



PETER BARTEN HOME INSPECTIONS

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INSPECTION REPORT

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Daniel Lowd

10/22/2026



Inspector

Peter Barten

A handwritten signature in black ink that reads 'Peter Barten'.

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YOUR REPORT:

Thank you for choosing Peter Barten Home Inspections to inspect your new home! Please carefully read your entire Inspection Report. If you have any questions don't hesitate to ask. This report is based on the limited, visual inspection of the accessible components (as identified in the [Oregon Home Inspection Standards of Practice](#)) of the structure at the time of the inspection with a focus on safety and function, not on current building or municipality codes. Further evaluation and bids from qualified, licensed contractors for corrections of any and all recommendations found in this report should be obtained prior to closing. We recommend that you and/or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property.

INSPECTION CATEGORIES

- 1) [Maintenance Items](#) - Primarily comprised of small cosmetic items and simple handyman or do-it-yourself maintenance items. These observations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or Seller-repair item.
- 2) [Recommendations](#) - Most items typically fall into this category. These observations generally require a qualified contractor to evaluate further and repair or replace.
- 3) [Safety Hazards](#) - This category indicates observed items of imminent safety hazards. Immediate corrective action is needed.

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

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MAINTENANCE ITEM

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RECOMMENDATION

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SAFETY HAZARD

- ⊖ 3.1.1 Structural Components - Basements & Crawlspaces: High Moisture Crawl space
- ⊖ 3.1.2 Structural Components - Basements & Crawlspaces: Standing Water
- ⊖ 3.1.3 Structural Components - Basements & Crawlspaces: Animal/Rodent Access
- ⊖ 3.1.4 Structural Components - Basements & Crawlspaces: Crawl space not readily accessible
- ⊖ 3.2.1 Structural Components - Foundation: Signs of Settlement Were Observed
- ⊖ 4.1.1 Exterior & Site - Siding, Flashing & Trim: Damaged siding/ trim
- ⊖ 4.1.2 Exterior & Site - Siding, Flashing & Trim: Possible Asbestos in Fiber Cement Siding
- ⊖ 4.2.1 Exterior & Site - Exterior Doors & Windows: Failed Seal
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- ⊖ 4.5.1 Exterior & Site - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
- ⊖ 4.6.1 Exterior & Site - Walkways, Patios & Driveways: Walkway: Uneven
- ⊖ 5.2.1 Roof - Coverings: Roof: Marginal
- ⊖ 5.3.1 Roof - Roof Drainage Systems: Debris
- ⊖ 5.4.1 Roof - Flashings/Roof Penetrations: Pipe flashing seals are cracked/failed. Replacement is needed
- ⊖ 5.4.2 Roof - Flashings/Roof Penetrations: Missing flashing
- ⊖ 5.4.3 Roof - Flashings/Roof Penetrations: No Step Flashing: Angle flashing
- ⊖ 6.2.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Active leakage
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- ⊖ 6.4.1 Plumbing - Water Heater: Beyond expected service life
- ⊖ 7.4.1 Electrical - Branch Wiring Circuits: Unsecured Wiring Crawl Space
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- ⊖ 9.1.1 Fireplace - Fireplace: EPA No
- ⊖ 9.1.2 Fireplace - Fireplace: Door/glass seal is loose
- ⊖ 9.2.1 Fireplace - Vents, Flues & Chimneys: Stains indicate history of leakage

- 🔑 10.2.1 Interiors - Doors: Door Rubs
- ⊖ 10.3.1 Interiors - Floors: Damaged (General)
- ⊖ 10.3.2 Interiors - Floors: Potential Asbestos in Flooring
- ⊖ 10.5.1 Interiors - Ceilings: Not tested for asbestos
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- 🔑 10.6.1 Interiors - Steps, Stairways & Railings: Old/narrow/steep stairway(s)
- ⊖ 11.3.1 Insulation & Ventilation - Under Floor Insulation: Damaged
- ⊖ 11.4.1 Insulation & Ventilation - Under Floor Crawl Space Vapor Retarder: Vapor Barrier Damaged
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- ⚠️ 12.3.1 Built-in Kitchen Appliances - Range/Oven/Cooktop: No Anti-Tip Bracket
- ⊖ 12.6.1 Built-in Kitchen Appliances - Sink: History of leakage
- ⊖ 13.3.1 Bathrooms - Toilets: Toilet is loose at floor.
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- ⊖ 14.3.1 Wood Destroying Organisms - Conditions Favoring Infestation: History of moisture penetration/leakage
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- ⊖ 14.3.3 Wood Destroying Organisms - Conditions Favoring Infestation: Active leakage

