



RESIDENTIAL INSPECTION REPORT BY PORCH LIGHT

3209 NW Fairway Heights Dr
Bend, OR 97703

Bart Volz
08/07/2024



Inspector

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SUMMARY



MAINTENANCE ITEM



RECOMMENDATION

- ⊖ 2.1.1 Exterior - Siding and Wall Cladding: Deterioration of OSB in Deck Framing Cavity
- ⊖ 2.4.1 Exterior - Decks, Balconies, Stairs/ Railings, Porches, Covered Overhangs: Corrosion on Galvanized Framing Hangers
- ⊖ 3.1.1 Roofing - Roof Coverings: Exposed Fastener(s)
- ⊖ 6.6.1 Electrical System - Smoke Detectors: Expired Smoke Alarms: Urgent Replacement Needed
- 🔧 10.5.1 Insulation and Ventilation - Venting Systems (Kitchens, Baths and Laundry): Laundry Duct needed cleaning maintenance

1: INSPECTION DETAILS

Information

General: Type of Building

Single Family

General: Year Built Est.

2003

General: In Attendance

Home Owner

General: Occupancy

Furnished, Occupied

General: Temperature

Above 60

General: Weather Conditions

Moderate

General: Ground/Soil Conditions

Dry

2: EXTERIOR

2.1	Siding and Wall Cladding
2.2	Doors (Exterior)
2.3	Windows
2.4	Decks, Balconies, Stairs/ Railings, Porches, Covered Overhangs
2.5	Site Assessment: Vegetation, Drainage, Grading, Driveways, and Walkways
2.6	Eaves, Soffits and Fascias

Information

Siding and Wall Cladding: Siding Types

Composite Wood Siding, Stone Veneer

Doors (Exterior): Exterior Doors Type

Metal Clad - Wood, Steel, Insulated glass



Decks, Balconies, Stairs/ Railings, Porches, Covered Overhangs: External Features

Balcony, Deck, Covered Porch Entry, Water Feature



Site Assessment: Vegetation, Drainage, Grading, Driveways, and Walkways: Driveway

Asphalt



Siding and Wall Cladding: Siding Style

Horizontal Overlap, Stone



Observations

2.1.1 Siding and Wall Cladding

DETERIORATION OF OSB IN DECK FRAMING CAVITY

REAR EXTERIOR OF HOUSE



Mild deterioration was detected in the OSB (Oriented Strand Board) within the interior of the deck's framing cavity. This deterioration is located along the house and siding wall, primarily due to drainage from the deck above. The absorption of moisture in isolated areas has caused the OSB to swell and develop black staining.

Recommendation: Assess the extent of the moisture damage and replace any compromised OSB to prevent further deterioration and potential structural issues. It is advisable to improve drainage and moisture barriers in this area to protect against future water damage. Consult a qualified professional or contractor to ensure proper repair and waterproofing measures are implemented.

Recommendation

Contact a qualified professional.





2.4.1 Decks, Balconies, Stairs/ Railings, Porches, Covered Overhangs

CORROSION ON GALVANIZED FRAMING HANGERS

BENEATH PAVER DECK

 Recommendation

Galvanized framing hangers beneath the deck showed signs of corrosion at multiple locations. These hangers support the structure, and continued corrosion could lead to instability.

Recommendation: Conduct a thorough evaluation to determine the extent of the corrosion and assess whether replacement of the hangers is necessary to ensure the stability and extend the life expectancy of the deck structure. It is advisable to consult a qualified professional or contractor to perform the assessment and recommend appropriate corrective actions.

Recommendation

Contact a qualified professional.



3: ROOFING

3.1	Roof Coverings
3.2	Flashings
3.3	Skylights, Chimneys and Roof Penetrations
3.4	Roof Drainage Systems

Information

Roof Coverings: Roof Covering
Asphalt/Fiberglass Shingles

Roof Coverings: Roof Inspection Method
Walked roof

Skylights, Chimneys and Roof Penetrations: Sky Light(s)
One

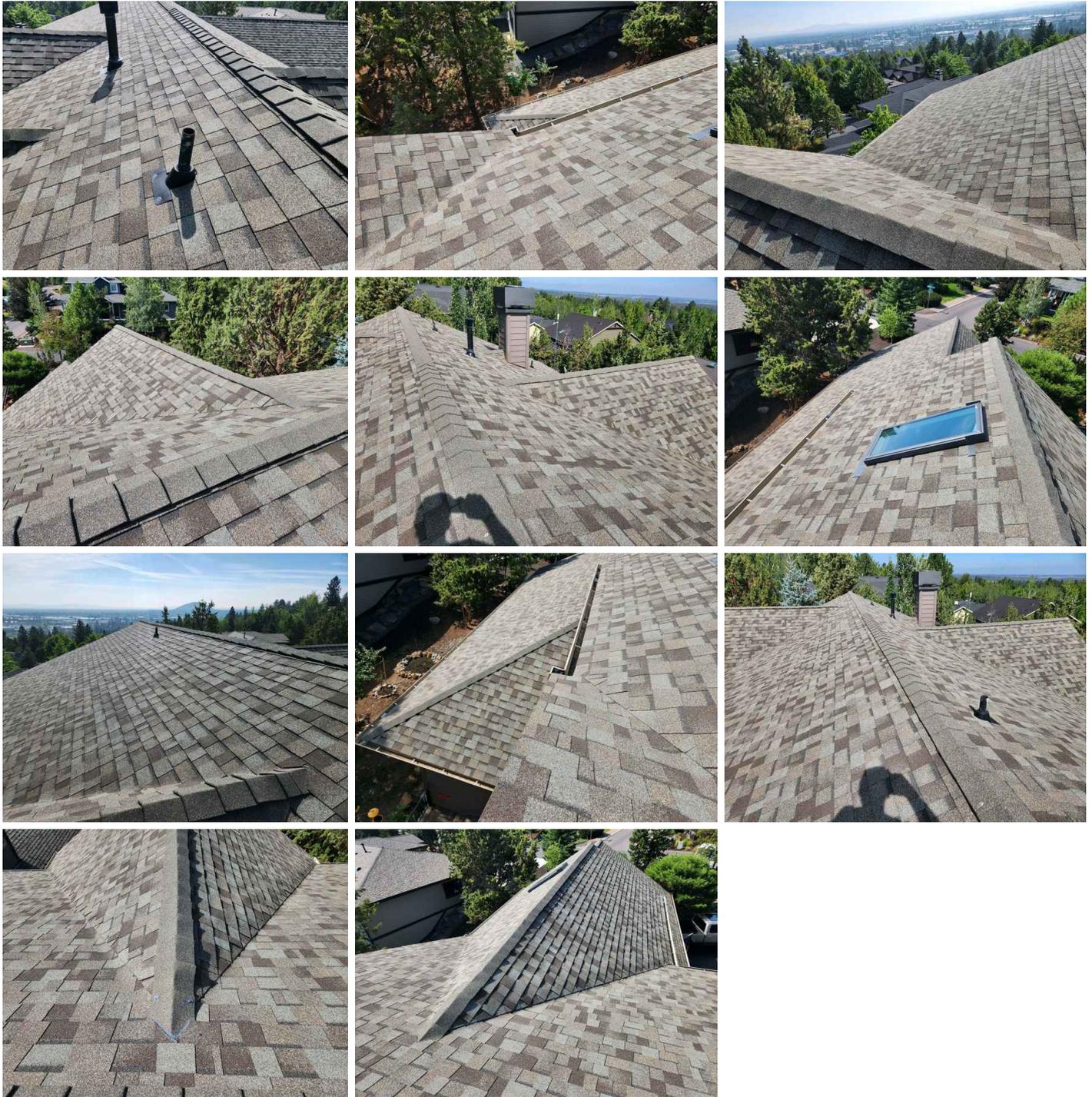
Skylights, Chimneys and Roof Penetrations: Chimney (exterior)
Metal Flue Pipe, Framed chimney cavity with siding

Roof Coverings: Life Cycle Assessment
Early

Roof stage of life is an estimate made based on the condition of the roof covering on the day of the inspection. Further evaluation by a qualified roofing contractor is recommended to determine the remaining life expectancy of the roof covering.

