



Home Pro Enterprises, Inc.

1850 NW 17th St. Corvallis, Oregon

CCB # 84220

Corvallis 541-752-5312 -- Eugene 541-485-1501 -- Salem 503-585-8456



Schedule Date : Saturday, September 20, 2008

Report # : Sample1

Client: Susan Que

Address: 2808 NW Anystreet

City/State/Zip: Corvallis, OR 97330

Subject Property

2808 NW Any street

Corvallis, OR 97330



Home Pro Enterprises, Inc.

1850 NW 17th St. Corvallis, Oregon

CCB # 84220

Corvallis 541-752-5312 -- Eugene 541-485-1501 -- Salem 503-585-8456

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT... PLEASE READ CAREFULLY.

Client: Susan Que

Address: 2808 NW Anystreet

City/State/Zip: Corvallis, OR 97330

Report #: Sample1

Subject Property

2808 NW Any street

Corvallis, OR 97330

I/We (Client) hereby request a limited visual inspection of the structure at the above address to be conducted by Home Pro Enterprises, Inc., (Inspector), for my/our sole use and benefit. I/We warrant that I/We will read the following agreement carefully. I/We understand that I/We are bound by all the terms of this contract. I further warrant that I will read the entire inspection report when I receive it and promptly call the inspector with any questions I may have.

Initial Here _____

SCOPE OF INSPECTION

The scope of the inspection and report is a limited visual inspection of the general systems and components of the home to identify any system or component listed in the report which may be in need of immediate major repair. The inspection will be performed in compliance with generally accepted standards of practice, a copy of which is available upon request.

OUTSIDE SCOPE OF INSPECTION

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, or any other thing is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law.

Whether or not they are concealed, the following ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

- Specific components noted as being excluded on the individual systems inspection forms.
- Lawn and garden sprinkler/irrigation systems, private water or private sewage systems.
- Saunas, steam baths, or fixtures and equipment.
- Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostatic or time clock controls.
- Water softener / purifier systems and/or solar heating systems.
- Furnace heat exchangers, freestanding appliances, wood or pellet stove/inserts, security alarms or personal property.
- Adequacy or efficiency of any system or component.
- Prediction of life expectancy of any item.
- Building code or zoning ordinance violations.
- Geological stability or soils condition.
- Structural stability (other than visual comparison with other previously inspected buildings) or engineering analysis.
- Termites, pests or other wood destroying organisms -- these items will be included in a another/separate report.
- Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards.
- Building value appraisal or cost estimates.
- Condition of detached buildings including garages not sharing a common wall with the residence.
- Pool or spa bodies, pumps, filter systems, motors, piping and underground piping.

(Some of the above items may be included in this inspection for additional fees - check with your inspector)

**Your inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade.
If your inspector recommends consulting other specialized experts, client must do so at client's expense.**

I HAVE READ AND AGREE TO THE ABOVE SCOPE OF INSPECTION..

Client: Susan Que

Report #: Sample1

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT... PLEASE READ CAREFULLY.

ARBITRATION: Any dispute concerning the interpretation of this agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of the recognized Arbitration Association except that the parties shall select an arbitrator who is familiar with the home inspection industry. The Arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would as provided in civil proceeding by legal code.

USE BY OTHERS: Client promises Inspector that client has requested this inspection for Client's own use only and will not disclose any part of the inspection report to any other person with these exceptions ONLY: one copy may be provided to the current seller(s) of the property for their use as part of this transaction only, and one copy may be provided to the real estate agent representing Client and/or bank or other lender for use in Client's transaction only.

ATTORNEYS FEES: The prevailing party in any dispute arising out of this agreement, the inspection, or report(s) shall be awarded all attorney's fees, arbitration and other costs.

SEVERABILITY: Client and inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

DISPUTES: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Client's agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a reinspection by the inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

LIMITATIONS ON LIABILITY

INSPECTOR'S LIABILITY FOR MISTAKES OR OMISSIONS IN THIS INSPECTION REPORT IS LIMITED TO A REFUND OF THE FEE PAID FOR THIS INSPECTION AND REPORT. THE LIABILITY OF INSPECTOR'S PRINCIPALS, AGENTS, AND EMPLOYEES IS ALSO LIMITED TO THE FEE PAID. THIS LIMITATION APPLIES TO ANYONE WHO IS DAMAGED OR HAS TO PAY EXPENSES OF ANY KIND BECAUSE OF MISTAKES OR OMISSIONS IN THIS INSPECTION AND REPORT. THIS LIABILITY LIMITATION IS BINDING ON CLIENT AND CLIENT'S SPOUSES, HEIRS, PRINCIPALS, ASSIGNS AND ANYONE ELSE WHO MAY OTHERWISE CLAIM THROUGH CLIENT. CLIENT ASSUMES THE RISK OF ALL LOSSES GREATER THAN THE FEE PAID FOR THE INSPECTION. CLIENT AGREES TO IMMEDIATELY ACCEPT A REFUND OF THE FEE AS FULL SETTLEMENT OF ANY AND ALL CLAIMS WHICH MAY EVER ARISE FROM THIS INSPECTION.

Client understands that if Client wants an inspection without a limit on liability to a refund of the fee paid for the inspection, Client may pay an additional fee to receive a report without the limitation.

Client initial

- [] I do NOT agree to pay an additional fee to remove the limit of liability to a refund of the fee paid.
[] I AGREE to pay an additional fee of \$1200 to remove the limit of liability to a refund of fee paid.

PERMITS

- [] I do NOT agree to pay an additional fee for inspection to research and provide all building permits that appear on the municipal records for the above property.
[] I AGREE to pay an additional fee of \$200 for inspector to research and provide a copy of all building permits that appear on the municipal records for the above property.

I HAVE READ, UNDERSTAND AND AGREE TO ALL OF THE TERMS AND CONDITION OF THIS CONTRACT AND AGREE TO PAY FEE LISTED.

Signed: _____ Date: _____

Signed: _____ Date: _____

Signed: _____ Date: _____
Inspector

ADDITIONAL SERVICES:

STRUCTURAL PEST: \$95.00
LIMITED INSPECTION \$280.00
TOTAL INSPECTION FEES: \$375.00

PAYMENT: \$375.00

DUE: \$0.00

KEY TO THE INSPECTION REPORT

Report #: Sample1

This Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

"APPEAR SERVICEABLE" means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions if applicable, will be in the body of the report.

Significantly deficient systems or components will be identified as: Not functional / unsafe / worn / near end of lifespan. When in the inspector's opinion, an item is "significantly deficient", the reason will be within the body of the report.

Please read the entire report for all items .

Notice: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection report. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.

KEY TO THE INSPECTION REPORT

Items with an asterisk next to them means that this item or component warrants additional attention, repair or monitoring.

The Bracketed Numbers are defined as follows:

- (1)** Recommended evaluation by a qualified licensed structural engineer / geotechnical engineer.
- (2)** Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.
- (3)** Recommend further review for the presence of any wood destroying pests or organisms by qualified Pest Inspector.
- (4)** This item is a safety hazard - correction is recommended.
- (5)** Recommend upgrading for safety enhancement. This building may have been constructed before current safety standards were developed.

If you do not understand how to read this report please contact our office.

I have read and understand the Key to the Matrix Inspection Report.

Client's Initials _____ Representative/Agent's Initials _____

I agree to read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection.

Client's Initials _____ Representative/Agent's Initials _____

Present During The Inspection: Client Buyer's Agent Seller's Agent Seller

INSPECTOR : David Horning OCHI#004

Inspection Date: Sep/20/2008, Saturday

Start Time: 9:00 am

Completion Time: 12:15 pm

The weather condition at the time of inspection was Cool and overcast

Approximate temperature during inspection 60.0 Deg. F.

Property Information:

The subject property inspected was a (an): Single Family. # of units 1

Approximate age of building: 63 years Stated by: Client

Approximate age of roof: 8 years Stated by: Site Estimate by Inspector

Additions / Alterations to: E. living room & SE bdrm Stated by: Site Estimate by Inspector

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS: RECEIPT OF THIS REPORT BY ANY PURCHASERS OF THIS PROPERTY OTHER THAN THE PARTY(IES) IDENTIFIED ON THE CONTRACT PAGE #1 IS NOT AUTHORIZED BY THE INSPECTOR. THE INSPECTOR STRONGLY ADVISES AGAINST ANY RELIANCE ON THIS REPORT. WE RECOMMEND THAT YOU RETAIN A QUALIFIED PROFESSIONAL INSPECTOR TO PROVIDE YOU WITH YOUR OWN INSPECTION AND REPORT ON THIS PROPERTY.

