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Home Inspection Report for: John & Jane Smith

Property Address: 12345 Anywhere Street, Bend, OR

Date of Inspection: 10/10/2017

Inspected By: Clare Langford, OCHI #1965. CCB #213891

Inspection No.: Sample Inspection Report

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

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*** Summary Report is included at the end of the inspection ***

INSPECTION REPORT

Our objective is to give our clients a comprehensive, clear, and unbiased view of the inspected property. The essential purpose of the inspection is to identify significant structural and functional deficiencies, although minor defects may also be mentioned in passing purely as a courtesy to our clientele. We do not provide an inventory of incidental deficiencies that have no structural or functional significance; these items are beyond the scope of our inspection according to both our inspection agreement and Oregon law. Areas and items that may be a concern to us and therefore posted to our Summary Report may be less of a concern to our clients, and vice-versa. For this reason we recommend that you read and evaluate the entire report carefully. *A home inspection report is NOT a "prescription for perfection".*


Where correction is suggested, we recommend that carefully qualified licensed professionals in the pertinent field be called upon to do the work. As a part of their job we always recommend that these professionals perform "further evaluation". While we are generalists doing a simple visual survey of the entire home, they are specialists focusing on one particular system or component, and should be counted on to define the full extent of the problem. While we are available to perform verification of repairs for an additional fee, we recommend that our clients obtain all the paperwork from these professionals concerning their work, and retain these papers for future reference. The inspector does not necessarily make a judgment as to whether or not defects should be addressed "prior to closing". Determining when these issues need to be addressed is the sole responsibility of the client, in association with his or her advisors. We suggest that safety concerns and potentially costly repairs are the more likely candidates.

*** General Notes ***

MAJOR SYSTEMS: Our evaluation of the home's major systems is both visual and operational providing power and/or fuel is provided. THE DISMANTLING AND/OR EXTENSIVE INTRUSIVE INSPECTION OF THE CONCEALED INTERNAL COMPONENTS OF ANY MAJOR OR MINOR APPLIANCE, INCLUDING HEATERS, HEAT EXCHANGERS, PUMPS, AND COMPRESSORS IS BEYOND THE SCOPE OF THIS INSPECTION, PURSUANT TO OREGON STATE LAW.

INTERIOR: Our review of interior rooms is visual in nature and is done with homes of similar age in mind. Cosmetic features and all furnishings including carpets and blinds are beyond the scope of this inspection. Minor flaws such as a torn screens, "nail pops", and common cracks are not our focus and may or may not be reported. "Fit and Finish" is not an aspect of our inspection. We suggest you double-check these items for yourself if they concern you. The frequently used term "**Serviceable**" means that the associated item appears to be in acceptable condition.

GENERAL CONDITIONS

Inspector Clare Langford, OCHI #1965. CCB #213891.


Date of Inspection 10/10/2017.
Realtor: Realtor.
Real Estate Agency: Real Estate Office.
Structure Type Single family residence. Wood frame.
Levels 2 story structure.
Lot Type Steep slope.
Estimated Age Approximate age is 14 years.
Weather Cool. Clear.
Occupancy Furnished, owner occupied.
Attendees The buyer's agent was present initially to provide access. Buyer.
Start/Stop Times The inspection began at, 12:30 and ended at 3:00.

EXTERIOR

Our visual evaluation of the exterior is based on our understanding of common building methods and materials and our experience with them. Our review does not attend to cosmetic issues or the normal wear and tear associated with virtually all properties. Hairline cracks in stucco, concrete, asphalt, plaster, and drywall are common and are not significant unless otherwise stated. Evaluation for compliance with building codes and manufacturer's specifications are expressly beyond the scope of this Inspection, although we often address deficiencies that are code-related.

Driveway Concrete. Common cracks noted.
Walkways Gravel. Concrete. Common cracks noted.
Condition Grippable handrail noted.
Fences/Gates Fences are beyond the scope of a standard home inspection, as defined by Oregon State Law. We will occasionally provide some input simply as a courtesy to our clients.
Retaining Walls Serviceable.
Siding Fiber-cement lap siding. Cedar shingle accents.