Roof Coverings: Ideal Roof Condition

The roof condition appeared ideal with no visible signs of damage, such as missing shingles, curling, or cracking. Overall, the roof seemed well-maintained suggesting no immediate repairs were necessary.



Observations

3.1.1 Roof Coverings

EXPOSED FASTENER(S)

ROOF AT EAST SIDE

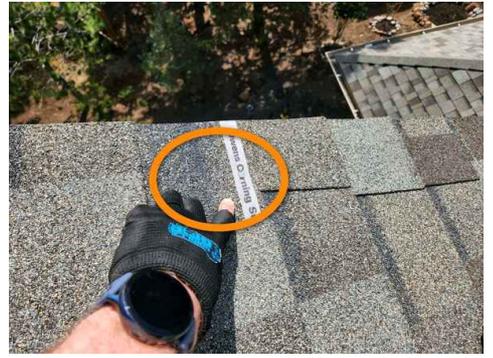
Exposed fasteners pose a risk of moisture intrusion, which can compromise the integrity of the roof covering and flashings.

Recommendation: Seal all exposed fasteners to prevent water penetration and maintain the durability of the roofing system.



Recommendation

Contact a qualified roofing professional.



4: STRUCTURAL COMPONENTS

4.1	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)
4.2	Roof Structure and Attic
4.3	Walls (Structural)
4.4	Floors (Structural)
4.5	Columns or Piers

Information

Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.): Method used to observe Crawlspace
Walked

Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.): Foundation
Poured concrete - Stem Wall, ICF

Roof Structure and Attic: Roof-Type
Gable

Roof Structure and Attic: Method Used to Observe Attic
Walked

Roof Structure and Attic: Roof Structure
Engineered wood trusses - 2 X 6
Rafters - Wood Panel Sheathing

Roof Structure and Attic: Attic info
Bedroom ceiling hatch, Closet Access

Walls (Structural): Wall Structure
2 X 6 Wood Studs, ICF - Concrete

Floors (Structural): Floor Structure
2 X 10 - Engineered floor joists

Floors (Structural): Crawlspace Access Info
Multiple Locations, Exterior Entrance

Columns or Piers: Floor Support System
Cripple Wall - Concrete Strip Footing

5: GARAGE

5.1	Garage Ceilings
5.2	Garage Walls (including Firewall Separation)
5.3	Garage Floor
5.4	Garage Door (s)
5.5	Occupant Door (from garage to inside of home)
5.6	Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Information

Garage Ceilings: Type

Sheetrock

Garage Floor: Garage Floor Type

Concrete

Garage Door (s): Garage Door Material

Metal Insulated

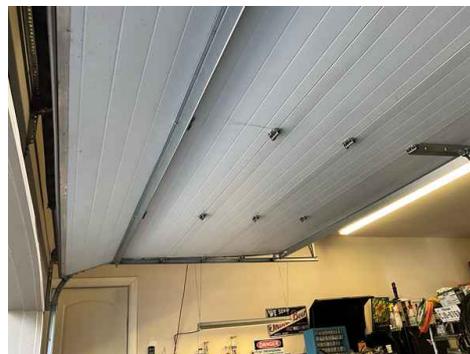
Garage Door Operators (Report whether or not doors will reverse when met with resistance): Auto-opener Manufacturer

LINEAR



Garage Door (s): Garage Door Type

Two Car Automatic, One Car Manual

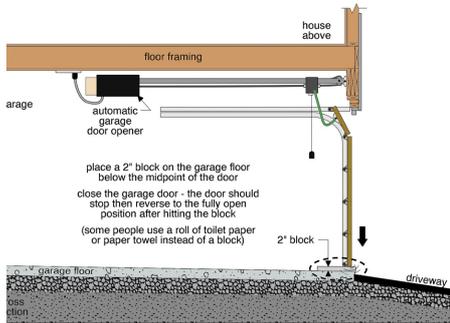


Garage Door Operators (Report whether or not doors will reverse when met with resistance): Garage Door Motor Passed Safety Reverse Test

The garage door motor detected resistance and promptly retracted into an open position during the test.

It is recommended that garage doors be regularly serviced by a qualified garage door technician to extend the service life of the equipment and maintain its safety and function.

Testing automatic reverse



6: ELECTRICAL SYSTEM

6.1	Service Entrance Conductors
6.2	Main and Distribution Panels
6.3	Branch Circuit Wiring, Breakers and Compatibility of their Amperage and Voltage
6.4	Connected Devices and Fixtures
6.5	Functional and Compliant GFCI Receptacles
6.6	Smoke Detectors
6.7	Carbon Monoxide Detectors

Information

**Service Entrance Conductors:
Electrical Utility Provider**

Front Right Corner
Pacific Power



**Service Entrance Conductors:
Electrical Service Conductors**

Below ground - Aluminum

**Main and Distribution Panels:
Panel capacity**

200 AMP, 50 AMP, Subpanels

**Smoke Detectors: Location of
Smoke Alarm Issue**

All Bedrooms

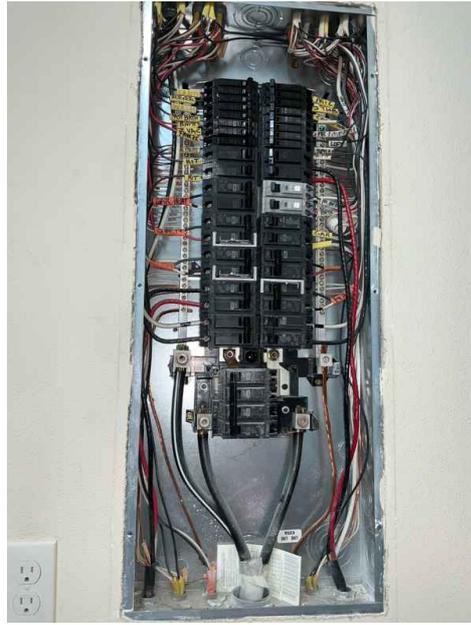
Main and Distribution Panels: No Defects Observed: Inspection of Electrical Panel(s)

Garage Storage

The electrical panel(s) were thoroughly inspected.



Front Main



Interior Main



Front Sub 1



Interior Sub 1

Main and Distribution Panels: No Defects Observed: Inspection of Electrical Panel(s) 2

Crawlspace

The electrical panel(s) were thoroughly inspected.