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

1 Driveway N/A Asphalt Concrete Gravel

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Eroded Asphalt* Maintenance* Sealant needed* Deterioration* Evidence of poor drainage*
 No cracks found Common cracks Major cracks* Trip hazards* Surface raised* Surface settled*

Comments: Gravel driveway is not fully visible due to parked vehicles.*

2 Sidewalks N/A Concrete Brick Paver / Tile N/A

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 No cracks found Common cracks Major cracks* Trip hazards* Surface raised* Surface settled*
 Concrete is above* Evidence of poor drainage* Other*

Comments: Tripping hazards were noted at the sidewalk. (4) These should be repaired for safety.

3 Retaining Walls N/A LOCATION(S): Concrete Stucco Block

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 No cracks found Common cracks Major cracks (1) Moisture penetration* No drainage openings*

Comments:

4 Patio N/A LOCATION(S): West side Concrete Brick N/A

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 No cracks found Common cracks Major cracks (1) Trip hazards* Surface raised* Surface settled*
 Concrete is above* Evidence of*

Comments: Side patio has uneven portions due to settlement.* Uneven areas may present possible safety trip hazards.*(4)

5 Patio Cover N/A LOCATION(S): Earth contact (3)

Open Design **Covered Roof (refer to Roof Page)***

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Attachment to house * Patio cover lacks Wood appears
 Moisture at

Comments:

6 Decks / Porch N/A WOOD Waterproofed Coating Concrete N/A

LOCATION(S): A Front B C

Appears Serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Deck is on grade--unable to inspect* Piers need Posts need
 Cracks Moisture Deck appears unsound (1) (2) (A) (B) (C)
 Flashing not visible at house junction.* Earth-to-wood contact (3) (A) (B) (C)
 Porch* Steps* have minor settlement, away from house* Uneven*
 Screens* Panels* Unable to
 Railings are serviceable N/A Railing is loose/wobbles.* Railing of

Comments: Railing securement at the lower portion of the steps could be tightened for improved support.*(2)

7 Fences & Gates N/A NOT INSPECTED Wood Chain Link N/A

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Posts are Blocks are Boards are
 No cracks Common cracks Major cracks (2) Fence height at
 Gate(s) need Self closing device is Post rusted & leaning*

Comments:

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

8 Exterior Stairs N/AType: **Concrete**
Location: **A Front entry**Concrete
B East Side C

- Appears serviceable** Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Moisture Uneven N/A
 Railings serviceable Railings Openings in rails too large (5)

Comments: Railing is loose at front entry steps.(2)(4) Railing, at W. steps, is not secured to the exterior wall.*(4) Openings between rails, at front stairs, is too wide to meet present day safety standards.*(5)

9 Exterior Walls N/AStructure: **Wood frame**
Wall Covering is: **Wood**

- Appears serviceable** Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 No cracks found Common cracks* Major cracks (1) Cracks / openings need repair (2) Soil contact *(3)
 Moisture stains/damage Damaged Nailing defects *

Comments: Exterior siding is weathered/worn and has moisture stains throughout.*(2) Proper prepping, sealing and preservation is recommended to prolong life of siding materials and/or to improve appearance.(2) **CONT'D BELOW**

Notice: Wall insulation type and value is not verified* UFFI insulation or hazard are not identified* Conditions inside the wall cannot be judged* Lead paint testing is not performed*

10 Trim / Eaves,Fascia,Soffits N/A **WOOD** METAL VINYL N/A

- Eaves, soffits, fascia & trim appears serviceable** Not Functional* Unsafe* Worn* Near end of lifespan*
 Moisture stains at Not fully visible* N/A
 Flashings / Trim : Not visible at:

Comments: **SECT. # 9 CONT'D:** Laundry Rm. window sill has rot/moisture damage.(2)(3) Extent of damage is undetermined due installation of metal flashing over the sill.* Paint is blistered at various window frames/sills.* Paint is peeling a scattered areas.*

11 Chimney(s) N/ALocation: **A East Side B N/A C N/A D N/A**Material: **A Metal B N/A C N/A D N/A** **METAL FLUE** **WOOD FRAME**

- Appears serviceable** Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Chimney / brick / mortar is: Settlement (2) Flashing is
 Spark screen present Spark screen: Raincap / screen recommended *
 Cracks/separations/sealing needed a Unlined flue (2) Cracks in chimney cap *
 Ash dump / door is: Damage / deterioration / defect *

Comments: Metal wood stove chimney is corroded and discolored.*(2) Professional cleaning and further inspection is recommended.(2)(4) The original masonry chimney has been terminated, below the roof line.(2)(4)

Notice: The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue *

12 Sprinklers N/A Not inspected* Heavy corrosion/wear* Control box location

- Appears serviceable** Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Valve Head Line Anti-siphon valves needed *
 Adjust spray away from Areas of inadequate spray coverage * Adjust heads *

Comments: **SIDING CONT'D:** Siding has numerous gaps/openings where plastic vapor barrier is exposed and susceptible to deterioration.* Scattered siding boards are warped, buckled and/or poorly secured.* Portions of siding are not fully visible due to overgrown vegetation.*(3)

Notice: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.*

13 Hose Faucets N/A Faucets are frost type.

- Appears serviceable** Some inoperative / corroded (2) Leaks (2) Missing handle(s)* Broken handle(s)*

Comments: N. hose faucet was winterized/wrapped and was not tested/inspected.*

14 Gutters & Downspouts N/A **Full** Partial None Installed

- Appears serviceable** Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Drains blocked* Debris filled* Gutters / downspouts:
 Add gutters & downspouts for drainage* Add splashblocks for drainage* Route downspouts away from building*
 Roof / gutters not draining properly* No secondary drain(s) on roof (2) Subsurface drains not tested*

Comments: Plastic gutters are known to be prone to leakage and are easily damaged.* Gutter end cap is missing at SW corner.*(3) Gutters have tree debris accumulation.*(3) Downspouts terminate adjacent to the structure and have improper slope.*(3)

Notice: Gutters and subsurface drains are not water tested for leakage or blockage.* Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.*

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

15 Grading N/A Level Site Slope Minor Moderate Steep (1) Stairstepped Banks

- Drainage of site/slope of soil at foundation is proper based upon visual observation Not fully visible*
 Improper soil slope toward foundation* Soil / pavement is high at foundation* Earth-to-wood contact visible* (3)
 Plants touch house.*(2)(3) Trees planted close to structure * Overgrown landscaping*
 Surface drains noted, not tested - underground pipes cannot be judged* Signs of poor drainage / erosion*

Comments: Some gutter downspouts terminate near the structure and in at least one location the soil slopes toward the house, directing the water in that direction.(2) All downspouts should direct water away from the house, preferably via buried drain lines, to the street.

Notice: This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

16 Slab-on-grade 17 Crawlspace 18 Basement N/A

- Foundation: Poured Concrete Masonry Block Brick Stone Piers Wood
 Columns: Concrete Steel Wood Masonry Brick Brick Not Visible*
 Entered crawl space No access* Partial access* Viewed from access opening only*
 Door Cover : Damaged* Missing* Crawlspace Basement
Foundations: Visible Partially visible* Not visible at*
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 No cracks found Common cracks* Further evaluation needed (1)
 No moisture present Moisture stains* Exposed footing*
 Unable to inspect
 Slab not visible due to
 Cracks appear common in size and type* Settlement

Ventilation: Serviceable N/A Vents are minimal - additional vents advised*

Comments: Sub area access cover has rot/moisture damaged to its frame.*(3) Sub area clearance is minimal throughout. Some people may not be able to access sub area due to limited clearance and/or opening sizes.* Sub area ventilation is minimal by today's standards.*(2) Installation of additional sub area ventilation would likely be beneficial.*(2)

Notice: All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection.*

- Floor Construction:** JOISTS TRUSSES CONCRETE NOT VISIBLE N/A
Wood Frame: N/A CONVENTIONAL WOOD FRAMING TRUSS Other
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Framing is Missing framing Moisture
 Damaged Missing Earth-to-wood contact (2) (3)
 Joists Beams Post Columns appear serviceable. Debris under house*
 Concrete floors: Evidence of
 Anchor bolts not required at time of construction. Shear panels
 Probing where deterioration is suspected revealed no visible defects. Engineer recommended (1)
 Insulation None*
 VAPOR RETARDER N/A Installed Not installed* Not visible* Loose* Installed incorrectly*
 Sump pump N/A Serviceable Not functional* Pump not tested* Sump pump needed*

Comments: Presently there is no subfloor insulation. Due to age of house, limited sub area ventilation and limited sub area clearance, sub floor insulation is not recommended. Bathroom floor appears to have been recently reconstructed and supplemental floor supports have been added. All work performed appears well/properly done.