1: INSPECTION DETAILS

Information

General: In Attendance
Client

General: Occupancy
Occupied

**General: Temperature
(approximate)**
54 Fahrenheit (F)

General: Type of Building
Single Family

General: Weather Conditions
Cloudy

2: UTILITY LOCATIONS AND SHUT-OFFS

Information

General: Electric Service Disconnect(s)
Kitchen



General: Gas Shut-Off
Gas Not Present

General: Sewer Cleanout
Not located, Inquire with seller

General: Water Main Valve
Not located, Inquire with the sellers

3: STRUCTURAL COMPONENTS

Information

Basements & Crawlspaces: Crawl space inspection method: Crawl space entered: limited access	Basements & Crawlspaces: Basement/Crawlspace Floor Dirt	Foundation: Type Concrete, Post & Pier
Foundation: Foundation Condition Good, Minimal viewing access	Floor Structure: Type Dimensional Wood Joists, Inaccessible areas	Floor Structure: Sub-floor Plywood, Inaccessible areas
Floor Structure: Condition Good, Very Limited Viewing	Wall Structure: Type Not accessible	Wall Structure: Condition Not accessible
Ceiling Structure: Type Not accessible	Ceiling Structure: Condition Not accessible	Roof Structure: Type Not accessible
Roof Structure: Condition Not accessible		

Limitations

Basements & Crawlspaces INSUFFICIENT CLEARANCE/ACCESS WEST 2/3 OF TYE CRAWL SPACE AREAS Insufficient clearance/access under home. One or more areas were not entered/inspected as a result. Have the under floor crawl space made fully accessible and inspected.
Foundation LIMITED VIEWING The foundation walls are not fully accessible for inspection.
Floor Structure INACCESSIBLE MAJORITY OF UNDER FLOOR AREAS: WEST 2/3 OF HOME Areas of the floor framing were not accessible for inspection. Have all areas made accessible and inspected.

Addition(s)

ADDITION(S) PRESENT

MULTIPLE LOCATIONS

Addition(s) present. Check with the county building/development department regarding permits and inspections.

Recommendations

3.1.1 Basements & Crawlspaces

HIGH MOISTURE CRAWL SPACE

 Recommendation

High levels of moisture were noted in areas of the under floor crawl space. Recommend further evaluation to identify the source of moisture intrusion to prevent damage to the structure.

Recommendation

Contact a qualified professional.

3.1.2 Basements & Crawlspaces

STANDING WATER

 Recommendation

Observed standing water in the under floor crawl space. Standing water can lead to foundation/structural component settlement, mold and rot. Recommend a qualified contractor evaluate and find the source of standing water and make corrections to prevent standing water in the future.

Recommendation

Contact a qualified professional.

3.1.3 Basements & Crawlspaces

ANIMAL/RODENT ACCESS

 Recommendation

Signs of a history of animal/rodent access were observed. Call a pest control pro for services.

Recommendation

Contact a qualified pest control specialist.

3.1.4 Basements & Crawlspaces

CRAWL SPACE NOT READILY ACCESSIBLE

 Recommendation

WEST 2/3 OF CRAWL SPACE AREAS

The under floor crawl space was not readily accessible: Have the under floor crawl space made readily accessible and have the crawl space fully evaluated prior to closing.

Recommendation

Contact a qualified professional.

3.2.1 Foundation

SIGNS OF SETTLEMENT WERE OBSERVED

 Recommendation

MULTIPLE LOCATIONS

The following signs of possible foundation settlement were observed: Uneven floors, doors rub/stick/do not latch. Call a foundation contractor to make further evaluation.

Most of the foundation was not accessible due to insufficient clearance/access at the under floor crawl spaces. Have sufficient clearance made (minimum of 18") and have all areas inspected. Also the exterior perimeter of the foundation was obscured by vegetation and decks.

Recommendation

Contact a qualified professional.