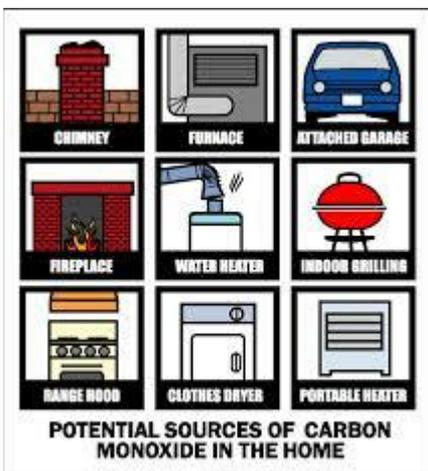
Carbon Monoxide Detectors: Carbon Monoxide Alarm were Compliant

Carbon Monoxide alarms were current and installed in compliant locations in the hallway or the bedrooms.

Oregon State Law mandates that all homes with fuel-burning appliances and most homes with attached garages must have carbon monoxide alarms installed when properties change ownership. These alarms should be within 15 feet of the bedroom or in every bedroom and on every floor.

No correction is required for Smoke Alarms/ CO Alarms as they were found to comply with Oregon State Law.

Find out more on: [carbon monoxide alarm information center](#)



CO alarm locations

Observations

6.6.1 Smoke Detectors

EXPIRED SMOKE ALARMS: URGENT REPLACEMENT NEEDED

BEDROOMS ONLY

Recommendation

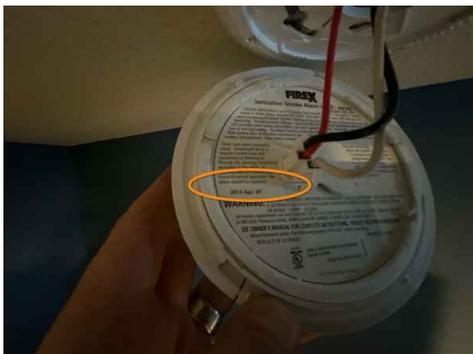
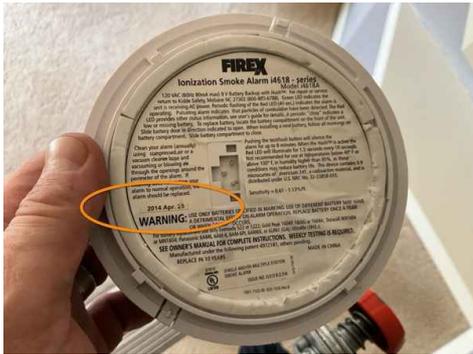
The smoke alarms in the property have exceeded their useful lifespan, being older than 10 years from the manufacturing date.

According to Oregon law, smoke alarms older than 10 years must be replaced at the time of house transfer to ensure building occupant safety. Additionally, smoke alarms must be replaced with like-for-like units, ensuring compatibility and effectiveness. All hardwired compartments must be replaced with hardwired smoke alarms.

Replace all expired smoke alarms promptly to comply with Oregon state safety requirements and maintain the safety of occupants.

Replacement smoke alarms should be installed by minimum installation and location standards, as outlined by state building codes. Correction should be completed before the close of escrow to ensure compliance and safety.

Learn more regarding [Oregon Smoke Alarm Requirements here](#)



7: PLUMBING SYSTEM

7.1	Plumbing Drainage Systems
7.2	Water Supply Plumbing, Distribution System, and Fixtures
7.3	Water Heating Systems, Flues and Vents
7.4	Main Water Shut-off Location
7.5	Fuel Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)
7.6	Fuel Shut-off Location

Information

Plumbing Drainage Systems: Plumbing Waste Type

ABS

Plumbing Drainage Systems: Clothes Washer Drain Size

2"