BASEMENT STAIRS N/A Serviceable Uneven rise(2)(4) Uneven run(2)(4) loose step(s) (2)(4)
 Railings Stairs too steep (2)(4)(5) Ceiling is

Comments:

Notice: The inspector does not determine the effectiveness of any system installed to control or remove suspected hazardous substances*
 No engineering is performed during this inspection *

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

Roof style: Main Roof Gable **Roof Continued Shed** **Roof** **N/A**
How inspected: Walked Viewed from ladder* Viewed from ground* With binoculars* Inspection is limited*
 Not fully visible due to: Height Weather Snow Type Debris Tree branches

19 Main Roof N/A **Roof Covering is: Asphalt Composition Shingle** # of layers: 1

Appears serviceable/within useful life Not Functional* Unsafe* Worn* Near end of lifespan*(2) Not fully visible
 Typical maintenance recommended. This usually consists of repair/replacement of damaged/missing ridge and other shakes/shingles. This maintenance should help ensure the water tightness of the building and be performed on a regular basis.*
 General condition favorable with signs of weathering and aging-regular maintenance and inspection advised.*
 Roof covering has Moisture stained / damage*
 Weathering* Aging* Burnt through (2) Cracking* Holes/opening (2) Exposed (2) Deteriorated membrane (2)
 Loose Displaced Damaged Missing: Pitch appears insufficient (2) Moss covered*
 Roof material appears to be improperly installed (2) Fasteners are (2)
 Roof appears to be Evidence of prior patching / repairs (2)

Comments: Roof has scattered areas of moss accumulation.* Moss can cause premature deterioration to roofing shingles.* We recommend regularly treating moss with products containing zinc or copper sulfate.* We do not recommend ever using a pressure washer to remove moss or clean asphalt roofing shingles as it may cause more damage than good.* **CONT'D BELOW**

20 Roof Continued N/A **Roof Covering is:** # of layers:

Appears serviceable/within useful life Not Functional* Unsafe* Worn* Near end of lifespan*(2) Not fully visible
Condition: Fasteners (2) Dented Rusted Deteriorated paint (2)
 Loose Displaced Damaged Missing Prior repairs (2) Insufficient Pitch(2) Moss covered*
 Roof material appears improperly installed (2) Holes/openings(2) Exposed(2) Deteriorated membrane(2)

Comments: **ROOF CONT'D:** Tree branches contact roof at E. side.(3) Branches will likely cause premature deterioration/damage to roofing shingles, if not trimmed back.*(3) Inspector estimates present roof to be approx. 8 years old. Roofing shingles show normal signs of weathering and/or aging.* **CONT'D BELOW**

Notice: Roofs of this material are often not walked on to avoid causing damage. Not all tiles/slates are checked for attachment.* Inspection is limited*

21 Roof Continued N/A **Roof Covering is:** # of layers:

Appears serviceable/within useful life Not Functional* Unsafe* Worn* Near end of lifespan*(2) Not fully visible
 Typical maintenance recommended. This usually consists of covering exposed/bare with additional coating/aggregate material. Repair of open seams, cracks in flashings, deteriorated roof coverings, etc. *
 Excessive damage (2) Excessive deterioration (2) Roof material appears to be improperly installed (2)
 Blistering* Cracking* Alligatoring* Open seams (2) Moss covered (2) Deteriorated surface (2)
 Evidence of Bare areas exposed to the sun (2) Fasteners
 Roof appears to be Evidence of prior patching / repairs (2)

Comments: **ROOF CONT'D:** No visible leaks or defects noted at time of inspection.* Regular monitoring and maintenance is recommended to prolong life of roofing materials and/or to avoid leakage.*(2)

Roof Notes N/A **NOTICE:** N/A

Comments: Although not all builders install drip-edge flashing, it is a good construction/roofing practice.* You may wish to install this perimeter flashing at time of next reroofing. Lack of metal drip edge flashing at roof/gutter intersection can allow water to "wick" up roof sheathing causing rot/moisture damage. It may also allow water to run between gutter and fascia.*(2)

Notice: The report is an opinion of the general quality and condition of the roof.* The Inspector cannot, and does not, offer an opinion or warranty and to whether the roof has leaked in the past, or may be subject to future leakage. Notice: The report is an opinion of the general quality and condition of the roof.*

22 Exposed Flashings N/A **Flashings appears serviceable** N/A

Not Functional* Unsafe* Worn* Near end of lifespan*(2) Not fully visible*
 Separation (s) / improper at: Roof* Wall* Drip edge* Vent Pipes* Skylight* Other *
 Vent caps appear serviceable Needs repair* Missing caps* Rusty flashing* Mastic covered*
 Damaged flashing* Improper flashing at: No visible flashing at:
 Skylight(s) appear serviceable Cracked (2) Damaged (2) Defect (2) Non professional skylight*

Comments:

Notice: Determining the presence of asbestos or hazardous materials is beyond the scope of this inspection.* Roofs, skylights and flashing are not water tested for leaks.* Notice: Tenting a home for fumigation may cause damage to roofs -- recommend reinspection for damage after tenting is completed.*

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

23 Main Line N/A **Main pipe is Galvanized** **Size: 3/4" Pressure: N/C** AM PM
 Pressure is above 80 psi - recommend
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Main valve location:at meter. Not located* Operational Not operational (2) Not inspected*
 Handle is a type requiring "T" wrench. Excessive corrosion on valve (2) Copper pipe not protected from concrete*
 Water softener installed (water condition/quality is not tested*) Leaks at main valve (2) Leaks at water conditioner (2)
Comments:

24 Supply Lines N/A **Supply lines are Galvanized & Copper**
 Appear serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Supply pipes show Leaking noted at:
 Water flow appears to have moderate flow restriction when using multiple fixtures (2) Noise in pipes (2)
 Pipes lack support at: Cross connection(s) present at: Evidence of
 Copper and galvanized pipe contact visible (2) Insulated : N/A Yes No
Comments: Galvanized piping is known to corrode/restrict over time, reducing water flow to fixtures.*(2) Galvanized piping is also known to be prone to leakage.*(2) Presently there is a moderate flow restriction when multiple fixtures are used.* Replacing galvanized piping would likely be beneficial, and necessary in the near future.*(2) **CONT'D BELOW**

Notice: Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion.* Water quality testing or testing for hazards such as lead is not part of this inspection.*
 Notice: Be advised that some "Polybutylene" plastic piping systems have experienced documented problems.

25 Waste Lines N/A **Waste lines are Cast Iron/Galvanized**
 Appear serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Waste pipes show Pipes lack proper support at:
 Plumbing All vents/traps not fully visible* Leaking noted at:
 Insufficient fall for adequate drainage (2) Open waste line (2) Trap
Comments: **SUPPLY PIPING CONT'D:** Approx. 50% of the plumbing supply piping appears to have been upgraded to copper tubing which is the likely reason that water flow restriction is not presently excessive.

Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined.* Be advised that some "ABS" plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation.*

26 Fuel System N/A **Shut Valve Location:** **Fuel type is**
 Fuel system is not on for inspection-suggest utilities company light and test all fuel appliances*
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Pipes not Pipe is corroded (2) Pipe is under strain (2)
 Improper piping at: Exposed plastic pipe (2) Pipe is not 6" above ground (2)
 No shutoff valve at: Improper union at: Pipes lack proper support (2)
Comments:

Notice: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size.*

27 Water Heaters N/A **Location A Laundry room** **Type Electric** **Capacity 50 Gallons**
Location B **Type** **Capacity**
 Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
 Rust flakes in burner chamber* Burner flame appears improper (2) Heater leaks
 Water shutoff valve installed (no test). Corrosion on pipes* Heater in garage is not on 18" raised platform* (5)
 Temperature Pressure Relief Valve installed (no test). Combustion air
 Insufficient clearance to combustible material (2) Pilot / system off -- could not inspect*
 Vent flue piping is not applicable Vent flue piping
 Seismic straps appear serviceable Seismic straps Thermal blanket
 Unit needs a catch pan with an exterior routed drain line* Recommend protecting heater from physical damage*
 Enclosure Firewall
Comments: Electric water heater is a 1998 Rheem model. No visible signs of leaks or defects noted at time of inspection. Due to home having areas of galvanized piping, it would likely be beneficial to regularly/periodically (once a year) drain approx. 5-10 gallons of water, out of tank, to removed excess sediment.