Notable Condition

Some damaged material was noted that may have to be replaced. The most significant damage appeared to be located by the air conditioner unit and the entry to the downstairs office. We recommend further evaluation and appropriate corrections by a qualified licensed professional to prevent further damage or deterioration.



Pet door to the exterior is a point of weakness that may represent a security concern. If this pet door has a strong securable metal interior panel (it does) it may be acceptable. Many stock interior metal panels are weak and easily kicked in. Also is an air, weather, and critter intrusion opportunity. Correct as needed.

FYI/Monitor

Landscaping bark touches the siding in a few places. Even in this dry climate we recommend establishing a minimum space of 2-3 inches from the ground to the bottom of the siding as a precaution against rot and insect damage.

Wood.

Trim

Notable Condition

A gap was noted at the top of the siding at the entry roof which can allow insects access into the attic. We recommend that this gap be covered with trim. Appropriate corrective action recommended to address this condition.



Earth to Wood Proximity

Alterations recommended.

Notable Condition

Earth to wood clearances are inadequate at some of the siding material; see the Siding section above for details.

Bell/Chime

Serviceable.

Exterior Doors

Each of these is operated. Tempered/safety glass installed at all glazed openings.

Windows & Frames

Double-glazed insulated vinyl windows noted. Fixed. Sliding. Per State of Oregon mandated guidelines, we operate at least one window per room. A simple visual inspection cannot determine with certainty that all double glazed insulated windows at this property are completely intact and without compromised seals. The visible indicators of a broken seal may not be apparent at the time of inspection. Changing conditions such as temperature, humidity, lighting, and cleanliness may limit the inspector's success in reviewing these windows for broken seals. More complete information on the condition of these double glazed windows may be available from the seller.

Electrical Fixtures

Lighting and receptacles.

Hosebibs

Each of these is operated, when accessible. Frost-free stems are pressure tested for leaks in the frost-free section.

Sprinkler System	During the watering season these systems may be operated as a supplemental part of our review, for a fee. They are outside the scope of a standard inspection. If you have not opted for this operational review we recommend that you verify proper operation of this system.
Lot/Grade Drainage	Serviceable.
Exposed Foundation	Concrete. Common cracks noted.
Gas Meter	Located at the right side.

DECKS/PATIOS/PORCHES/STOOPS

We recommend monitoring concrete, wood and other deck components and materials for signs of deterioration, and periodically treating all wood.

Location	Entry deck.
Cover	Partially covered by a roof (at the entry).
Enclosure	Low block wall.
Electrical	The GFI receptacle or breaker that protects this circuit is located in the garage.
Deck/Slab	Concrete. Trex.
Deck Frame/Support	Typical framing system.
Stairs/Steps	Serviceable.
Deck	Second Deck.
Location	Side deck.
Cover	Wood trellis. An exposed wood trellis like this needs periodic sealing and maintenance to prevent wood deterioration.
Enclosure	Low framed wall/railing.
Electrical	Concerns noted; see below.

Notable Condition
Inoperable and loose receptacles noted at the back upper patio. This needs to be properly secured for safety. We recommend further evaluation and appropriate corrections by a qualified licensed electrician to restore proper function.



Deck/Slab	Wood.
Deck Frame/Support	Typical framing system.
Railing	Serviceable.

ROOF

Our evaluation of the roof seeks to determine if portions are missing, deteriorating, or otherwise failing to serve their intended function. Portions of underlayment and decking are hidden from view and cannot be evaluated by our simple visual inspection. This is not a warranty regarding the performance of the roof; the watertight performance of a roof cannot be determined by a simple visual inspection. Roofs of fragile materials are inspected from a ladder at the eaves and/or from the ground with binoculars. The roof is not mounted if doing so presents a danger to the inspector. Detailed general information about roofs can be found in your Home Repair Manual, included with your online HomeBinder.