Water Supply Plumbing, Distribution System, and Fixtures: Plumbing Water Supply

Pex

Water Supply Plumbing, Distribution System, and Fixtures: Water Source

Public

Water Supply Plumbing, Distribution System, and Fixtures: Water Filters

None Found

Water Heating Systems, Flues and Vents: Water Heater Type

Electric Conventional Tank

Water Heating Systems, Flues and Vents: HWH Power Source

Electric

Water Heating Systems, Flues and Vents: Capacity

50 Gallon x 2

Water Heating Systems, Flues and Vents: Manufacturer

BRADFORD-WHITE

Water Heating Systems, Flues and Vents: Water Heater Stage Of Life

Early

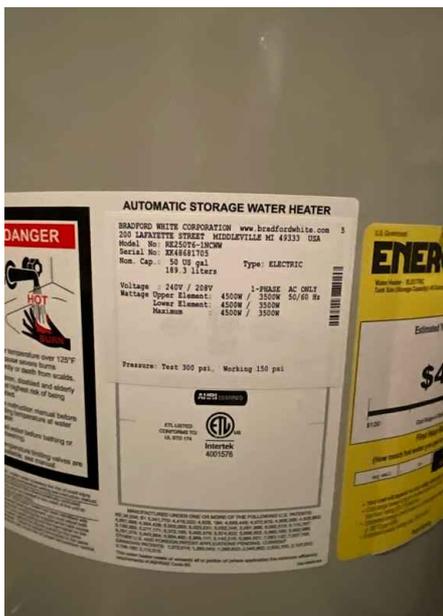
Manufacturing date, 2021

Main Water Shut-off Location: Main Water Shut Off Location

Mechanical Room

Fuel Shut-off Location: Fuel Type

Front Right Corner
Natural Gas

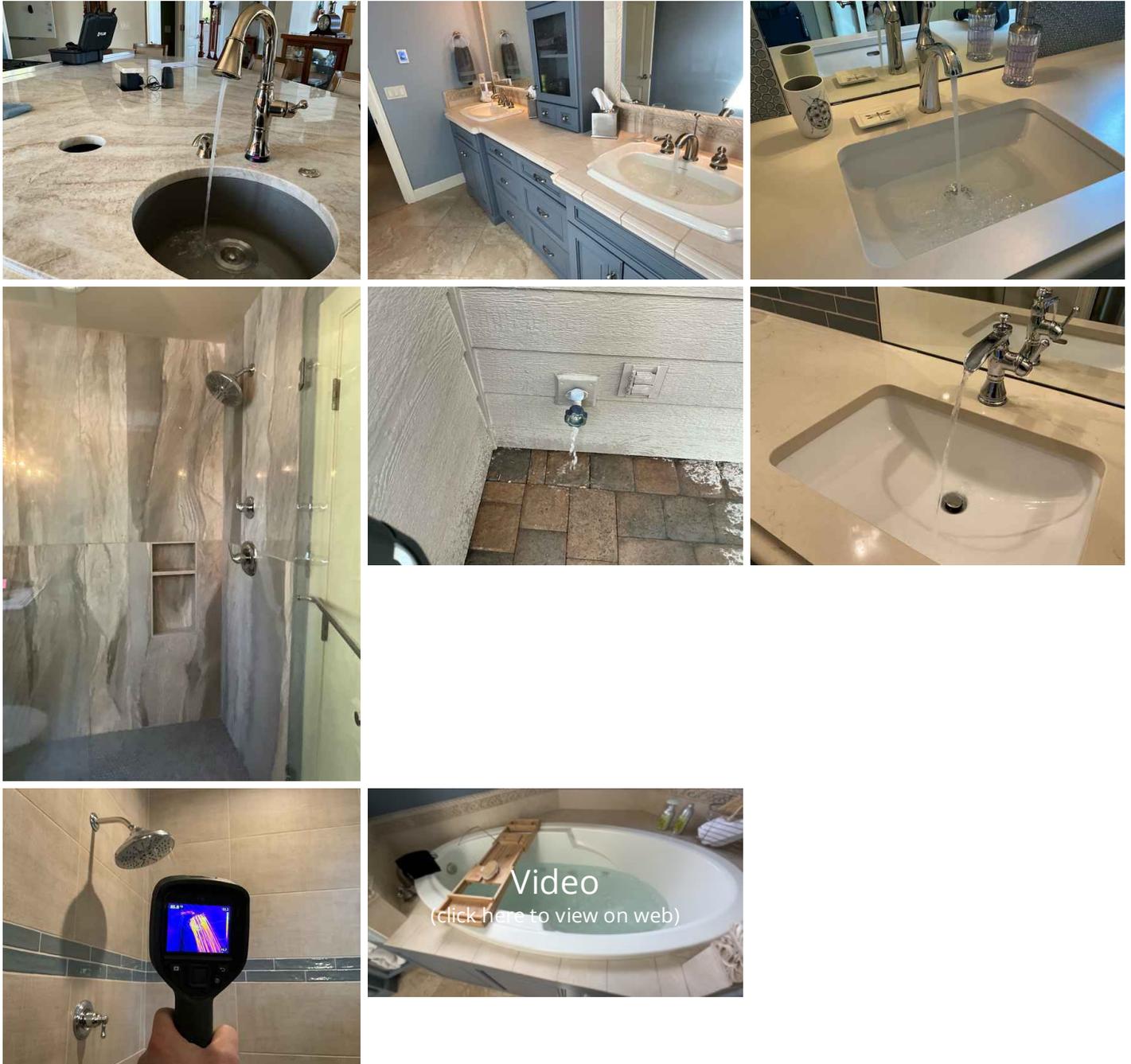


Plumbing Drainage Systems: Plumbing Tests

All plumbing fixtures were operated to ensure proper function and stress tested for leaks.

Images of water testing at fixtures and basins.

Thermal images of representative fixtures showing that no supply or drainage leaks were observed at these areas.



Plumbing Drainage Systems: Sewer Cleanout Location

Sewer Cleanout Location

This building feature is for waste drain maintenance, cleaning, and sewer inspection.

It is recommended that all homes have a professional sewer scope inspection to thoroughly inspect the waste drainage system between the main sewer clean-out and the connection to the city sewer or septic tank.

This ancillary inspection of the waste drainage system is not covered during a general home inspection.

Plumbing Drainage Systems: Sewage pump was observed

Sewage Pump was present in the building. Evaluation of function and installation is not part of this inspection, although no defects observed.

This sewer pump is designed like a sump pump, but is connected to the house drainage plumbing. The pump is a waste-management devices used to collect household waste and then force it into the sewer system.

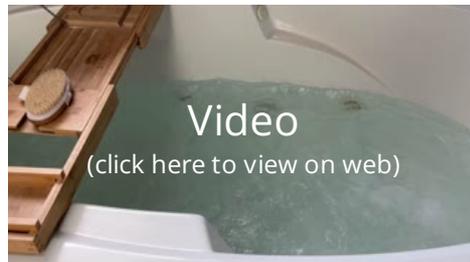
Typical life expectancy of a sump pump is 10 + years. Actual age of this sump pump is unknown and determination if there was a grinder pump was not part of the inspection.

[Click here to learn more about Sewage Pumps and Grinder Pumps](#)



Water Supply Plumbing, Distribution System, and Fixtures: Jetted Tub Was Functional

The jetted tub was functional at the time of inspection. Motor access was present and a GFCI outlet protected the circuit.



Water Heating Systems, Flues and Vents: Water Heater was Functional

The water heater was operational during testing, indicating it was functional.

While the water heater was found to be working properly, regular maintenance is recommended to ensure continued optimal performance.



Water Heating Systems, Flues and Vents: Water Temperature at Fixtures 105-125(ideal)



Main Water Shut-off Location: Main Water Shut-off

Downstairs Mechanical Room

Note: Location of the Main Water Shut-Off.

Underground water shut-off valves may require a tool such as a curb key to reach the valve.



water shut off curb key

8: HEATING / CENTRAL AIR CONDITIONING

8.1	Heating Equipment
8.2	Thermostat and Operating Controls
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)
8.4	Presence of Installed Heat Source in Each Room
8.5	Fireplaces (Gas, Wood Burning, Pellet)
8.6	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)
8.7	Cooling and Air Handler Equipment

Information

<p>Heating Equipment: Heat Type Forced Air Furnace, Radiant Floor</p>	<p>Heating Equipment: Energy Source Natural gas</p>	<p>Heating Equipment: Number of Heat Systems One</p>
<p>Heating Equipment: Heat System Brand GOODMAN</p>	<p>Heating Equipment: Heat Equipment Stage Of Life Early</p>	<p>Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors): Ductwork Flex Duct, Insulated, Rigid metal</p>
<p>Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors): Filter Type Disposable</p>	<p>Presence of Installed Heat Source in Each Room: Type Supply register, Return air grill, In ceiling, In floor, In wall</p>	<p>Fireplaces (Gas, Wood Burning, Pellet): Types of Fireplaces Sealed Gas Vented, Open Vent Fire Log</p>
<p>Fireplaces (Gas, Wood Burning, Pellet): Operable Fireplaces Three</p>	<p>Fireplaces (Gas, Wood Burning, Pellet): Fan Blower Present Yes - Blower Present</p>	<p>Cooling and Air Handler Equipment: Cooling Equipment Type Air conditioner unit</p>
<p>Cooling and Air Handler Equipment: Central Air Manufacturer GOODMAN</p>	<p>Cooling and Air Handler Equipment: Number of AC Only Units Two</p>	<p>Cooling and Air Handler Equipment: Cooling Equipment Stage Of Life Late Manufacturing day, 2003</p>

Heating Equipment: HVAC Equipment was functional

Attic and Downstairs Mechanical Room

The Heating equipment was functional during testing. Further evaluation may be necessary by a qualified HVAC technician to determine if service is required to extend life expectancy and maintain performance.



Downstairs Mechanical Room

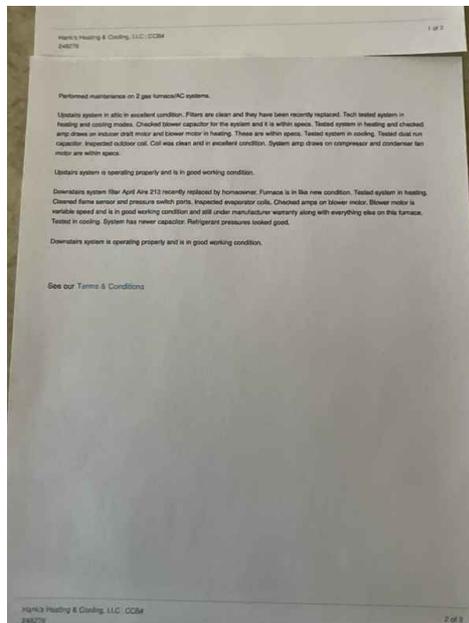


Attic Upstairs

Heating Equipment: HVAC Maintenance records were current

Maintenance records for the HVAC equipment were observed at the equipment. It's best practice to have these records on hand. Regular HVAC equipment maintenance is essential to prevent malfunctions and ensure safe operation.