Notice: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recalculation pumps/systems are not part of this inspection.*

Page 9 HEATING

Report # : Sample1

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

28 Description <input type="checkbox"/> N/A	Approximate BTU's Unit A N/A	Unit B N/A	Unit C N/A
Location A Throughout	Location B N/A	Location C N/A	
Heating Type: Radiant Baseboard	Heating Type:	Heating Type:	
Fuel Type: Electric	Fuel Type:	Fuel Type:	

Comments:

Notice: If a fuel burning heater / furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.*

29 Condition N/A Not inspected*

System(s) appear serviceable Did not respond to normal controls (2)

Not Functional Unsafe Worn Near end of lifespan Damage Deterioration

System(s)

Comments:

Notice: Inspector does not light pilots. If pilots are "OFF" , a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.*

30 Venting N/A Backventing (2) Unable to fully inspect vent pipe*

Appears serviceable Damage (2) Not accessible*

Vent lacks clearance from combustibles (2)(4) Improper vent rise

Improper materials used for vent pipe Improper elbow angle

Soot/Rust on Defective

Vent terminates near window/opening (2)

Comments:

31 Combustion Air N/A Air supply

Appears serviceable Damage* Deteriorated* Defects*

Combustion and return air sources are too close or mixing (2)

Recommend sealing platform at

Comments:

32 Burners N/A Closed system / unable to inspect*

Unusual flame pattern (2)

Damaged Chamber

Burner flame appears typical

Rust flakes in burn chamber (2)

Comments:

Notice: The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures.* Some furnaces are designed in such a way that inspection is almost impossible.* Safety devices are not tested by this company.*

33 Distribution N/A **Type:** **Electric Radiant**

Appears serviceable Ducts: Low air volume (2)

Register(s) Not fully visible* Insulation

Zone valve did not operate Asbestos-like materials (4)

Radiator inoperative (2) Circulating pump

Leaks on radiator (2) Radiator cold (2) Convector inoperative (2) Convector cold (2)

Leaks on convector (2) Leaks on fitting (2)

Comments:

Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

34 Normal Controls N/A

Appears serviceable

Controls need

Leaks at:

Unable to inspect* Utilities off*

Thermostat

Damage* Deterioration* Defects*

Gauges need

Corrosion at:

Switch is

Expansion tank

Comments: All wall mounted thermostats or unit mounted thermostats were tested and all responded properly to tests.

Notice: Thermostats are not checked for calibration or timed functions.* Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection. *

35 Air Filter N/A

Missing* Wrong size* Unable to inspect*

Appears serviceable

Suggest changing

Cleaning filter*

No filter hold-down*

Comments:

Notice: Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. * Have these systems evaluated by a qualified individual. *

36 Heating Notes N/A

Recommend complete system evaluation (2) Unable to locate heat in all rooms*

Suggest cleaning & servicing

Heater makes unusual noise during operation, further evaluation needed (2)

High Low

Condensate lines:

Air leaks at:

Fuel tank leak (2) (4)

Undercut doors off carpet*

Leakage at:

Termination location:

Comments: Baseboard units should be regularly cleaned to ensure proper and safe operation.*(4) Be certain to maintain safe distance between baseboard units and combustible materials.*(4)

Notice: Verification of the location or condition of underground fuel storage tanks is not part of this inspection.* Environmental risks, if any, are not included.*

Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*

37 Cooler & 38 Air N/A

Location(s) Unit A

B

C

Type:

Power: 120volt 240volt One speed fan only*

Appears operational

Not Functional*

Unsafe*

Worn*

Near end of lifespan*

Not fully visible*

Unit makes unusual noise during operation (2)

Unit is not level*

Pads

Unit

Float valve Pump

Leaking noted*

Comments:

No power - unable to test*

Warm air only (2)

Air temp below 65 degrees - unable to test system(s)* (operation could cause damage) One speed fan only*

Not level(2) Makes unusual noise(2)

Air temperature differential is incorrect (2)

Coil is damaged (2)

Recommend servicing system and checking refrigerant leve

POWER: N/A 120 Volts

240 Volts

Electrical disconnect present

Gas* (not inspected)

No electrical disconnect provided (2)

Improper conduit (2)

Proper grounding not provided (2)

No conduit (2)

Junction box Cover

Heat pump auxiliary heat not functional(2)

CONDENSATE: N/A

Condensate line installed

Line not fully visible*

Termination location:

No trap in line*

Condensate lines:

REFRIGERANT LINES: N/A

Insulation installed on-lines

Ice on unit (2)

Insulation damaged*

Insulation deteriorated*

Ice on lines (2)

Lines not fully visible

Leaks at:

Line(s) appear damaged (2)

Comments N/A

DATA PLATE:

Comments:

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

39 Service N/A Overhead Underground Number of conductors 3
 120V* 240V 120V AMPS AMPS NOT DETERMINED
 Appears serviceable Defects* Deterioration* Unsafe* Near end of lifespan*
 Loose connections at Damaged connections at
 Frayed wires (2) Improper splices on main wires (2) Improper tap on main wires (2)
 Conductors too close to Wires touch trees* Contact utility company(4)
 Ground present Ground loose at: Ground system not visible except at panel.*
 Ground clamp not visible* Ground system not visible* More than six breakers with no main shutoff (2)
 Main disconnect inspected at: Main Panel No drip loop on service wires (2)

Comments: Inspector could not find/view the grounding electrode conductor connection (to a driven rod and or water pipe).

40 Main Panel N/A #A - Location Laundry Rm. Panel rating Not verified
 Power is off at main.No inspection performed* Recommend further evaluation*
 Appears serviceable Defects* Deterioration* Unsafe* Near end of lifespan* Not accessible

Comments: Defects noted at the main panel. (2)(4) See panel notes below. If panel is updated/changed it should not be located back in the laundry area, as it would not comply with present safety standards.

Notice: Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity.* If the service amperage is less than 100, upgrade may be needed to operate larger electrical appliances*

41 Conductors N/A Service Wire: Aluminum Branch Wire: Copper
 Wiring Methods: Nonmetallic Cable

42 Sub-panel(s) N/A #B-Location N/A #C-Location N/A #D-Location N/A

Panel >> is locked-could not inspect.* Further evaluation is needed*
 Panel >> is inaccessible-could not inspect.* Further evaluation is needed*

43 Panel Notes N/A Wiring Methods: Breakers Fuses

Panel(s) appear(s) serviceable Not Functional* Unsafe* Worn* Near end of lifespan*
 Improper wiring at panel# (2): Breaker is off at panel #*
 Two wires connected to one breaker at panel # (2): Signs of
 Overfusing fuse/breaker size too large for wire panel #(2) Aluminum wiring noted at the general 120volt circuits(2)
 Neutral and ground wires connected at sub-panel #(2) (Aluminum connections should be checked by a licensed electrician) *
 Direct tap Antioxidant not visible on aluminum wire connections*
 Panel bond is not provided for safety at panel #(2) Unprotected opening(s) in panel # (2):
 Missing 240 volt - split branch couple(s) at panel #* N/A
 Fused neutral wire(s) at panel # (2): Breakers Fuses
 Electrical system appears outdated by today's standards (2) Opening(s) dead front cover(s) at panel

Comments: Panel is a type which is no longer manufactured, breakers are expensive to replace and unit has documented safety concerns. Many electricians consider this type of panel to be outdated and/or a safety concern.(2) We advise consulting an electrician.(2)

44 Wiring Notes N/A Sample of switches and outlets tested appear to be serviceable
 Grounding and polarity of receptacles within 6' of plumbing fixtures

Appears serviceable (tested) Furnishings prevent testing of all outlets and switches*
 Three prong outlets did not test properly grounded (2)(4) at: North wall of LR.
 Reverse polarity (2)(4) at: Evidence of
 Outlet not operational (2)(4) at: Light not operational *(2)(4) at
 Outlets Switches Open neutral (2)(4) at
 Not exterior rated Missing cover plates *(2)(4) at:
 Exposed wiring needs protection (2)(4) at: Damaged cover plates *(2)(4) at:
 Box cover missing *(4) at: Exposed splices (2)(4) at:
 Improper wiring (2)(4) at: Extension cord used as wiring (2)(4) at:
 'GFCI(s) responded to test 'GFCI' not operational (2)(4) at: unit left of the kitchen sink.(2)(4)
 'GFCI', (a safety device for outlets near water) recommended at: (5)all/any exterior and garage outlets.
 Closet light is subject to damage at:* Closet light is subject to hazard at: *
 Doorbell none Fixture

Comments: GFCI units R. of Kitch. sink and at bathroom operate properly. Unit to the L. of the Kitch sink did not respond to test fault.(2)(4)

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

45 DOORS (Entry) N/A **Appears serviceable** Damage* Deterioration* Defects*
 Hardware operational. Doorbell Door jamb operational. Weather stripping serviceable.
Comments: Door glass does not appear to be tempered.(5)

46 & 47 DOORS (Interior & Exterior) N/A Several frames are not square - may indicate movement (1)
 Appears serviceable Damaged jamb* Needs adjustment at:
 Hardware is operational Missing* Loose* Not operational*
 Door(s) rub at: both bedrooms.*(2) Door stick at: both Bdrms.*(2)
 Damaged at: Difficult to operate at at both Bdrms.*(2)
 Tempered glass Not tempered (5) Unable to determine tempered glass*
 Tracks serviceable Deteriorated track(s) at: Door won't latch at:
 Screen doors not checked* Screens
Comments: Both bedroom doors do not close fully and appear to reflect uneven floors -- likely due to some floor movement/settlement.

48 Windows N/A **Type: Wood, single hung, snl. pane.** Security bars
 Sample tested appears serviceable Window should be fully openable at each Bdrm.*(4)
 Window unit cannot be fully opened at SE Bdrm..(2)(4) Broken * /Dmgd glazing compound.*
 Window units have various wear and defects. Stains* Damage* at various.*
 Screens not inspected. * [X] Some units could not be accessed for testing/operation.*
Comments: Window at bathroom appears to be a mobile home window and is installed improperly/sideways.*(2) **CONT'D AT SECT #53**

Notice: Determining condition of all insulated windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.