Roofing Type & Materials	Laminated asphalt composition shingles. This material has a typical life expectancy of 25 to 40 years depending on its weight and design.
Means of Review	Observed from the roof.



Number of Layers	One.
Conditions	The roofing material shows normal wear for its age and type. No damaged, deteriorated, or missing roofing material of any significance was noted. The roof appears to be in serviceable condition.
Flashings	Serviceable.
Roof Penetrations	Serviceable.
Chimney	Pre-fabricated metal flue. Gas appliance flue.
Skylights	Solatubes.
Gutters & Downspouts	Metal. Continuous gutter system. Observed in dry weather.

ATTIC

Attic ventilation is important not only for preventing moisture buildup, but adds to comfort during summer heat and helps to prevent problems associated with snow melting and re-freezing in the winter (ice-damming). A well-ventilated attic will also extend the life of most roofing materials. Insulation in the attic is one of the best ways to improve the energy efficiency of a home. Our report measures insulation materials by thickness. Generally, the greater the thickness the more resistance to heat loss. Entering heavily insulated attics damages the insulation, and risks both damage to the ceiling below and injury to the inspector. Unless the attic lacks insulation and the ceiling joists are completely visible, our inspection of the attic is limited to a view from the attic access hatch and any surrounding storage decking that may be present.

Access
Structure/Framing

Attic access is provided in the pantry.
Trusses support both the roof sheathing above and the ceiling material below.



Sheathing
Ventilation
Insulation

Oriented strand board.
Eave vents. Hooded roof vents.
Fiberglass. Blown in. Insulation thickness where visible above the living spaces varies from approximately 12-16".



Ductwork

Serviceable where visible.

GARAGE

Attached garages should be separated from adjacent living spaces by a proper "firewall" (typically taped sheetrock) and a fire resistant "fire door" (the door that separates the garage from the interior of the home). This is to control the migration of smoke and fire into the house in the event of a fire in the garage. A self-closer on the fire door is an additional and desirable safety precaution.

All garage doors with door openers must be equipped with a safety reverse device to reverse the direction of the door should it meet any resistance on the way down (especially important where children and pets are present). Some older homes may not have these safety reverse devices present, and they may not have been required when the home was built.

Garages are commonly used for storage, and the review of the floors, walls, and the "cold joint" between the slab and the perimeter concrete stem is invariably limited to some degree by stored items. No effort is made to move these items during the inspection. In light of this concern, we recommend that our client conduct a careful walk-through of the garage prior to close when it is empty to verify that any areas concealed at the time of our inspection are indeed in acceptable condition.

Location	Attached.
Floor/Slab	Concrete. Common cracks noted.
Garage Door	Roll-up panels.
Garage Door Hardware	Serviceable.
Garage Door Opener	The garage door opener is equipped with a safety reverse mechanism that was tested at the time of inspection. The U.S. Product Safety Commission recommends that these mechanisms be checked on a monthly basis for proper safe operation.

Windows/Screens	Serviceable.
Fire Door	Fiberglass. Fire rated doors are recommended but not mandated to slow the spread of fire from attached garages into the home. Client should consider the installation of a fire-rated door as a precautionary measure. The buyer may wish to consider installing a self-closer as a future safety enhancement.
Fire Walls/Ceiling	Serviceable.
Walls	Serviceable.
Ceilings	Serviceable.
Condition	Grippable handrail noted.
Electrical	Ground fault interrupter protection provided for safety.
Garage Comments	Garage toilet, serviceable.