It is recommended that the equipment be serviced and maintained annually by qualified HVAC technicians to guarantee its safe and complete operation.

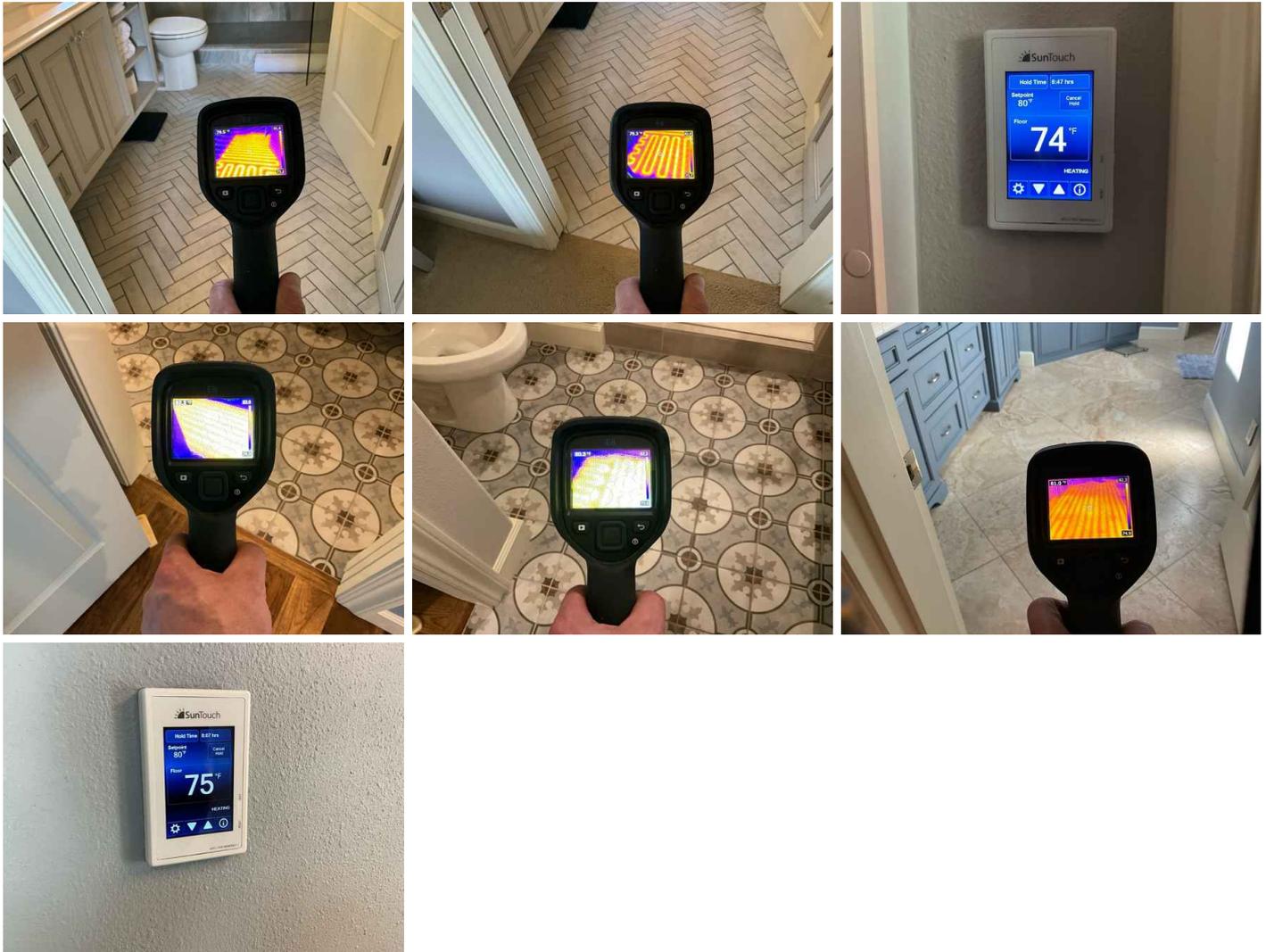


Heating Equipment: Electric Radiant Floors were functional

Bathrooms

Radiant floor heat powered by electric resistance heating cables was functional and responded properly to thermostatic controls. A thermostat was present to control the radiant floor operation.

Thermal image confirmation of radiant floors.



Thermostat and Operating Controls: Thermostat Location

Upstairs Master Bedroom and Downstairs Hallway

Thermostat(s) were present and operated the HVAC equipment.



Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors): Thermal Validation of HVAC supply vents

Heating and cooling air ducts were inspected with thermal imaging and confirmed proper heating and cooling distribution to vents in the house.



Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors): Air filter location

Bedrooms and Hallway ceilings

The air filter was either located at the furnace filter cabinet or the air return register. This is for your information.



Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors): Central Air Humidifier present

A central air humidifier was connected to the house's central air system. These devices humidify the air to enhance comfort for the occupants. Central humidifiers are integrated into the house's plumbing and forced-air heating systems. No defects were observed, and it appeared to be operational.

Note: While central air humidifiers offer several benefits, they also have potential drawbacks.

For further information on the advantages and disadvantages of central air humidifiers, please refer to the manufacturer's guidelines or consult a professional.

[Central Air Humidifiers](#)



Fireplaces (Gas, Wood Burning, Pellet): Gas fireplace WAS functional

Master Bedroom

The gas-burning fireplace was functional during testing.

Thermal image validation of fireplace



Fireplaces (Gas, Wood Burning, Pellet): Gas fireplace WAS functional 2

Downstairs Living Room

The gas-burning fireplace was functional during testing.

Thermal image validation of fireplace



Fireplaces (Gas, Wood Burning, Pellet): Gas fireplace WAS functional 3

Main Living Room

The gas-burning fireplace was functional during testing.

Thermal image validation of fireplace



9: INTERIORS

9.1	Ceilings
9.2	Walls
9.3	Floors
9.4	Counters and Cabinets (representative number)
9.5	Doors (representative number)
9.6	Windows (representative number)

Information

Ceilings: Ceiling Materials

Drywall Gypsum, Open beam
wood framing

Walls: Wall Material

Gypsum Board

Floors: Floor Covering(s)

Hardwood - Tile - Carpet

Counters and Cabinets (representative number):

Cabinetry

Natural Wood

Counters and Cabinets (representative number):

Countertop

Marble

Doors (representative number):

Interior Doors

Solid

Windows (representative number): Window Types

Thermal/Insulated, Casement,
Vinyl Frame, Picture

10: INSULATION AND VENTILATION

10.1	Insulation in Attic
10.2	Insulation Under Floor System
10.3	Vapor Retarders (in Crawlspace or basement)
10.4	Ventilation of Attic and Foundation Areas
10.5	Venting Systems (Kitchens, Baths and Laundry)

Information

Insulation in Attic: Attic

Insulation Type and Estimated R-value

Blown in - Loose Fill, Blown in R-49+

Insulation Under Floor System: Floor Insulation Type and Estimated R-Value

R 30+ Unfaced Fiberglass Batts

Ventilation of Attic and Foundation Areas: Attic Ventilation Type

Continuous Ridge Vents, Lower Soffit Vents

Ventilation of Attic and Foundation Areas: Foundation Ventilation Type

Passive Vents

Venting Systems (Kitchens, Baths and Laundry): Dryer Vent Type

Smooth Wall Rigid Metal Duct

Venting Systems (Kitchens, Baths and Laundry): Exhaust Fans Present

Yes - ducted to the exterior

Venting Systems (Kitchens, Baths and Laundry): Dryer Power Source

220 Electric

Venting Systems (Kitchens, Baths and Laundry): Powered Exhaust Ventilation

No

Insulation in Attic: Attic Insulation was adequate and consistent

Attic Insulation: The insulation in the attic was found to be adequate based on observations from accessible locations. *The attic was inspected solely from the entry hatch and was not walked through to prevent any potential injury or disruption to the recently installed insulation's thermal efficiency.*

Accessibility Limitation: *It's important to note that not all attic areas were visible from the entry hatch or access point.*



Insulation Under Floor System: Adequate and Consistent Floor Insulation

The underfloor insulation system appeared consistent and demonstrated adequate support, with an estimated R-value in line with expectations.