49 Interior Walls N/A **Drywall** **Plaster** **Paneling** N/A
 General condition serviceable Wall cracks at Bdrms appear to indictate minor structural movement.
 Wall needs repair at: Wall
 Furnishings prevent full inspection-do a careful check on your final walk-through Recommend evaluation by engineer (1)
Comments: Barn board paneling, in the kitchen conceals plaster wall. behind.*

Notice: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

50 Ceilings N/A Drywall Acoustic Spray **Plaster** N/A
 General condition serviceable Ceiling(s) have common cracks that appear common for age and Mtrl.*
 Ceiling(s) have common/cosmetic imperfections, common for age and type of material.
 Ceiling(s)
Comments:

Notice: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please contact the American Lung Association or an asbestos specialist.

51 Floors N/A **Carpet** **Vinyl** **Wood** **Tile** N/A
 General condition serviceable Damage * Deterioration *
 Cracked tiles at: Damaged* Uneven area at:
 Furnishings prevent full inspection-do a careful final walk-through* Loose carpet noted* Floor squeaks noted*
Comments: Floor appears slightly unlevel & indicative of minor amount of settlement/movement.*(2) We advise monitoring and/or correction

Notice: Determining odors or stains is not included!* Floor covering damage / stains may be hidden by furniture.* The condition of wood flooring below carpet is not inspected.*

52 Fireplace(s) N/A **Location(s)** A B C
Type INSERT (have checked by removal*)
 Fireplace(s) Not Functional* Unsafe* Worn* Near end of lifespan*
 Fireplace(s) Fireplace(s)
 Fireplace(s) NOTE: Home Pro does not inspect wood stoves. (2) Also see section
 Gas was Gas at fireplace
 Gas at fireplace Gas at fireplace
 Fans/blowers at fireplace Remove or block damper open if gas log is used*
Comments: We recommend that chimney/flue and stove be cleaned and installation inspected by a licensed chimney sweep.(2)

Notice: Recommend installing safety spacer on damper when gas logs are present* Wood and ashes are not moved for inspection. Recommend clearing debris and further evaluation.*

Page13 INTERIOR Continued

Report # : Sample1

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

53 Interior Features N/A

- Interior stairs appear serviceable
- Stair handrails appear serviceable
- Wet bar faucet appears serviceable
- Counter appears serviceable
- Plumbing under sink serviceable
- Ceiling fan(s) operational
- Uneven
- Railing is
- Faucet is not operational (2)
- Damage to
- Leaks (2)
- Central vacuum
- Security system
- Fan (s)
- Stairway is
- Openings in rails too wide* (5)
- Faucet leaks (2) Cold water only
- Deterioration to
- Improper piping Icemaker not on
- Intercom N/A

Items installed but not inspected:

Comments: Section # 52 Cont'd: Present woodstove installation does not appear to meet current safety standards.(2)(4) There are no screws at the chimney extension (stove pipe).*(2)(4) Heat shield at chimney connector is loose/poorly secured. **WINDOWS** CONT'D: Eventual upgrading to vinyl framed, dual pane windows would be good for energy/heat conservation.

54 Smoke Detector N/A

Locations: **A:** Hall **B:** SE Bdrm
C: NE Bdrm **D:** N/A

- Smoke detector test button responds A B C D Not tested* A B C D
- Did not respond to test button* A B C D None found (5) A B C D
- Couldn't test / no test button* Indicator light on Suggest additional detectors in appropriate locations* (5)

Comments: Present safety standards recommend one smoke detector in each bedroom plus at each hall or level. (5) Also each smoke detector should comply with most recent safety standards (have a 10 yr. lithium battery and a hush feature). Present units appear to have a "hush" feature or long-life battery.

55 Laundry N/A

Garage Basement Service Area Laundry Rm.

- Piping (water&waste) serviceable Unable to view / not tested* Damage* Deterioration* Door / jambs*
- Electrical outlet grounded (120 Volt) Unable to test* Ungrounded* Not operational (2) Miswired (2)
- 240 volt outlet operational Inoperative* No 240 outlet Not viewed* Not inspected*
- Gas piping appears serviceable N/A No gas provided Unable to view*
- Dryer venting provided Dryer venting not provided* Dryer vents into attic* Dryer vents into crawl space*
- Laundry sink serviceable N/A Damage on sink* Deterioration on sink* Sink is loose* Slow draining*
- Plumbing below sink serviceable Deterioration* Corrosion* Improper piping (2) Leaks (2)
- Faucet operational Deterioration* Corrosion* Faucet leaks (2) Hot/Cold reversed(4)

Comments:

Notice: Washing machines and dryers are not moved during this inspection - condition of walls or flooring under these machines cannot be judged.* The inspector does not test washing machine drains or supply valves. * Water supply valves if turned may be subject to leaking.*

56 Attic N/A

Full Partial

Roof Frame: Truss Rafter Framing 2 X 4
 Ceiling Frame: Truss Joist Framing 2 X 4

- How Inspected:** Entered Access
- Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible*
- No stains visible Small stains* Moderate stains (2) Major stains (2) Unable to determine leakage*
- Sagging framing (1)(2) Broken framing (1)(2) Truss(es) Framing appears undersized* (1)
- Vents provided None* Blocked* Minimal* Poor ventilation* Missing wind resistant straps(2)
- Power ventilator operational N/A Not inspected* Not operational* Screens
- Insulation Type: Loose cellulose No insulation* Poor coverage* Compressed* Wrong side up*
- Approximate depth: 8 inches Insulation covers
- Air/vapor retarder N/A Installed Vent pipe

Comments: Attic insulation is minimal by today's standards.*(2) Installation of additional attic insulation would likely be beneficial.*(2) Original masonry chimney has been terminated in the attic (below the roof line).*(4) Never connect any appliance to this chimney (it has not been sealed or blocked at the living area).(4)

Ventilation N/A

Appears serviceable at: bathroom.

- Exhaust fan Exhaust fan

Comments: Installation of a power operated exhaust fan, which properly terminates to the exterior of the house, is recommended at the kitchen.(2) Bathroom exhaust fan is controlled by an automatic thermostat.

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

GARAGE / CARPORT: N/A Attached Detached Carport Other

57 Floor N/A Appears serviceable Damage* Deterioration* Defects*

No cracks found Not fully visible* Major cracks (1) Possible flammable material on floor*(4)
 Floor raised* Floor settled* Poor drainage* N/A

Comments: Home Pro does not include/inspect detached building, during our standard inspection.*

58 Firewall / Ceiling N/A Not fully visible* Does not appear fire rated (4) N/A

Appears serviceable Moisture stains* Damage* N/A
 Framing Exterior:

Holes* Damage* Missing wall covering*

Comments:

59 Ventilation N/A Appears serviceable Blocked* None*
 Screens Window

Comments:

60 Door To Interior N/A Solid Rated Door Hollow Core (Non-Fire Resistive)*

Appears serviceable Damaged* Deterioration* Pet door interrupts integrity of fire door (2)(4)
 Bad seal*(4) Enters in a Bedroom*(4) Door does not latch*(4) Door lacks threshold* Door lacks weatherstrip*
 Self closer operational N/A Closer non-operational* Closer missing* Closer needs adjustment*

Comments:

61 Exterior Door N/A Appears serviceable Damaged* Delaminated* Needs adjustment*

Lock inoperative* Door jamb* Damaged door jamb* Door threshold* Damaged
 Not inspected* Locked* Blocked* Rubs jamb*

Comments:

62 Vehicle Door(s) N/A Roll Up Tilt-Up Sliding N/A

Appears serviceable Damage* Deterioration* Defects* Door / jambs* Moisture stained* Damaged*
 Tension rods loose* Door warped* Needs adjustment* Needs balancing* Hinges loose* Damaged*
 Safety springs installed Not safety type springs* (4)(5) Broken springs (2)(4) Broken safety wire(2)(4)
 Vehicle door(s) are locked - could not test* Rollers damaged(2) Tracks damaged(2)

Comments:

63 Automatic Opener N/A Non-operational* Opener / auto-reverse was not tested*

Appears serviceable # of Units Unit Electronic sensor:
 Automatic reverse operated Automatic reverse did not operate (2)(4)(5) Not inspected*

Comments:

64 Electrical N/A Appears serviceable Damage / deterioration / defects* Not fully visible*

Improper wiring (2)(4) Exposed wiring subject to damage *(4) Extension cords used as permanent wiring (2)(4)
 Outlets serviceable Open ground (2)(4) Reverse polarity (2)(4) Improper light fixture wiring (2)(4)
 Open splices (2)(4) Junction boxes missing covers*(4) 'GFCI' recommended(5) 'GFCI' defective(2)(4)
 Some outlet(s) are inaccessible* Outlet(s) not functional (2) Loose/damaged outlet(2) Loose/damaged cover*