4: EXTERIOR & SITE

Information

Siding, Flashing & Trim: Siding types

Cement Composite Lap, Fiber Cement, T1-11

Siding, Flashing & Trim: Trim Condition

Fair

Exterior Doors & Windows: Exterior Entry Doors

Fiberglass, Wood

Exterior Doors & Windows: Windows Condition

Fair, Old windows

Decks, Balconies, Porches & Steps: Porches & Steps

Composite, Concrete

Soffits & Fascia: Soffit Condition

Not present

Vegetation, Grading, Drainage & Retaining Walls: Vegetation

Maintenance needed

Vegetation, Grading, Drainage & Retaining Walls: Retaining walls Condition

Good

Walkways, Patios & Driveways: Sidewalk Material

Concrete

Walkways, Patios & Driveways: Patios Condition

Not present

Siding, Flashing & Trim: Siding Condition

Fair

Siding, Flashing & Trim: Flashing types

Painted metal, Stainless steel

Exterior Doors & Windows: Doors Condition

Good, Fair

Decks, Balconies, Porches & Steps: Deck/Balcony Type

Attached, Wood Structure, Plastic/Composite Decking, Pavers over plywood: upper balcony

Decks, Balconies, Porches & Steps: Porches/Steps Condition

Good, Fair

Soffits & Fascia: Fascia Type

Wood

Vegetation, Grading, Drainage & Retaining Walls: Grading/Drainage

Improper Drainage

Walkways, Patios & Driveways: Driveway Material

Gravel

Walkways, Patios & Driveways: Sidewalks Condition

Fair

Siding, Flashing & Trim: Trim Types

Wood

Siding, Flashing & Trim: Flashing Condition

Good, Fair

Exterior Doors & Windows: Window Type

Vinyl frame/dual pane, Aluminum Frame: Dual pane

Decks, Balconies, Porches & Steps: Deck/Balcony Condition

Good, Fair

Soffits & Fascia: Soffit Type

No soffit

Soffits & Fascia: Fascia Condition

Good

Vegetation, Grading, Drainage & Retaining Walls: Retaining wall types

Pressure Treated Timbers

Walkways, Patios & Driveways: Driveway Condition

Good

Walkways, Patios & Driveways: Patio Material

Not present

Limitations

Decks, Balconies, Porches & Steps

NO ACCESS UNDERNEATH

LOWER LEVEL DECK

No access under deck/porch. Conditions may exist.

Recommendations

4.1.1 Siding, Flashing & Trim

DAMAGED SIDING/ TRIM

VARIOUS LOCATIONS

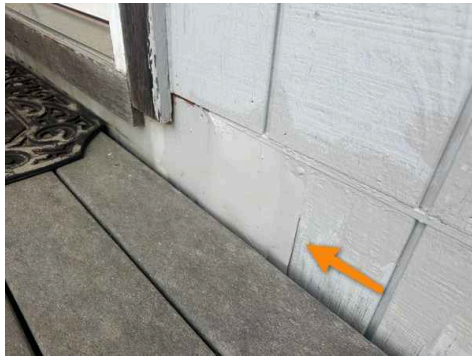
Damaged siding and trim was observed at various locations. Also poor installation details and neglect was observed at multiple locations. The extent of damage was not determined. Call a qualified professional to make further evaluation and repairs as needed.

Recommendation

Contact a qualified professional.



Mushrooms growing out of failed/neglected siding



Improper installation/flashing



Poor installation: not sealed



Failed caulking



Failed/neglected siding



Damaged trim



Failed/damaged siding and trim



Rotted siding/improper manufactured masonry veneer installation



4.1.2 Siding, Flashing & Trim

POSSIBLE ASBESTOS IN FIBER CEMENT SIDING

VARIOUS LOCATIONS

Old fiber cement siding is present under some of the T1-11 siding. The extent of this fiber cement siding present was not determined. Fiber cement siding materials manufactured before the 1980s may contain asbestos fibers. Asbestos poses a health risk if fibers become airborne during disturbance, removal, or deterioration. A qualified environmental professional should perform testing to determine if asbestos is present. If confirmed, specialized abatement contractors must handle any removal or repair work.

Recommendation

Contact a qualified professional.

 Recommendation



Fiber cement siding (Possible asbestos)



Fiber cement siding (Possible asbestos)

4.2.1 Exterior Doors & Windows

FAILED SEAL

MULTIPLE LOCATIONS

 Recommendation

Observed condensation/etching/staining between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

Recommendation

Contact a qualified window repair/installation contractor.

