒ Thermal Pane
- ☒ Vinyl
- ☒ Single-hung
- ☒ Sliding
- ☒ Double-hung
- ☒ Casement
- ☒ Fixed
- ☒ Wood

12.5.1 A representative number of windows were tested during this inspection. Our goal is to determine the overall condition of the windows. We endeavor to test as many as we can but some were not tested.

12.5.2 It is possible for the seal to fail between dual panes of glass. Windows sometimes fog, but it is not always visible depending on temperature, lighting, and relative humidity.

12.5.3 Sill is stained but no moisture or damage was found. Ask the seller about this.

12.5.4 Wooden windows will require regular maintenance.



12.5.5 Rot found in sill. Unable to determine extent of damage. Further evaluation and correction of all issues is advised. (Garage)



12.5.6 Crank handle(s) missing, unable to test window. Further evaluation and correction of all issues found is advised. (Living Room)



12.5.7 Crank handle(s) missing, unable to test window. Further evaluation and correction of all issues found is advised. **(1st floor SW bedroom)**



12.5.8 **Thermopane seals are broken causing moisture staining/discoloration between the panes of glass. Replacement/repair may be desirable but this is a cosmetic issue and will not cause damage.**

- Basement Family Room
- Entry



## 12.6 Doors

- ⊙ Doors are made of wood.
- ⊙ There are hinged doors.
- ⊙ There are sliding doors.
- ⊙ There are pocket doors.

12.6.1 A representative number of doors were operated during this inspection.

12.6.2 **Door doesn't latch. Further evaluation and correction of all issues found is advised. (Primary Bedroom)**

12.6.3 **Doors rub on carpet so they are unable to function properly. Further evaluation and correction is advised. (1st Floor SW Bathroom)**





**12.7 Entrance Door(s)**

- ☑ Wood
- ☑ Hinged
- ☑ Sliding

12.7.1 Entrance doors were inspected.

**12.8 Stairs / Railings / Guardrails**

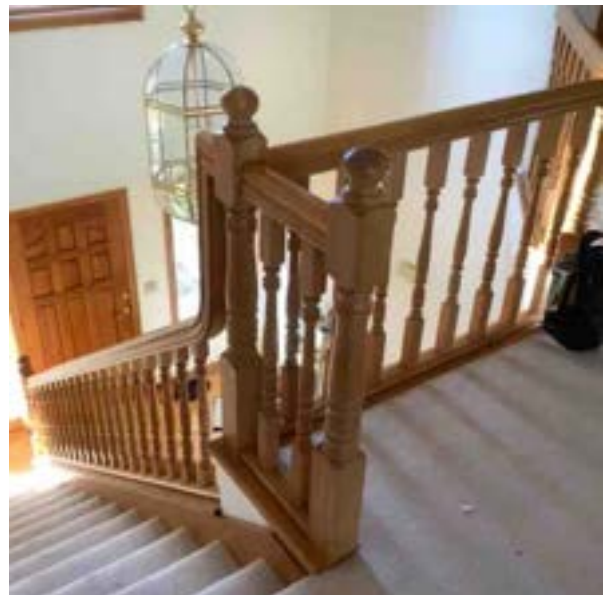
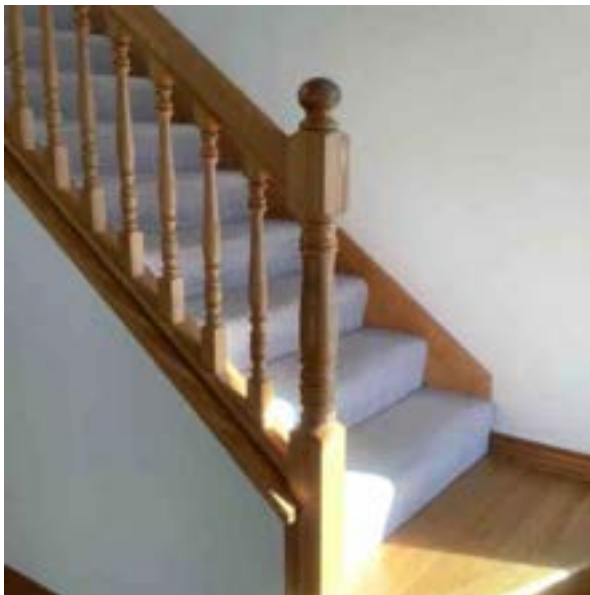
- ☑ Stairs are covered in carpet.
- ☑ 01 Railings are wood.

12.8.1 Railings & stairways were inspected.

12.8.2 The railing along the hallway upstairs may sound loose but it isn't. The rattling of the stiles is typical of this type of railing.

12.8.3 More information about safety railings: [https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_Railing\\_HR.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_Railing_HR.pdf) ([https://pillartopost.com/wp-content/uploads/2019/01/PTP\\_Railing\\_HR.pdf](https://pillartopost.com/wp-content/uploads/2019/01/PTP_Railing_HR.pdf))

12.8.4 **Handrail is loose. Further evaluation and correction of all issues found is advised.**

**12.9 Countertops / Cabinets**

- ☑ Ceramic Countertops
- ☑ Wood Cabinets

12.9.1 Counters & Cabinets were inspected.

12.9.2 Normal wear and tear for age.

**12.10 Heating / Cooling Sources**

- ☑ Air Register

12.10.1 Heat sources were inspected.

**13.0 FIREPLACE(S)****13.1 Limitations**

- ⚠ Inspecting the flue is outside the scope of a home inspection because it is not visible. Inspection & cleaning of the entire chimney system is advised by a licensed qualified chimney contractor prior to closing and use is advised.