Comments:

65 Comments N/A Moisture stains on garage ceiling* Moisture stains on garage wall*

Occupants' belongings block view of entire garage-unable to fully inspect.* Do a careful check on your final walk-through.*

Comments:

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

66 Kitchen Sink(s) N/A Dishes block access to sink, could not inspect*

Sink(s) appear(s) serviceable Minor wear Heavy wear* Chipped* Sink is loose* Slow draining*
 Recommend sealing at sink to counter connection* No hot water* Hot & cold water reversed*(4)
 Faucet serviceable Non-operational(2) Defective(2) Faucet: Spray wand defective*
 Plumbing under sink serviceable Pipes are seeping.* Improper piping (2)
 Moisture stains below sink* Moisture damage below sink* Restricted view below sink*

67 Kitchen (general) N/A **Counters:** Tile Laminate Not fully visible*

Counters Floor Lights Appear serviceable Grout* Caulking* Handles*
 Doors Drawers Counter Other Minor* Moderate* Heavy wear* Cracks* Damage*
 Minor cracked tile(s)* Moderate damage* Heavy damage* Missing*
 Cabinets appear serviceable Minor wear Moderate damage* Heavy wear* Heavy damage*

Comments: The connections between the drain and wall piping and the drain and sink appears corroded and there are signs/indications of seepage that should be corrected before they become leaks.*(2) Cabinet doors rub due to multiple coats of paint.* Wood on wood drawer guides/glides can be lubricated with paraffin for easier sliding and maintenance.*

68 Disposal N/A Dishes block access to sink and disposal, could not inspect* Not fully visible*

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Heavy corrosion/wear*
 Blades appear to be Unit makes unusual noise Splash guard damaged* Not inspected*
 Wiring serviceable Improper wiring noted (2)(4) Loose wire clamp at disposal* Missing wire clamp at disposal*
 Switch is in a hazardous location (2)(4) Exposed wire splices (2)(4) Missing junction box cover(s)* Power off*

Comments:

69 Range / Cooktop N/A # of ovens: 1 Gas Electric Combination Electric Ignition

Range / oven appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan*
 Upper Lower Right Left Front Rear No inspection (power/gas off)*
 Free standing oven - not tested* Ranges / Cooktop not inspected*
 Oven door(s) appear(s) serviceable Lower element did not operate * (2) Heavy corrosion/wear*
 Door(s) gasket(s) appear(s) serviceable Damage noted* Door does not close properly* Cracked glass (2)
 Separate cooktop serviceable Not applicable Damaged gasket(s)* Clock not tested Appears non functional*
 Gas shutoff valve installed N/A Burner did not operate (2) Element did not operate (2)
 Gas shutoff valve not provided (2) Gas valve is not visible* Exhaust ventilator not provided.

Comments: The lower oven element (bake element) was not functional.(2) Cooktop elements were functional. We advise installing a hood and/or fan properly vented to the exterior of the house, for proper removal of cooking odors and moisture.(2)

Notice: Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection.* Appliances are not moved.*

70 Dishwasher N/A Home Pro does not inspect portable units.* No test (power/water off)*

Appears serviceable Not Functional* Unsafe* Worn* Near end of lifespan* Not fully visible
 Condition: Rust at: Damage at:
 Soap dish inoperative* Washer arm appears frozen (2) Unit is not secured to cabinets*
 Door seals appear serviceable Deteriorated* Leaking (2) Door
DRAIN LINE INSTALLATION: Air gap device Hi-loop method Drain line is improperly installed (2)
 Air gap device None Improper* Leaking noted at drain lines Leaking noted at air gap device*

Comments:

Notice: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection.*

71 Special Features N/A Special features not inspected*

Trash compactor appears serviceable Non operational (2) No Key* Not inspected*
 Built-in blender appears serviceable Heavy corrosion/wear* Not inspected*
 Other features/appliances present but not inspected include Refrigerator.

Comments:

Page16 BATHROOMS

Report # : Sample1

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

LOCATION: Bath A Main	B N/A	C N/A	D N/A	E N/A
72 Toilet	<input type="checkbox"/> N/A	Appears serviceable <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
Toilet loose at floor*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Loose toilet tank* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
Recommend new wax seal (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Cracked Tank * <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
Water runs continually in tank*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Rust in Tank * <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
Does not flush properly*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Moisture around toilet (2) <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
<u>Comments:</u> Bathroom appears recently remodeled -- nice feature.				

73 Sink	<input type="checkbox"/> N/A	Appears serviceable <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E			<input type="checkbox"/> Hot & cold water reversed*(4)
Sink cracked*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Corrosion under sink* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E			
Faucet appears serviceable	<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Corrosion at sink faucet* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E			
Sink faucet leaks*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Corrosion on supply valve below sink* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E			
Low water volume*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Sink drain stopper non-functional / missing* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E			
Drain appears serviceable	<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Improper drain trap (2) <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E			
Slow draining*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Restricted view below sink* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E			
Rust / corroded drain line*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Counter not applicable. <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E			
Leaking drain line (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Moisture damage below sink* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E			
Counter & cabinet					
Appears serviceable	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E				
Damage to counter*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E				
Grout needed at counter*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E				
<u>Comments:</u>					

74 Vent / Heat	<input type="checkbox"/> N/A	Appears serviceable <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
<u>Comments:</u>				

75 Bathtub	<input type="checkbox"/> N/A	Appears serviceable <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
Damage to tub*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Not applicable to this bathroom <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
Faucet appears serviceable	<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Whirlpool not functional (2) <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
Hot & Cold water reversed(4)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Whirlpool not tested(2) <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
Damage at faucet*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Drain stopper missing* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
Drain appears serviceable	<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Grout needed tub to wall* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
Slow draining at bathtub*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E			
<u>Comments:</u> Take precaution to avoid shower spray from contacting the window area, as that area is susceptible to moisture penetration. A plastic curtain may be beneficial.*				

76 Shower	<input type="checkbox"/> N/A	Appears serviceable <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
Damage to shower walls*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Not applicable to this bathroom <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
Grout stained at shower walls*	<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Cracked tile(s)* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
Caulking stained *	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Caulking needed at floor* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
Slow draining at shower	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Floor needs caulking* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
Leaking at water valve(s) (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Low water volume at shower(2) <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
Shower head drip(2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Shower diverter non-functional(2) <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
		Unable to determine if glass is tempered* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
Enclosure appears serviceable	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Not applicable to this bathroom <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
Glass does not appear to be tempered*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Corroded fixtures* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
Broken glass*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Doors difficulty to operate* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
Caulking needed at enclosure*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Damaged enclosure* <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
<u>Comments:</u> We advise using a squeegee to dry the shower walls after each use as it will greatly decrease the chance of mold growth.*				



Summary of Oregon Home Inspector Certification Law and Standards of Practice for Home Inspections

This is a summary of your rights and responsibilities when having a home inspection done by an Oregon certified home inspector

- Part 1 explains home inspector certification and licensing and the role of the Construction Contractors Board.
- Part 2 explains the general requirements and limitations of an inspection.
- Parts 3 and 4 are the Standards of Behavior and Practice that list what an Oregon certified home inspector must, may and cannot do.

PART 1: WHO NEEDS TO BE CERTIFIED AND LICENSED AND HOW THE CCB CAN HELP

Oregon law requires individuals who bid, offer to perform or perform home inspections of two or more components to be certified by the Oregon Construction Contractors Board (CCB). (Example: an inspection of a roof, the electrical system and the plumbing system would be three components.)

An individual must pass a comprehensive test to become certified and must complete continuing education courses to renew his/her certification.

Each certified home inspector must also be an owner or an employee of a business licensed with the CCB.

Licensing and certification do not guarantee quality of work or mean the inspector will not make a mistake. Licensing offers some financial protection for you, the customer.

To check a home inspection business, get the business' license number (CCB) and the home inspector certification number (OCHI). Call 503-378-4621 or go on-line at www.oregon.gov/CCB to determine if the license and certification are active and if there are any open complaints filed against the business.

Businesses that perform home inspections get licensed with the CCB as a General or Specialty Contractor or Inspector. This means they have a \$10,000 or \$15,000 bond and either a \$300,000 or \$500,000 liability insurance policy. (A few licensed general contractors are allowed to do home inspections without being certified. You can get this information from the CCB when you call to check on a business.)

The CCB provides consumer protection and regulates the home inspection industry. When disagreements occur between consumers and home inspection businesses, the CCB may be able to help.

You may file a complaint with the Construction Contractors Board against the licensed business if: 1) there is a direct contract between you and the licensee or if you purchased real estate conditioned upon the inspection; 2) you think the business has done negligent or improper work or breached your contract; and 3) it's been within one year from the time the inspection was performed.

If your contract contains an arbitration clause, you may still file a complaint but the CCB may suspend its dispute process to allow arbitration to occur. The CCB may send a mediator/investigator to the site to look at the complaint issues and try to resolve the dispute.