Note: This information is provided for your reference.



Observations

10.5.1 Venting Systems (Kitchens, Baths and Laundry)

LAUNDRY DUCT NEEDED CLEANING MAINTENANCE

RIGHT EXTERIOR

Debris buildup was observed in the laundry duct vent, potentially reducing drying capacity and posing a fire hazard due to flammable lint accumulation.

Recommendation: Have professional cleaning and maintenance performed on the dryer duct to remove all flammable debris and improve drying capacity.

Recommendation

Contact a qualified professional.





The collection of lint debris caused the flap damper to be in the open position . Recommend cleaning of dryer duct. Excessive dryer lint was pulled from the interior of the duct opening

11: BUILT-IN KITCHEN APPLIANCES

11.1	Ranges/Ovens/Cooktops
11.2	Dishwasher
11.3	Range Hood (s)
11.4	Microwave Cooking Equipment
11.5	Food Waste Disposer
11.6	Refrigeration
11.7	Washer and Dryer

Information

Ranges/Ovens/Cooktops:
Range/Oven
 DACOR

Ranges/Ovens/Cooktops: Type
 Gas Cooktop & Electric Oven

Ranges/Ovens/Cooktops: Oven Cooktop Stage Of Life
 Middle

Dishwasher: Dishwasher Brand
 KITCHENAID

Dishwasher: Dishwasher Stage Of Life
 Early

Range Hood (s): Exhaust/Range hood Type
 VENTED, OVERHEAD

Microwave Cooking Equipment: Built in Microwave
 DACOR

Microwave Cooking Equipment: Microwave Stage Of Life
 Late
 Mfg date 2004

Food Waste Disposer: Disposer Brand
 IN SINK ERATOR

Ranges/Ovens/Cooktops: Oven Range Functional - No Defects

The oven range was tested and found to be functional. No issues were observed during the inspection.

Recommendation: Although the oven range was operating properly, regular maintenance and periodic checks are recommended to ensure continued safe and efficient performance.



Ranges/Ovens/Cooktops: Cook Top Functional - No Defects

The cooktop was tested and found to be functional. No issues were observed during the inspection.

Recommendation: Although the cooktop was operating properly, regular maintenance and periodic checks are recommended to ensure continued safe and efficient performance.



Ranges/Ovens/Cooktops: Wall Oven Restoration and Functionality

The homeowner reports that recent restoration has been performed on the wall oven, including updates to the electronics and replacement of the heating element in the top broiler. Documentation of these repairs was provided for reference. Upon evaluation during the inspection, the wall oven was confirmed to be functional.

Recommendation: Continue to monitor the wall oven to ensure it maintains proper functionality. Keep the provided documentation for future reference and warranty purposes, if applicable. No further action is required at this time unless issues arise.



Dishwasher: Functional Dishwasher

Functional Dishwasher

The dishwasher was operational during testing, indicating its current functionality.

Recommendation: While the dishwasher was found to be working properly, regular maintenance and cleaning are recommended to ensure continued optimal performance.



Microwave Cooking Equipment: Microwave was Functional

Functional Microwave Observation

The microwave was found to be operational, with no operational defects detected during the assessment.

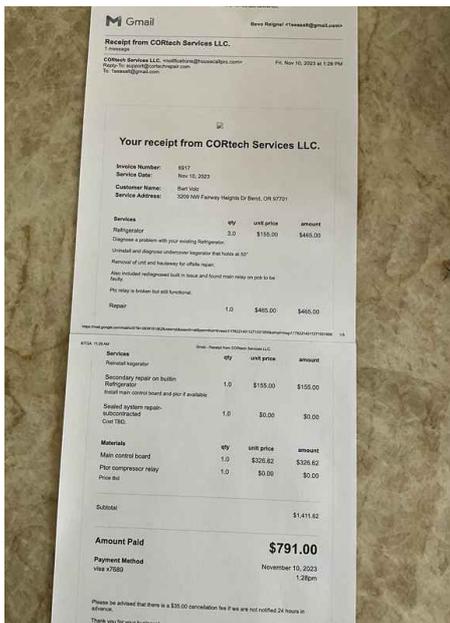


Refrigeration: Refrigerator Restoration and Functionality

Kitchen

The homeowner reports that recent restoration has been performed on the refrigerator, including updates to the electronics, replacement of seals, and maintenance of the compressor. Documentation of these repairs was provided for reference. Upon evaluation during the inspection, the refrigerator was confirmed to be functional.

Recommendation: Continue to monitor the refrigerator to ensure it maintains proper functionality. Keep the provided documentation for future reference and warranty purposes, if applicable. No further action is required at this time unless issues arise.