LAUNDRY ROOM

Floor	Vinyl.
Walls	Serviceable.
Ceilings	Serviceable.
Doors	Serviceable.
Windows/Screens	Serviceable.
Cabinets/Shelving	Serviceable.
Laundry Sink/Tub	Serviceable. No leaks noted at time of inspection.
Electrical	Ground fault interrupter (GFI) protection is present.
Exhaust Fan	Serviceable.
Washer	The supply hoses to the washer are not disconnected during our inspection, nor do we operate the valves. These should be operated as a part of normal routine maintenance. Per Oregon State Home Inspector Law, the inspection of laundry machines is excluded from home inspections (they are not built-in). If they are to stay, we recommend otherwise verifying proper operation..
Dryer	Gas line and 220v electrical receptacle were both noted.
Heat Source	Forced air register observed.

HEATING & AIR CONDITIONING

Heating systems and central air conditioning systems are given both operational and visual reviews. Due to the inaccessibility of many of the components of these systems, our review is limited. Heat exchangers in particular are explicitly beyond the scope of this inspection.

Judging the general effectiveness of heating and air conditioning systems is a subjective evaluation that is beyond the scope of our inspection. Accessories to these systems may be noted as present in the report, and are also outside the scope of our review. Detailed general information about Heating and Cooling Systems can be found in the Home Repair Manual that is included with your Home Binder.

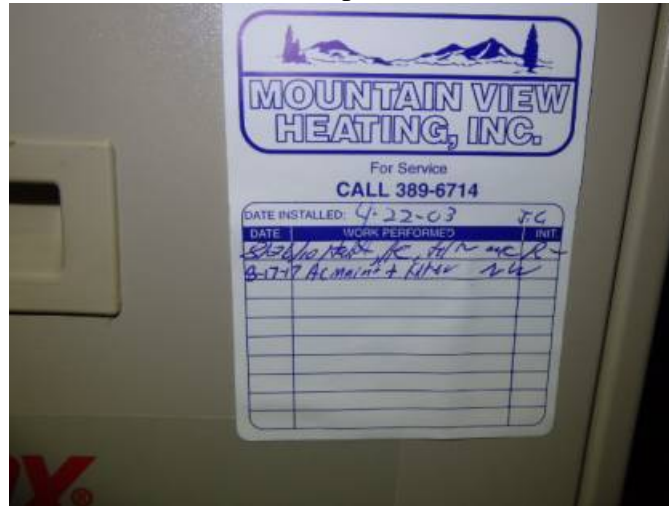
Heating	Gas fired. Forced air system. Located in the crawlspace. Branded Lennox. Cadet wall heaters downstairs. These are not the recalled units. Gas shut off valve noted near this appliance.
Conditions	The systems were tested using normal operating controls.
Air Handler/Plenum	The blower compartment was accessed and inspected.



Filtration	Filter is located in the unit.
Exhaust Venting System	Serviceable.
Thermostat	Programmable type thermostat noted; used properly this will conserve energy.
Ducting	Airflow checked at each accessible register.
Air Conditioning System	Electrical disconnect provided at equipment. Located at the left side. Branded Lennox.

A/C Temperature Differences Return air temperature was 66 degrees. Supply air temperature at the register nearest the air handler was 45 degrees. Temperature differential was within the 16 to 22 degree normal operating range at the time of inspection.

Heating & A/C Comments The best preventative maintenance for air conditioners, heat pumps, and forced air systems in general is regular cleaning or changing of air filters. Evaporator cooling coils periodically need cleaning by an air conditioning contractor to insure optimum performance. The maintenance sticker on this unit indicates the last professional visit was in August 2017.



PLUMBING

Main, branch, and fixture shutoff valves are never opened or closed in the course of our inspection, and are therefore not subject to operational review. Infrequent use of these valves can predispose them to leakage or breakage if they are operated after long periods of disuse. These valves should be operated as part of normal routine maintenance to assure their free function in case of emergency. The plumbing fixtures themselves are operated and reviewed. Judging the adequacy of water flow at these fixtures is a subjective evaluation that we recommend you make for yourself. Detailed general information about Plumbing Fixtures and Components can be found in your Home Repair Manual that is included with your online HomeBinder.