If the dispute continues, the Construction Contractors Board offers a hearing process to determine the validity of the complaint and whether damages are due the complainant.

Your inspection contract may include a clause that limits the inspector's liability. Read your contract carefully.

Complaints filed against unlicensed businesses or home inspection businesses using uncertified individuals to perform inspections are sent to the CCB's Enforcement Section, but will probably not result in direct benefit to the complainant.

For a free complaint packet, a free copy of a *Looking for a Home Inspector? Here's What You Need to Know* brochure, or other free publications, download on-line at www.oregon.gov/CCB or call 503-378-4621.

Division 8 is located in Oregon Administrative Rules, Chapter 812.

Part 2 includes 812-008-0202 and 812-008-0203.

Part 3 includes 812-008-0201 and Oregon Revised Statute (ORS) 701.355

Part 4 includes 812-008-0204 thru 812-008-0214

PART 2: GENERAL REQUIREMENTS AND LIMITATIONS

812-008-0202

Purpose and Scope

(1) Home inspections undertaken according to Division 8 shall be based solely on the property conditions, as observed at the time of the home inspection.

(2) Oregon certified home inspectors shall:

(a) Provide a written inspection contract, signed by both the Oregon certified home inspector and client, prior to completing a home inspection that shall:

(A) State that the home inspection is in accordance with standards and practices set forth in Division 8 of OAR chapter 812;

(B) Describe the services provided and their cost;

(C) State where the planned inspection differs from the standard home inspection categories as set forth in OAR 812-008-0205 through 812-008-0214; and

(D) Conspicuously state whether the home inspection includes a wood destroying organism inspection and if such inspection is available for a fee.

(E) For the purpose of this rule, a home inspection shall be deemed completed when the initial written inspection report is delivered.

(b) Observe readily visible and accessible installed systems and components listed as part of a home inspection as defined by these rules unless excluded pursuant to these rules in OAR 812-008-0200 through 812-008-0214; and

(c) Submit a written report to the client that shall:

(A) Describe those systems and components as set forth in OAR 812-008-0205 through 812-008-0214;

(B) Record in the report each item listed in OAR 812-008-0205 through 812-008-0214 and indicate whether or not the property inspected was satisfactory with regard to each item of inspection; it will not be sufficient to satisfy subsection (2)(c) of this rule that the

certified home inspector prepare a report listing only deficiencies;

(C) State whether any inspected systems or components do not function as intended, allowing for normal wear and tear; and how, if at all, the habitability of the dwelling is affected.

(D) State the inspector's recommendation to monitor, evaluate, repair, replace or other appropriate action.

(E) State the Construction Contractors Board license number of the business and the name, certification number and signature of the person undertaking the inspection.

(d) Submit to each customer at the time the contract is signed a copy of Summary of Oregon Home Inspector Certification Law (ORS 701) or Summary of Oregon Home Inspector Certification Law (ORS 701) and Standards of Practice for Home Inspectors.

(3) Division 8 does not limit Oregon certified home inspectors from reporting observations and conditions or rendering opinions of items in addition to those required in Division 8.

(4) All written reports, bids, contracts, and an individual's business cards shall include the Oregon certified home inspector's certification number.

812-008-0203

General Limitations

(1) Inspections undertaken in accordance with Division 8 are visual and are not technically exhaustive.

(2) "Residential structures" and "appurtenances" thereto are defined in ORS chapter 701.005 and OAR chapter 812-008-0020.

PART 3: STANDARDS OF BEHAVIOR

812-008-0201

Standards of Behavior

(1) An Oregon certified home inspector shall not engage in dishonest or fraudulent conduct or undertake activities that are injurious to the welfare of the public, which result in injury or damage to another person.

(2) Opinions expressed by Oregon certified home inspectors shall only be based on their education, experience, and physical evidence observed by the inspector.

(3) An Oregon certified home inspector shall not disclose any information about the results of an inspection without the approval of the client for whom the inspection was undertaken.

(4) No Oregon certified home inspector shall accept compensation or any other consideration from more than one interested party for the same service without the consent of all interested parties.

(5) No Oregon certified home inspector shall give any gift, rebate, kickback, or any thing of value, including but not limited to any payment of money, to any person for the purposes of obtaining an

engagement, referral or preference selection to perform a home inspection. However, section (5) of this rule shall not apply to items of nominal value given as part of an advertising promotion of general distribution.

(6) No Oregon certified home inspector shall express, within the context of an inspection, an appraisal or opinion of the market value of the inspected property.

(7) Before the execution of a contract to undertake a home inspection, an Oregon certified home inspector shall disclose to the client any interest in a business that may affect the client. No Oregon certified home inspector shall allow his or her interest in any business to affect the quality or results of inspection work that

the Oregon certified home inspector may be called upon to undertake.

(8) An Oregon certified home inspector shall not engage in false or misleading advertising or otherwise misrepresent any matters to the public.

701.355 Home inspector undertaking repair work on inspected structure. A business entity licensed as a home inspector with the Construction Contractors Board under this chapter may not offer to undertake or offer to submit a bid to undertake work to repair a structure inspected by an owner or employee of the business entity within the 12 months following the inspection.

PART 4: STANDARDS OF PRACTICE

If you and your home inspector agree that certain categories in Part 4 will not be included in your inspection, all changes or deviations must be stated in the written contract that you and your inspector sign.

812-008-0204

General Exclusions

(1) Oregon certified home inspectors are not required to report on:

- (a) Life expectancy of any component or system;
- (b) The causes of the need for a repair;
- (c) The methods, materials, and costs of corrections;
- (d) The suitability of the property for any specialized use;
- (e) Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions;
- (f) The advisability or inadvisability of purchase of the property;
- (g) The presence or absence of pests such as wood damaging organisms, rodents, or insects;
- (h) Cosmetic items, underground items, or items not permanently installed; or
- (i) Detached structures.

(2) Oregon certified home inspectors are not required to:

- (a) Offer or undertake any act or service contrary to law;
- (b) Offer warranties or guarantees of any kind;
- (c) Offer to undertake engineering, architectural, plumbing, electrical or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the Oregon certified home inspector holds a valid occupational license, in which case the Oregon certified home inspector may inform the client that the home inspector is so certified, and is therefore qualified to go beyond Division 8 and undertake additional inspections beyond those within the scope of the basic inspection;

(d) Calculate the strength, adequacy, or efficiency of any system or component;

(e) Enter any area, undertake any procedure that may damage the property or its components, or be dangerous to the Oregon certified home inspector or other persons;

(f) Operate any system or component that is shut down or otherwise inoperable;

(g) Operate any system or component that does not respond to normal operating controls;

(h) Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility;

(i) Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to toxins, carcinogens, noise or contaminants in the building or soil, water, and air;

(j) Determine the effectiveness of any system installed to control or remove suspected hazardous substances;

(k) Predict future condition, including but not limited to failure of components;

(l) Project operating costs of components;

(m) Evaluate acoustical characteristics of any system or component;

(n) Observe special equipment or accessories that are not listed as components to be observed in Division 8; or

(o) Identify presence of odors or their source;

812-008-0205

Structural Components

(1) The Oregon certified home inspector shall observe and describe visible structural components including:

- (a) Foundation;
- (b) Floors and floor structure;
- (c) Walls and wall structure;
- (d) Columns or piers;
- (e) Ceilings and ceiling structure; and

(f) Roofs and roof structure.

(2) The Oregon certified home inspector shall:

(a) Probe or sound structural components where deterioration is suspected, except where probing would damage any finished surface;

(b) Enter underfloor crawl spaces, basements, and attic spaces except when access is obstructed or restricted, when entry could damage any property, or when dangerous or adverse situations are suspected;

(c) Report the methods used to observed underfloor crawl spaces and attics; report inaccessible areas; and

(d) Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

812-008-0206

Exterior and Site

(1) The Oregon certified home inspector shall observe and describe:

(a) Wall cladding, flashings, and trim;

(b) Entryway doors and all windows;

(c) Garage door operators;

(d) Attached decks, balconies, stoops, steps, areaways, porches, and applicable railings;

(e) Eaves, soffits, and fascias; and

(f) Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building that adversely affect the structure.

(2) The Oregon certified home inspector shall:

(a) Operate all entryway doors and a representative number of windows;

(b) Operate garage doors manually or by using permanently installed controls for any garage door opener; and

(c) Report whether or not any garage door opener will automatically reverse or stop when meeting reasonable resistance during closing, or reverse with appropriately installed optical sensor system.

(3) The Oregon certified home inspector is not required to observe:

(a) Storm windows, storm doors, screening, shutters, and awnings;

(b) Garage door operator remote control transmitters;

(c) Soil or geological conditions, site engineering, property boundaries, encroachments, or easements;

(d) Recreational facilities (including spas, saunas, steambaths, swimming pools, decorative water features, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); or

(e) Detached buildings or structures;

(f) Fences or privacy walls;

(g) Ownership fencing, privacy walls, retaining walls; or

(h) Condition of trees, shrubs, or vegetation.