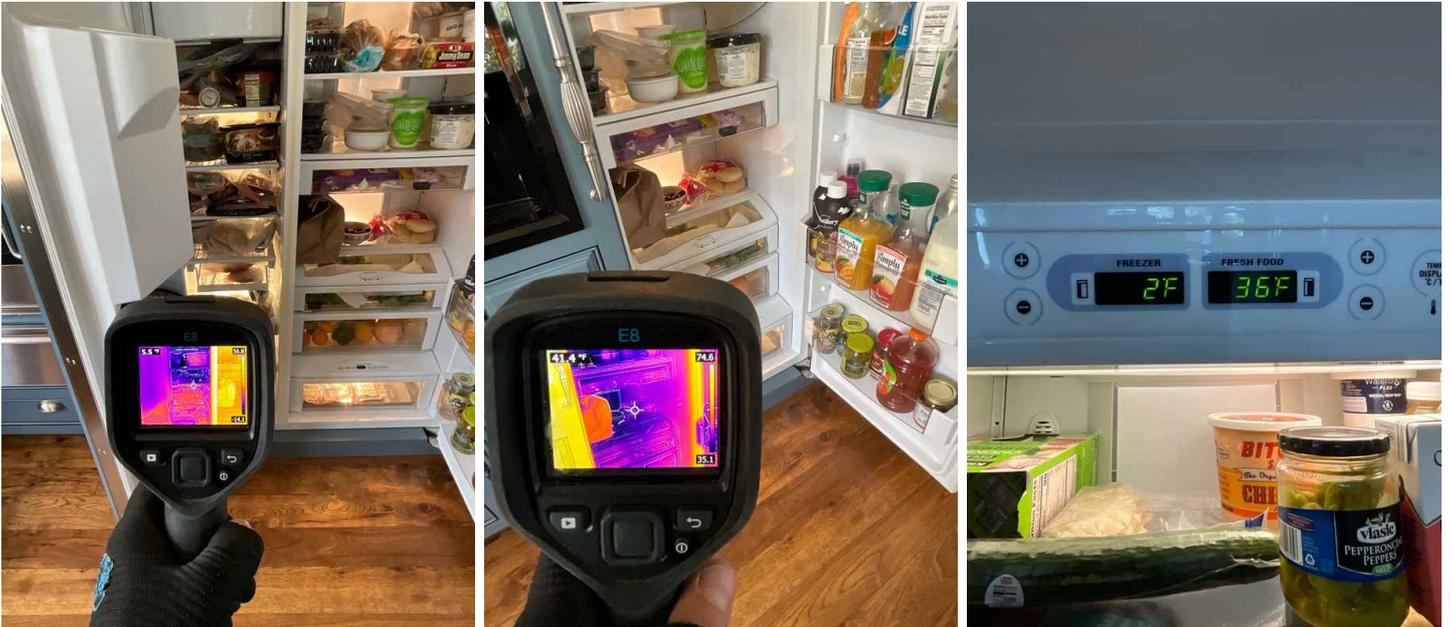
Limitations

Refrigeration

REFRIGERATOR BEYOND THE SCOPE OF THE INSPECTION

Refrigerator Not Inspected

The refrigerator and freezer were not inspected as they are considered personal property and are beyond the scope of this assessment according to the Oregon Inspection Standards of Practice.



Washer and Dryer

WASHER AND DRYER NOT INSPECTED

Washer and Dryer Not Inspected

The washer and dryer were not inspected as they are considered personal property and are beyond the scope of this assessment according to the Oregon Inspection Standards of Practice.

STANDARDS OF PRACTICE

Inspection Details

Exterior

Home Inspector Exterior Observation Guidelines

Observation Duties: The home inspector is responsible for observing:

Wall cladding, flashings, and trim.
Entryway doors and a representative number of windows.
Garage door operators.
Decks, balconies, stoops, steps, areaways, porches, and applicable railings.
Eaves, soffits, and fascias.
Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls regarding their impact on the building's condition.

Reporting Duties: The home inspector shall:

Describe the wall cladding materials.
Operate all entryway doors and a representative number of windows.
Manually operate garage doors or use permanently installed controls for any garage door operator.
Report whether any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing.
Probe exterior wood components where deterioration is suspected.

Limitations: The home inspector is not required to observe:

Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories.
Fences.
Presence of safety glazing in doors and windows.
Garage door operator remote control transmitters.
Geological conditions.
Soil conditions.
Recreational facilities (e.g., spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities).
Detached buildings or structures.
Presence or condition of buried fuel storage tanks. The home inspector is not required to:
Move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

Exterior Inspection Summary: The exterior of the home was inspected according to the above guidelines. While the inspector makes every effort to identify all areas of concern, some areas may go unnoticed due to the limitations specified.

Awareness and Recommendations: Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be carefully considered before proceeding with the purchase. It is recommended to engage qualified contractors for further inspection or to address repair issues as mentioned in this inspection report. This ensures a comprehensive evaluation and the necessary repairs, maintaining the integrity of the home's exterior features.

Roofing

Home Inspector Roof Assessment Guidelines

Observation Responsibilities: The home inspector is responsible for examining:

Roof coverings
Roof drainage systems
Flashings
Skylights, chimneys, and roof penetrations
Signs of leaks or abnormal condensation on building components

Reporting Requirements:

Describe the type of roof covering materials.
Report the methods used to observe the roofing.

Limitations: The home inspector is not required to:

Walk on the roofing.

Observe attached accessories including, but not limited to, solar systems, antennae, and lightning arrestors

Roof Inspection Summary

The roof of the home was thoroughly inspected based on the guidelines previously outlined. While every effort was made to identify all potential areas of concern, some issues could remain undetected. Roof coverings and skylights may not have shown signs of leakage during the inspection and could be influenced by the prevailing weather conditions. Although the inspection aimed to detect leaks, it was not always possible to identify every issue.

Important Considerations:

- Be aware that the inspector was committed to serving your best interests.
- Any repair items mentioned in this report should have been carefully considered before proceeding with the purchase.
- For any further inspection or repair work, it was strongly recommended to engage qualified contractors who could reliably address the concerns raised in this inspection report.

Structural Components

Home Inspector Structural Components Observation Guidelines

Observation Duties: The home inspector is tasked with observing:

Foundations
Floors
Walls
Columns or piers
Ceilings
Roof

Reporting Duties: The home inspector shall:

Describe the type of foundation, floor structure, wall structure, columns or piers, ceiling structure, and roof structure. Probe structural components where deterioration is suspected. Enter underfloor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected. Report the methods used to observe underfloor crawl spaces and attics. Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

Limitations: The home inspector is not required to:

Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the home inspector or other persons.

Home Structure Inspection Summary

The structure of the home was inspected and reported on using the guidelines outlined above. While the inspector makes every effort to identify all areas of concern, some areas may go unnoticed. Please be aware that the inspector aims to act in your best interest.

Recommendation: Any repair items mentioned in this report should be carefully considered before proceeding with the purchase. It is recommended to engage qualified contractors for further inspection or to address repair issues as mentioned in this inspection report.

Electrical System

Electrical System Inspection Guidelines

Observation Duties: The home inspector is responsible for observing:

Service entrance conductors.
Service equipment, grounding equipment, main overcurrent device, and main and distribution panels.
Amperage and voltage ratings of the service.
Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages.
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.
The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, all receptacles in the garage or carport, and on the exterior of inspected structures.
The operation of ground fault circuit interrupters.
Smoke detectors.

Reporting Duties: The home inspector shall describe:

Service amperage and voltage.
 Service entry conductor materials.
 Service type as being overhead or underground.
 Location of main and distribution panels.

The home inspector shall also report:

Any observed aluminum branch circuit wiring.
 Presence or absence of smoke detectors and operate their test function if accessible, except when detectors are part of a central system.

Limitations: The home inspector is not required to:

Insert any tool, probe, or testing device inside the panels.
 Test or operate any overcurrent device except ground fault circuit interrupters.
 Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels.
 Observe low voltage systems, security system devices, heat detectors, or carbon monoxide detectors.
 Observe telephone, security, cable TV, intercoms, or other ancillary wiring that is not part of the primary electrical distribution system.
 Observe built-in vacuum equipment.

Electrical System Inspection Summary: The electrical system of the home was inspected as per the above guidelines. While the inspector endeavors to identify all areas of concern, some areas can go unnoticed. Outlets were not removed, and the inspection was only visual. Any outlet not accessible, such as those behind large appliances, was not inspected.

Awareness and Recommendations: Please be aware that the inspector aims to act in your best interest. Any repair items mentioned in this report should be carefully considered before proceeding with the purchase. For further inspection or to address repair issues mentioned in this inspection report, engaging qualified contractors is recommended. This ensures a comprehensive evaluation and the necessary repairs, maintaining the integrity of the home's electrical system.

Plumbing System

Home Inspector Plumbing Observation Guidelines

Observation Duties: The home inspector is tasked with observing:

Interior Water Supply and Distribution System: This includes piping materials, supports, insulation, fixtures and faucets, functional flow, leaks, and cross-connections.