In many cases backflow prevention devices are mandated for installation at the time of property transfer. These items are beyond the scope of our inspection as defined by Oregon law. We recommend that you check with either your Realtor or with the appropriate regulating agency regarding installation requirements, and verify with the seller that such a device is present if it is required.

Plumbing Supply System Property has a public water supply. Water pressure at time of inspection was 55 psi. Pressure was within the normal range of 40 to 80 psi. Apparent main water shut off was observed at the meter. The secondary main water shut off was not observed; review with the owner for possible location.



Plumbing Waste System

Property is connected to a public waste system. No exterior clean out was observed. There is a clean out in the crawlspace.

Supply Pipes

Copper and plastic. No leaks noted at time of inspection.

Waste Pipes

Plastic. No leaks noted at the time of inspection.

Pipe Insulation

Pipes are mostly in the insulated floor. Fiberglass wrapping elsewhere.

Pipe Straps/Supports

Serviceable.

Water Heater

Unable to determine size or manufacturer; insulating wrap conceals identifying markings.



Exhaust Venting

Located in the Crawlspace.

Exhaust Venting System

Natural draft.

Serviceable.

ELECTRICAL SYSTEM

All exterior and garage receptacles and receptacles within six feet of any water source are tested for grounding, polarity, and ground fault protection. Otherwise, a minimum of one receptacle per room is tested. The electrical panel cover is removed and the interior of the panel is checked for visible defects. Determining the actual capacity of the system requires load calculations that are beyond the scope of this inspection. Detailed general information about this system can be found in your Home Repair Manual that is included with your online HomeBinder account.

Service Entry

Located at the right side.

The main electrical service is approximately 200 amps and approximately 120/240 volts, single phase. The service entrance is underground. The main conductor is aluminum. The low amperage branch conductors are copper, preferred for safety. Breakers provide overload protection. Non-metallic sheathed cable ("Romex"). The system appears to be properly grounded. Main disconnect noted. Space is available for possible expansion. The panel manufacturer is GE. Circuits are labeled; we do not verify the accuracy of this labeling. You may wish to check this with the owner. Arc Fault Circuit Interrupters (AFCI's) noted, but not tested. Resulting power interruption can be troublesome for resident electrical equipment.

Main Panel

Serviceable.



Smoke/CO Alarms

The smoke alarms in this home are optimally located; at every level of the home, and both inside and outside the bedrooms, were tested, and include the state mandated hush buttons. Periodic testing and cleaning is suggested to ensure proper operation.

Notable Condition

A carbon monoxide alarm was not observed downstairs. Correction recommended for occupant safety. Must be present at any level of the home with bedrooms and within 15' of any bedroom door. An alternate location option is to place them inside every bedroom. Location choice should be made logically, depending on possible sources of carbon monoxide.

Maintenance/Minor Repair/Monitor

Smoke alarms appear to be original equipment . Oregon fire code stipulates that smoke alarms should not remain in service longer than 10 years from their date of manufacture. The smoke alarms here appear to have exceeded the ten year limit, and should therefore be replaced.



ENTRY

Floor	Tile.
Walls	Serviceable.
Ceilings	Serviceable.
Doors	Serviceable.
Windows/Screens	Serviceable.
Electrical	Serviceable.
Closets	Serviceable.

KITCHEN

The kitchen inspection combines visual and functional evaluations. Built-in appliances are operated using normal controls if power is supplied to them; portable appliances generally are not reviewed at all. No calibration is made of any thermostatically controlled cooking system, nor are life expectancies projected for any appliance. Our report describes the condition of these appliances at the time of inspection, and is not a warranty with regard to future performance. NOTE: Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks and excessive corrosion, and that it will operate through a normal cycle.