4.2.2 Exterior Doors & Windows

WATER PENETRATION AT DOOR

MASTER BEDROOM AND UPSTAIRS DOOR

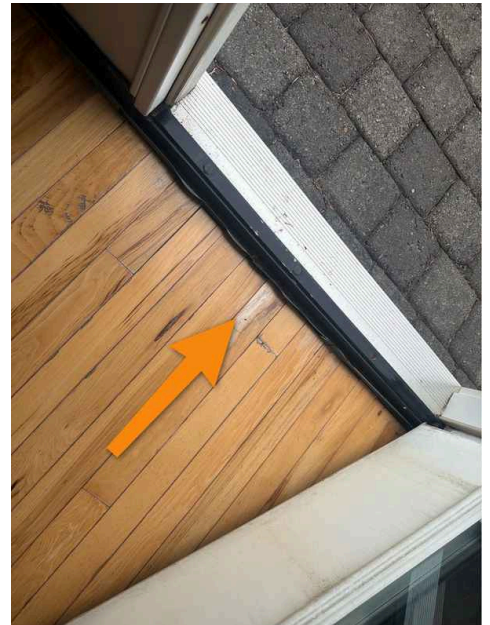
Signs of a history of water penetration were observed at the door. Call a qualified professional to make further evaluation and repairs as needed.

Recommendation

Contact a qualified professional.



Recommendation



4.3.1 Decks, Balconies, Porches & Steps

DECK: SETTLED STRUCTURE

LOWER LEVEL DECK

Signs of settlement of the deck structure were observed. Call a qualified, licensed contractor to make further evaluation.

Recommendation

Contact a qualified professional.



Recommendation

4.4.1 Soffits & Fascia

PAINT/FINISH FAILING

The paint or finish is failing. This can lead to deterioration and rot of the material. Recommend that the fascia be properly prepared and painted / finished.



Recommendation

4.5.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

MULTIPLE LOCATIONS

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified professional regrade so water flows away from home.

Recommendation

Contact a qualified professional.



Recommendation

4.6.1 Walkways, Patios & Driveways

WALKWAY: UNEVEN

MULTIPLE LOCATIONS

The walkway is uneven which presents tripping hazards. Corrections/repairs are recommended for safety.

Recommendation

Contact a qualified professional.



Recommendation

5: ROOF

Information

Coverings: Inspection Method Roof Mounted	Coverings: Roofing Type Architectural Laminated Composite	Coverings: Roofing Condition Fair
Roof Drainage Systems: Roof Drainage Type Metal Gutters	Roof Drainage Systems: Roof drainage Condition Fair	Flashings/Roof Penetrations: Flashing types Galvanized Steel, Painted Metal, Neoprene pipe Jacks
Flashings/Roof Penetrations: Flashing Condition Fair, Poor	Skylights & Chimneys: Skylight Type Not present	Skylights & Chimneys: Skylights Condition Not present
Skylights & Chimneys: Chimney Type Metal	Skylights & Chimneys: Chimney Condition Good	

Limitations

Skylights & Chimneys

FLUE NOT INSPECTED

The interior of the flue was not inspected: This is beyond the scope of this inspection. Have the flue professionally cleaned and inspected prior to use of the solid fuel burning device.

Recommendations

5.2.1 Coverings

ROOF: MARGINAL

 Recommendation

The roof is in marginal condition due to overall age/wear and especially poor installation. Numerous stains throughout the home give evidence for a history of leakage. Replacement is needed now. The potential for hidden damage/rot/mold exists from leakage history.

Recommendation

Contact a qualified professional.



5.3.1 Roof Drainage Systems

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow and proper roof/site drainage.

Recommendation

Contact a qualified handyman.



5.4.1 Flashings/Roof Penetrations

PIPE FLASHING SEALS ARE CRACKED/FAILED. REPLACEMENT IS NEEDED

Pipe flashing seals are cracked/failed and need to be replaced to prevent leakage.

Recommendation

Contact a qualified professional.



5.4.2 Flashings/Roof Penetrations

MISSING FLASHING

VARIOUS LOCATIONS

Missing flashings at numerous locations. This increases the likelihood of water penetration and is a sign of substandard/poor installation of the roof/components. Call a roofing professional to make further evaluation and corrections as needed. Based on the poor condition of the roofing material and other substandard installation issues as well as signs of a history of leakage the roof and all related roof components should be replaced.

Recommendation

Contact a qualified roofing professional.