Interior Drain, Waste, and Vent System: This includes traps, drain, waste, and vent piping, piping supports and pipe insulation, leaks, and functional drainage.

Hot Water Systems: This covers water heating equipment, normal operating controls, automatic safety controls, and chimneys, flues, and vents.

Fuel Storage and Distribution Systems: This includes interior fuel storage equipment, supply piping, venting, supports, and leaks.

Sump Pumps: Observing the operational status and installation.

Reporting Duties: The home inspector shall describe:

Water supply and distribution piping materials.
 Drain, waste, and vent piping materials.
 Water heating equipment.
 Location of the main water supply shutoff device.

The home inspector shall operate:

All plumbing fixtures, including faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

Exclusions from Observation: The home inspector is not required to:

State the effectiveness of anti-siphon devices.
 Determine whether water supply and waste disposal systems are public or private.
 Operate automatic safety controls.
 Operate any valve except water closet flush valves, fixture faucets, and hose faucets.
 Observe water conditioning systems, fire, and lawn sprinkler systems, on-site water supply quantity and quality, on-site waste disposal systems, foundation irrigation systems, spas (except as to functional flow and functional drainage), swimming pools, and solar water heating equipment.
 Observe the system for proper sizing, design, or use of proper materials.

Plumbing Inspection Summary

The plumbing system of the home was inspected using the criteria outlined previously. While the inspector strives to identify all potential issues, some areas may remain unchecked. For instance, the washing machine drain line cannot be fully tested for leaks or its capacity to handle the volume during the drain cycle. In older homes, existing galvanized supply lines or cast iron drain lines may appear functional during inspection but could fail under regular use. Additionally, if the water has been turned off or the home has been unoccupied for a period (such as a vacant home awaiting closing), rust or deposits may accumulate and further obstruct the piping system.

Awareness and Recommendations: Be aware that the inspector aims to act in your best interest. Any repair items mentioned in this report should be carefully considered before proceeding with the purchase. For further inspection or to address repair issues mentioned in this inspection report, it is recommended to engage qualified contractors. This ensures a thorough evaluation and remediation aligned with the home's plumbing needs.

Heating / Central Air Conditioning Home Inspector Heating and Cooling Systems Guidelines

Observation Duties: The home inspector is tasked with observing:

Permanently installed heating and cooling systems including:

Heating equipment.

Central cooling equipment.

Normal operating controls.

Automatic safety controls.

Chimneys, flues, and vents were readily visible.

Solid fuel heating devices.

Heat distribution systems include fans, pumps, ducts, piping with supports, insulation, air filters, registers, radiators, fan coil units, and convectors.

The presence of an installed heat source in each room.

Reporting Duties: The home inspector shall:

Describe the energy source.

Describe the heating equipment and distribution type.

Operate the systems using normal operating controls.

Open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

Limitations: The home inspector is not required to:

Operate heating systems when weather conditions or other circumstances may cause equipment damage.

Operate automatic safety controls.

Ignite or extinguish solid fuel fires.

Observe the interior of flues, fireplace insert flue connections, humidifiers, electronic air filters, or the uniformity or adequacy of heat supply to the various rooms.

Heating and Cooling System Inspection Summary: The heating and cooling system of this home was inspected as per the guidelines above. While the inspector strives to uncover all areas of concern, some areas may remain undetected. The inspection is not meant to be technically exhaustive and does not involve removal and inspection behind service doors or dismantling that could reveal issues typically identified by a licensed heating contractor.

Awareness and Recommendations: Please be aware that the inspector aims to act in your best interest. Any repair items mentioned in this report should be carefully considered before proceeding with the purchase. It is recommended to engage qualified contractors for further inspection or to address repair issues as mentioned in this inspection report. This ensures a comprehensive evaluation and the necessary repairs, maintaining the integrity of the home's heating and cooling systems.

Interiors Home Inspector Interior Observation Guidelines

Observation Duties: The home inspector is tasked with observing:

Walls, ceilings, and floors

Steps, stairways, balconies, and railings

Counters and a representative number of installed cabinets

A representative number of doors and windows

Operational Duties: The home inspector shall:

Operate a representative number of windows and interior doors

Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components

Exclusions from Observation: The home inspector is not required to observe:

Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors
Carpeting
Draperies, blinds, or other window treatments

Interior Inspection Summary: The interior of the home was inspected using the guidelines above. While the inspector makes every effort to identify all areas of concern, some areas may go unnoticed due to limitations such as not moving furniture or inspecting obstructed areas.

Recommendation: Any repair items mentioned in this report should be carefully considered before proceeding with the purchase. It is recommended to engage qualified contractors for further inspection or to address any repair issues mentioned in this inspection report.

Insulation and Ventilation

Home Inspector Insulation and Ventilation Guidelines

Observation Duties: The home inspector is tasked with observing:

Insulation and vapor retarders in unfinished spaces.
Ventilation of attics and foundation areas.
Kitchen, bathroom, and laundry venting systems.
The operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic controls.

Reporting Duties: The home inspector shall:

Describe the insulation present in unfinished spaces.
Note the absence of insulation in unfinished space at conditioned surfaces.
Move insulation where readily visible evidence indicates the need to do so, such as where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches, and at exterior doors.

Limitations: The home inspector is not required to:

Report on concealed insulation and vapor retarders.
Report on venting equipment that is integral to household appliances.

Insulation and Ventilation Inspection Summary: The insulation and ventilation of the home were inspected as per the guidelines above. While the inspector strives to identify all areas of concern, some areas may remain undetected. For instance, the venting of exhaust fans or clothes dryers cannot be fully inspected as bends or obstructions may occur that are not accessible or visible (hidden behind wall and ceiling coverings). Only visible insulation was inspected.

Awareness and Recommendations: Please be aware that the inspector aims to act in your best interest. Any repair items mentioned in this report should be carefully considered before proceeding with the purchase. For further inspection or to address repair issues as mentioned in this inspection report, engaging qualified contractors is recommended. This ensures a comprehensive evaluation and the necessary repairs, maintaining the integrity of the home's insulation and ventilation systems.

Built-In Kitchen Appliances

Home Inspector Built-In Kitchen Appliances Guidelines

Observation and Operation Duties: The home inspector is tasked with observing and operating the basic functions of the following kitchen appliances:

Permanently installed dishwasher, through its normal cycle.
Range, cooktop, and permanently installed oven.
Trash compactor.
Garbage disposal.
Ventilation equipment or range hood.
Permanently installed microwave oven.

Limitations: The home inspector is not required to observe:

Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation.
Non-built-in appliances.

Refrigeration units.

The home inspector is not required to operate:

Appliances that are in use.

Any appliance that is shut down or otherwise inoperable.

Inspection Summary of Built-In Appliances: The built-in appliances of the home were inspected according to the above guidelines. While the inspector makes every effort to identify all areas of concern, some areas may go unnoticed.

Awareness and Recommendations: Please be aware that the inspector aims to act in your best interest. Any repair items mentioned in this report should be carefully considered before proceeding with the purchase. For further inspection or to address repair issues mentioned in this inspection report, engaging qualified contractors is recommended. This ensures a comprehensive evaluation and the necessary repairs, maintaining the functionality and safety of the home's built-in appliances.