Floor	Wood.
Walls	Serviceable.
Ceilings	Serviceable.
Doors	Serviceable.
Windows/Screens	Serviceable.
Cabinets	Serviceable. Simple visual review; a comprehensive review of door and drawer operation is outside the scope of a home inspection as defined by State Law.
Counter Tops	Stone tile.
Electrical	Ground fault interrupter (GFI) protection is present.
Sinks	Serviceable.
Faucets	Serviceable.
Traps/Drain System	No leaks noted at time of inspection.
Disposal	Disposals are operated using normal controls. We do not review disposals for effectiveness. Manufactured by ISE.
Dishwasher	The dishwasher was tested using normal operating controls and appeared to function properly at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. These units are not disassembled to inspect these components nor are they visible or accessible to the inspector. Our inspection is limited to operating the unit on the 'normal wash' cycle only. Manufactured by KitchenAid.
Stove/Cook Top	Gas burners were all activated. Manufactured by KitchenAid.
Oven	Gas oven was activated. Oven was noted as "self-cleaning". It is beyond the scope of this inspection to report on such systems. Manufactured by KitchenAid.
Hood/Fan/Light	Serviceable.

Microwave	Built-in microwave ovens or units included in the sale are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If these are a concern, client should seek further review by a qualified technician. Manufactured by Amana.
Refrigerator	Present, but not inspected. Refrigerators that are not built-in are not part of a home inspection per Oregon State Law.
Heat Source	Forced air register observed.

LIVING SPACES

This section applies to all the building's various living spaces, such as living rooms, dining rooms, family rooms, offices, dens, etc. Typical cosmetic defects such as common cracks and nail pops are beyond the scope of this inspection and are not our focus, but *may* be mentioned as a courtesy at the inspector's discretion. We do not provide an inventory of incidental deficiencies that have no structural or functional significance.

Floors	Carpet.
Walls	Serviceable.
Ceilings	Serviceable.
Doors	Serviceable.
Windows/Screens	Serviceable.
Electrical	Serviceable.
Closets	Serviceable.
Heat Source	Cadet wall heater noted downstairs; these are not the recalled units. Forced air registers observed.
Condition	Grippable handrail noted.
Fireplace/Woodstove	Located in the living room, Gas fired unit noted, which is controlled with a thermostat. Gas shut-off valve noted. Unit was activated. Visible, accessible, and operable components appear to be in safe, serviceable condition.

BEDROOMS

Location This section applies to all bedrooms.
Floors Carpet.
Walls Serviceable.
Ceilings Serviceable.
Doors Serviceable.
Windows/Screens Concerns noted; see below.

Notable Condition

Evidence of condensation was noted in the dual glazed insulated window pane in the master bedroom. This indicates a broken seal; restoration of clarity and full thermal performance would require replacement of the affected panes. This has little significance in an obscure window such as this one.



Electrical Serviceable.
Closets Serviceable.
Heat Source Cadet wall heater noted in downstairs bedroom; these are not the recalled units.
Forced air registers observed.

BATHROOMS

Our focus in bathrooms is directed at identifying visible water damage and water related problems. We may not always mention common minor faults such as stuck stoppers or dripping faucets. Minor cosmetic issues such as common rust, corrosion, stains, and chips may not always be reported. If these items are of particular concern to you, we suggest you check them independently.

Location	Hall bath upstairs.
Floor	Vinyl.
Walls	Serviceable.
Ceilings	Serviceable.
Doors	Serviceable.
Electrical	Ground fault interrupter (GFI) protection is present.
Exhaust Fan	Serviceable.
Heat Source	Heat lamp.
Tub/Surround	Molded fiberglass unit.
Tub Enclosure	Tempered/safety glass noted.
Tub Valve/Faucet	Serviceable.
Shower Valve/Head	Serviceable.
Sink	Serviceable.
Sink Faucet	Serviceable.
Traps/Drain Supply	No leaks noted at time of inspection.
Toilet	Serviceable.
Counter/Cabinets	Serviceable.

Second Bathroom.