**13.2 Wood Burning Fireplace(s)**

- ☑ Brick
- ☑ Stone
- ☑ Built-In

13.2.1 The system was inspected but not tested.

**13.2.2 View of fireplace. (Living Room)****13.2.3 View of fireplace. (Basement Family Room)****13.3 Fireplace Damper(s)**

13.3.1 The damper was inspected.

**13.3.2 Damper will not move. Further evaluation and correction is advised. (Basement Family Room)****13.4 Flue / Vent**

**13.4.1 Creosote/soot buildup noted in the firebox and flue. Further evaluation and correction of all issues found is advised. (Living Room)**

**13.5 Hearth / Door / Screen**

- ☑ The hearth is raised
- ☑ Brick
- ☑ Stone
- ☑ Metal
- ☑ Glass
- ☑ Mesh Screen

**13.5.1** These components were inspected where applicable



## 14.0 APPLIANCES

### 14.1 Limitations

- △ Central vacuum systems are outside the scope of a home inspection and therefore not inspected or tested.
- △ Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if operated.
- △ Drain pans in laundry rooms are not tested.
- △ If the future operation of the kitchen appliances is a concern we recommend that you invest in a home warranty designed for repair or replacement of mechanical item failures in the homes. Appliances are tested to insure that there is power to the unit. They are not tested at various operational settings etc. and no warranties concerning satisfactory operation are given.
- △ Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them can no be judged.
- △ Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them can no be judged.
- △ No appliances are moved during the inspection.
- △ Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection.
- △ Washer and dryer were not tested as they are free standing appliances.

### 14.2 Appliance General Comments

- ☑ Dishwasher
- ☑ Garbage Disposal
- ☑ Range Hood
- ☑ Range/Oven/Cooktop
- ☑ Refrigerator
- ☑ Trash Compactor

14.2.1 Appliances present at the time of the inspection were tested on and off using regular operating controls. Full operating cycles and all appliance functions were not tested.

14.2.2 Some Appliances are older and at the end of their lifespan. Budgeting for replacement is advised.





### 14.3 Refrigerator

14.3.1 The refrigerator was inspected.

**14.4 Ranges / Ovens / Cooktops**

☑ Electric Cooktop

☑ Electric Oven

14.4.1 Oven/Range was inspected.

14.4.2 **Oven door falls open. Correction advised.**

**Oven light is not working. Correction is advised.**



14.4.3 **Knob is damaged, unable to test the feature it controls. Further evaluation and correction of all issues found is advised.**

**14.5 Range Hood**

☑ Vented Outside

14.5.1 Range hood was inspected.

**14.6 Dishwasher**

14.6.1 The dishwasher was inspected.

**14.7 Food Waste Disposer**

14.7.1 Garbage Disposal Inspected

14.7.2 The use of garbage disposals is discouraged with a septic system. Recommend removal.



**14.8 Trash Compactor**

14.8.1 Trash compactor was inspected.

14.8.2 **Trash compactor is very noisy. Further evaluation and correction of all issues found advised.**

**14.9 Clothes Washer**

14.9.1 View of laundry appliances.

View behind laundry appliances. **(Laundry)**

**14.10 Clothes Dryer**

14.10.1 In the course of completing a visual inspection the dryer vent is checked to be sure it leaves the laundry area and exits the exterior of the building. If the vent material in between these two points is visible in the attic, crawlspace, etc it is checked to be sure it is intact, made from a safe material, and properly supported but it is beyond the scope of a visual inspection to check inside walls or the duct itself to be sure it will vent where intended. Therefore we highly recommend having the duct cleaned prior use and on a yearly basis thereafter to keep it in working order.

14.10.2 **The dryer vent cover has quite a bit of lint caught in it and is blowing into the crawlspace. Further evaluation and correction of all issues found is advised. (Crawlspace)**

**14.11 Door Bell and Chimes**

14.11.1 Doorbell was inspected.

## 15.0 MISCELLANEOUS

### 15.1 Outbuilding

15.1.1 Outbuildings are outside the scope of the home inspection and therefore not inspected.

## 16.0 REINSPECTION

### 16.1 General Comments

- ☑ Who Should Make Repairs? Repairs should be made prior to closing by qualified licensed contractors who will offer a warranty on their work. The contractors should look for additional defects that may not have been apparent during the inspection. Using qualified licensed contractors is the best way to make sure that any additional defects are properly addressed. You should consult the terms of any sales contract to determine who is responsible for making any repairs.
- ☑ Criteria: The repair work must be performed by a licensed contractor. The contractor must provide a receipt that indicates the contractor's license number, the type and quantity of materials used, and a description of the work performed. The receipt must also state whether or not the work is warranted, how long the warranty lasts, and whether or not the warranty extends to the new owner. These documents should be available at the house when we arrive for the re-inspection. Items for re-inspection without this documentation can not be verified as to proper installation or repair. Sorry, repairs done by unlicensed contractors or amateurs will not be approved by our inspection services as completed as required. Further review of all work done by unlicensed contractors or amateurs by others, namely licensed contractors is recommended.
- ☑ Re-Inspection Policy: Our clients sometimes ask us to re-inspect problem areas after repairs are made. We have a minimum fee of \$250 for this service. This fee covers a re-inspection of any documented issues in the summary report.