812-008-0207

Roofing

(1) The Oregon certified home inspector shall observe and describe:

(a) Roof coverings;

(b) Roof drainage systems;

(c) Flashings;

(d) Skylights, chimneys, and roof penetrations; and

(e) Signs of leaks or abnormal condensation on building components.

(2) The Oregon certified home inspector shall report the method used to observe the roofing and components.

812-008-0208

Plumbing

(1) The Oregon certified home inspector shall observe:

(a) Interior water supply and distribution system, including piping materials, supports, and insulation, fixtures and faucets, functional flow, leaks, and cross connections;

(b) Interior drain, waste, and vent system, including traps, drain, waste, and vent piping, piping supports and pipe insulation, leaks, and functional drainage;

(c) Hot water systems including water heating equipment, normal operating controls, automatic safety controls, and chimneys, flues, and vents;

(d) Above ground oil storage and distribution systems including interior oil storage equipment, supply piping, venting, and supports; leaks; and

(e) Sump pumps and sewage ejection pumps.

(2) The Oregon certified home inspector shall describe:

(a) Water supply and distribution piping materials;

(b) Drain, waste, and vent piping materials; and

(c) Water heating equipment.

(3) The Oregon certified home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house except where the flow end of the faucet is connected to an appliance or interior faucets not serviced by a drain.

(4) The Oregon certified home inspector is not required to:

(a) State the effectiveness of anti-siphon devices and anti-backflow valves;

(b) Determine whether water supply and waste disposal systems are public or private;

(c) Operate automatic safety controls;

(d) Operate any valve except toilet flush valves, fixture faucets, and hose faucets;

(e) Observe:

(A) Water conditioning systems;

(B) Fire and lawn sprinkler systems;

(C) On-site water supply quantity and quality;

(D) On-site waste disposal systems;

(E) Foundation irrigation systems;

(F) Whirlpool tubs, except as to functional flow and functional drainage;

(G) Swimming pools and spas; or

(H) Solar water heating equipment.

812-008-0209

Electrical

(1) The Oregon certified home inspector shall observe:

- (a) Service entrance conductors;
- (b) Service equipment, grounding equipment, main overcurrent device, and distribution panels;
- (c) Amperage and voltage ratings of the service;
- (d) Branch circuit conductors, their overcurrent devices, and the compatibility of their amperages and voltages;
- (e) The operation of a representative number of installed ceiling fans, lighting fixtures, switches, and receptacles located inside the house, garage, and on the dwelling's exterior walls;
- (f) The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures;
- (g) The operation of ground fault or arc fault circuit interrupters; and
- (h) Smoke alarms.

(2) The Oregon certified home inspector shall describe:

- (a) Service amperage and voltage;
- (b) Service entry conductor materials; and
- (c) Service type as being overhead or underground;

(3) The Oregon certified home inspector shall report:

- (a) Any observed 110 volt aluminum branch circuit wiring; and
- (b) The presence or absence of smoke alarms, and operate their test function, if accessible, except when detectors are part of a central security system.

(4) The Oregon certified home inspector is not required to:

- (a) Insert any tool, probe, or testing device inside the panels;
- (b) Test or operate any overcurrent device or safety device in the electrical service panel or elsewhere that may adversely affect the personal property of the resident;
- (c) Dismantle any electrical device or control other than to remove the covers of the main or auxiliary distribution panels;
- (d) Observe:
 - (A) Low-voltage systems except to report the presence of solenoid-type lighting systems;
 - (B) Security system devices, heat detectors, or carbon monoxide detectors;
 - (C) Telephone, security, TV, intercoms, lightning arrestors or other ancillary wiring that is not a part of the primary electrical distribution system; or
 - (D) Built-in vacuum equipment.

812-008-0210

Heating

(1) The Oregon certified home inspector shall observe permanently installed heating systems including:

- (a) Heating equipment;
- (b) Normal operating controls;
- (c) Automatic safety controls;
- (d) Chimneys, flues, and vents, where readily visible;
- (e) Solid fuel heating devices;
- (f) Heat distribution systems including fans, pumps, ducts, and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and
- (g) The presence of installed heat source in each room.

(2) The Oregon certified home inspector shall describe:

- (a) Energy source; and
 - (b) Heating equipment and distribution type.
- (3) The Oregon certified home inspector shall operate the systems using normal operating controls.
- (4) The Oregon certified home inspector shall open readily accessible panels provided by the manufacturer or installer for routine homeowner maintenance.
- (5) The Oregon certified home inspector is not required to:
- (a) Operate automatic safety controls;
 - (b) Ignite or extinguish solid fuel fires;
 - (c) Observe:
 - (A) The interior of flues;
 - (B) Fireplace insert flue connections;
 - (C) Humidifiers; or
 - (D) The uniformity or adequacy of heat supply to the various rooms.

812-008-0211

Central Air Conditioning

(1) The Oregon certified home inspector shall observe:

- (a) Central air conditioning systems including cooling and air handling equipment and normal operating controls.
- (b) Distribution systems including fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, and fan-coil units.

(2) The Oregon certified home inspector shall describe:

- (a) Energy sources; and
 - (b) Cooling equipment type.
- (3) The Oregon certified home inspector shall operate the systems using normal operating controls.
- (4) The Oregon certified home inspector shall open readily openable panels provided by the manufacturer or installer for routine homeowner maintenance.
- (5) The Oregon certified home inspector is not required to:
- (a) Operate cooling systems when weather conditions or other circumstances may cause equipment damage;
 - (b) Observe non-central air conditioners; or
 - (c) Observe the uniformity or adequacy of cool-air supply to the various rooms.

812-008-0212

Interiors

(1) The Oregon certified home inspector shall observe and describe:

- (a) Walls, ceiling, and floors;
- (b) Steps, stairways, balconies, and railings;
- (c) Counters and cabinets; and
- (d) Doors and windows.

(2) The Oregon certified home inspector shall:

(a) Operate a representative number of windows and interior doors; and

(b) Report signs of abnormal or harmful water penetration or damage in the building or components or signs of abnormal or harmful condensation on building components.

(3) The Oregon certified home inspector is not required to:

(a) Operate a representative number of cabinets and drawers;

(b) Observe paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; or

(c) Observe draperies, blinds, or other window treatments.

812-008-0213

Insulation and Ventilation

(1) The Oregon certified home inspector shall observe and describe:

(a) Insulation and vapor retarders/barriers in unfinished spaces;

(b) Ventilation of attics and foundation areas;

(c) Kitchen, bathroom, and laundry venting systems; and

(d) The operation of any readily accessible attic ventilation fan, and when the temperature permits, the operation of any readily accessible thermostatic control.

(e) Absence of insulation in unfinished space adjacent to heated living areas.

(2) The Oregon certified home inspector is not required to report on:

(a) Concealed insulation and vapor retarders;

(b) Venting equipment that is integral with household appliances; or

(c) Thermal efficiency ratings.

812-008-0214

Built-in Kitchen Appliances

(1) The Oregon certified home inspector shall observe and operate the basic functions of the following kitchen appliances:

(a) Installed dishwasher, through its normal cycle;

(b) Range, cook top, and installed oven;

(c) Trash compactor;

(d) Garbage disposal;

(e) Ventilation equipment or range hood;

(f) Installed microwave oven; and

(g) Built-in refrigerators.

(2) The Oregon certified home inspector is not required to observe:

(a) Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation;

(b) Non built-in appliances;

(c) Refrigeration units that are not installed; or

(d) Microwave leakage.

(3) The Oregon certified home inspector is not required to operate:

(a) Appliances in use; or

(b) Any appliance that is shut down or otherwise inoperable.

Oregon Construction Contractors Board

503-378-4621

www.oregon.gov/CCB

700 Summer St. NE, Suite 300

PO Box 14140, Salem, OR 97309-5052



Home Pro Enterprises, Inc.
 1850 NW 17th St.
 Corvallis, Oregon 97330
 (541) 752-5312 Fax (541) 752-2624

Invoice

Susan Que
 2808 NW Anystreet
 Corvallis, OR 97330

Invoice Date: Sep 20, 2008
Inspection Date: Sep 20, 2008
Invoice #:
Report #: Sample1

Subject Property: 2808 NW Any street
 Corvallis, OR 97330
INSPECTOR : David Horning OCHI#004

Received By David Horning CASH

Date: 9/20/08

INSPECTION FEES

DESCRIPTION	AMOUNT
STRUCTURAL PEST:	\$95.00
LIMITED INSPECTION REPORT FEE:	\$280.00
	<hr/>
SUB TOTAL :	\$375.00
	<hr/>
CASH PAYMENT:	\$375.00
	<hr/>
TOTAL DUE :	\$0.00

Thank you.

Home Pro Enterprises, Inc.
 1850 NW 17th St.
 CORVALLIS, OREGON 97330
 (541) 752-5312 Fax (541) 752-2624