Location	Master bath.
Floor	Vinyl.
Walls	Serviceable.
Ceilings	Serviceable.
Doors	Serviceable.
Electrical	The GFI receptacle or breaker that protects this circuit is located in the upstairs hall bath.
Exhaust Fan	Serviceable.
Heat Source	Heat lamp.
Tub/Surround	Molded fiberglass unit.
Tub Valve/Faucet	Serviceable.
Shower Valve/Head	Serviceable.
Sink	Serviceable.
Sink Faucet	Serviceable.

Traps/Drain Supply	No leaks noted at time of inspection.
Toilet	Serviceable.
Counter/Cabinets	Serviceable.
	Third Bathroom.
Location	Downstairs.
Floor	Vinyl.
Walls	Serviceable.
Ceilings	Serviceable.
Doors	Serviceable.
Electrical	The GFI receptacle or breaker that protects this circuit is located in the upstairs hall bath.
Exhaust Fan	Serviceable.
Heat Source	Heat lamp.
Shower/Surround	Molded fiberglass unit.
Shower Door	Tempered/safety glass noted.
Shower Valve/Head	Serviceable.
Sink	Serviceable.
Sink Faucet	Serviceable.
Traps/Drain Supply	No leaks noted at time of inspection.
Toilet	Serviceable.
Counter/Cabinets	Serviceable.

CRAWLSPACE

Water seepage and moisture penetration are common problems in crawlspaces and basements, often resulting from poor or inadequate water management above ground. Most causes can be corrected by improving drainage and grading. As it refers only to conditions present at the time of inspection, our review of the basement/crawlspace cannot always determine the past or future presence of moisture in this area. If you are concerned about this possibility, we suggest that you inquire further with the owner.

Access Serviceable. Crawlspace was entered for inspection. Located in the bedroom closet downstairs and in the garage.



Floor Surface	Dirt with plastic vapor barrier.
Walls	Poured concrete foundation.
Floor Structure	Beams support the floor joists.
Beams	4x8.
Subfloor	The subfloor is concealed from view by insulation.
Supports	Typical concrete piers support a wood post and beam system.
Electrical	Serviceable.
Insulation	Fiberglass batts in the floor, 7-8 ".
Ventilation	Screened openings. These vents must be open in the summer and closed in the winter in order to properly serve their intended function.
Vapor Barrier	Serviceable.
Plumbing	Serviceable. No leaks observed at the time of inspection.
Pipe Insulation	Pipes are mostly in the insulated floor. Fiberglass wrapping elsewhere.
Pipe Straps/Supports	Serviceable.

WOOD DESTROYING ORGANISMS

An inspection for Wood Destroying Organisms (WDO) has been performed as an aspect of this general home inspection, in accordance with the associated Pest and Dry Rot Agreement. This aspect of our inspection is a careful visual review of accessible areas that our experience has shown to have a higher probability of harboring wood destroying insects and fungal rot, and includes probing of suspect areas. This process does not guarantee the absence of wood destroying organisms. Such a guarantee would require an expensive application of pesticides, which this company does not do.

Damage/Deterioration	Concerns noted; see below for further comments (conductive conditions).
Involved Organisms	None observed.
Conductive Conditions	Concerns noted; see below for further comments.

Notable Condition

Earth-wood contact was noted. This is conducive to both the development of rot and to insect infestation. When corrected we recommend an "inspection gap" of at least several inches. Relevant section that includes further details is the Exterior. Appropriate corrective action recommended to address this condition.

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SUMMARY REPORT FOR

Property Address: 2333 NW Torrey Pines, Bend, OR

Client: John & Jane Smith

Inspection Date: 10/10/2017

Inspection No. Sample Inspection Report

Inspector: Clare Langford, OCHI #1965. CCB #213891

This abbreviated **Summary Report** includes *only* those notable conditions identified in the course of our inspection that we consider to be significant for a home of this age and type, and therefore especially worthy of attention and correction. Items in need of Maintenance, Minor Repair, or Monitoring are usually **not** posted to the Summary. We may also include a list of **Bonus Features**, noteworthy items of benefit at the home or components that exceed the norm for the given age and type.

For all but the very simplest repairs we recommend further review and correction by qualified licensed professionals. We are generalists while they are specialists, and our simple visual inspection is generally far less revealing than a comprehensive review by a specialist. While we simply identify visible concerning conditions, their job is to diagnose and determine the full implications of our findings.

A Summary Report alone does not comply with the reporting requirements of the State of Oregon. This one section does not constitute our entire report, and does not include reference to many items in the body of the full report that are also important considerations for ownership. A full understanding of this property will require that you read the entire report, and we strongly recommend and expect that all interested parties will do so. Items that seem more important to us may seem less important to you, and vice-versa. Consider our recommendations carefully, but use your own judgment.

Home inspection reports in general are bland at their very best, and at worst, disorientingly negative. *Please remember that whatever features and qualities attracted you to the home are still in place, unchanged by the inspection process.* Every noted concern can be corrected, often very easily, and need not cloud a positive overview of the property. We suggest you keep this in mind.

Homebuyers often tend to magnify the significance of any given list of defects. To help maintain an accurate perspective on the condition of the home, we have four anticipated expense levels into which we sort concerns. These expense levels are "ballpark" figures provided as a courtesy to help clarify the significance of each concern. We do not do repairs. They are our best educated guess. *Actual costs may vary widely* with variations in the defined scope of work, the season (busy or slow), and the experience, creativity, and anticipated profit margin of the contractor. *Accurate final cost estimates can only be provided by the person doing the work.*

***\$* Actions** refer to items that we believe can each be corrected for less than \$100.

***\$\$* Actions** refer to items that we believe can each be corrected for \$100 to \$500.

***\$\$\$* Actions** refer to items that we believe can each be corrected for \$500 to \$1500.

***\$\$\$\$* Actions** refer to items that we believe *cannot* each be corrected for less than \$1500.

ACTIONS RECOMMENDED

\$ Actions

Estimated cost of correction is less than \$100.

EXTERIOR

Trim

Notable Condition

A gap was noted at the top of the siding at the entry roof which can allow insects access into the attic. We recommend that this gap be covered with trim. Appropriate corrective action recommended to address this condition.



DECKS/PATIOS/PORCHES/STOOPS

Electrical

Notable Condition

Inoperable and loose receptacles noted at the back upper patio. This needs to be properly secured for safety. We recommend further evaluation and appropriate corrections by a qualified licensed electrician to restore proper function.



ELECTRICAL SYSTEM

Smoke & CO Alarms

Notable Condition

A carbon monoxide alarm was not observed downstairs. Correction recommended for occupant safety. Must be present at any level of the home with bedrooms and within 15' of any bedroom door. An alternate location option is to place them inside every bedroom. Location choice should be made logically, depending on possible sources of carbon monoxide.

Maintenance/Minor Repair/Monitor

Smoke alarms appear to be original equipment . Oregon fire code stipulates that smoke alarms should not remain in service longer than 10 years from their date of manufacture. The smoke alarms here appear to have exceeded the ten year limit, and should therefore be replaced.



BEDROOMS

Windows/Screens

Notable Condition

Evidence of condensation was noted in the dual glazed insulated window pane in the master bedroom. This indicates a broken seal; restoration of clarity and full thermal performance would require replacement of the affected panes. This has little significance in an obscure window such as this one.



***\$\$* Actions**

Estimated cost of correction is between \$100 and \$500.

EXTERIOR

Siding

Notable Condition

Some damaged material was noted that may have to be replaced. The most significant damage appeared to be located by the air conditioner unit and the entry to the downstairs office. We recommend further evaluation and appropriate corrections by a qualified licensed professional to prevent further damage or deterioration.



***\$\$\$* Actions**

Estimated cost of correction is between \$500 and \$1500.

None noted.

***\$\$\$\$* Actions**

Estimated cost of correction is over \$1500.

None noted.