Recommendation



Incomplete/missing drip flashing



No step flashing



No apron flashing

5.4.3 Flashings/Roof Penetrations

NO STEP FLASHING: ANGLE FLASHING

Step flashings have been omitted and improper full-length angle flashings installed at raked roof/wall transition(s). This is a sign of poor installation, increases the likelihood of water penetration and will likely void manufacturers warranty. Call a qualified licensed roofer to make further evaluation and repairs.

Recommendation

Contact a qualified professional.



Recommendation

6: PLUMBING

Information

General: Water Source

Public

Water Supply, Distribution Systems & Fixtures: Water Main Material

Unknown

Water Supply, Distribution Systems & Fixtures: Water main Condition

Not accessible

Water Supply, Distribution Systems & Fixtures: Distribution Material

Galvanized, PEX, Not fully accessible

Water Supply, Distribution Systems & Fixtures: Distribution Condition

Good, Fair, Very old material

Water Supply, Distribution Systems & Fixtures: Hose Faucets

Fair

Drain, Waste, & Vent Systems: Material

ABS, Cast Iron

Drain, Waste, & Vent Systems: Condition

Good, Very Limited Viewing, Fair/Old

Water Heater: Capacity

40 gallons

Water Heater: Location

Closet

Water Heater: Power Source/Type

Electric 230 volts

Water Heater: Condition

Fair, Old water heater

Water Heater: Floor Pan Installed

No

Water Heater: Seismic Straps Installed:

No

Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Not present

Fuel Storage & Distribution Systems: Gas piping type

Not present

Water Heater: Manufacturer

AO Smith

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Limitations

Water Supply, Distribution Systems & Fixtures

VERY LIMITED VIEWING

Very limited viewing of the plumbing supply lines: Not able to fully verify the condition of this system.

Recommendations

6.2.1 Water Supply, Distribution Systems & Fixtures

ACTIVE LEAKAGE

**Recommendation**

Active leakage was observed at the plumbing supply piping. Call a plumbing contractor to make further evaluation and repairs as needed.

A large pool of standing water is present under the home: this can cause damage/rot/mold. Further evaluation is needed.

Recommendation

Contact a qualified plumbing contractor.



Significant active leakage



Pooling water under home from significant leakage

6.3.1 Drain, Waste, & Vent Systems

DWV PIPING OLD

OLDER PARTS OF HOME

**Maintenance Item**

The drain, waste, vent system is very old and beyond its expected service life. Monitor closely and budget for replacement of the DWV system as well as the main drain.

Recommendation

Recommend monitoring.

6.4.1 Water Heater

BEYOND EXPECTED SERVICE LIFE

**Recommendation**

Water heater is significantly beyond its expected service life: it was manufactured in 1996. Water heaters have a statistical life span of about 12 years. Although it is currently operating as intended we recommend budgeting for replacement in the near future.

Recommendation

Contact a qualified plumbing contractor.

7: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors Below Ground, Copper, 120 Volts, 220 Volts, 200 amp service	Main & Sub Panels & Grounding: Main Panel/Service Disconnect Location Kitchen	Main & Sub Panels & Grounding: Service Amp rating 200 AMP
Main & Sub Panels & Grounding: Panel Type Circuit Breaker	Main & Sub Panels & Grounding: Main panel condition Good	Main & Sub Panels & Grounding: Sub Panel Location Not present
Main & Sub Panels & Grounding: Equipment Disconnect(s) Heat Pump	Main & Sub Panels & Grounding: Sub Panel/disconnect Condition Good	Main & Sub Panels & Grounding: Grounding System Grounding Rod
Branch Wiring Circuits: Branch Wiring Conductors Copper	Branch Wiring Circuits: Branch wiring condition Fair, Very limited viewing	Lighting Fixtures, Switches & Receptacles: Condition Good, Fair
GFCI & AFCI: GFCI: Ground Fault Circuit Interruption Present	Smoke Detectors: Smoke Detector Test Results: Operational	Smoke Detectors: Smoke detector Present? Yes
Carbon Monoxide Detectors: CO detector Present? Yes	Carbon Monoxide Detectors: CO detector Test Results: Operational	

Recommendations

7.4.1 Branch Wiring Circuits

UNSECURED WIRING CRAWL SPACE

MULTIPLE LOCATIONS

Wiring in the under floor crawl space is hanging down, on the ground or generally unsecured/protected. Corrections are needed.

Recommendation
Contact a qualified professional.

 Recommendation



7.5.1 Lighting Fixtures, Switches & Receptacles

UNGROUNDED RECEPTACLE

MULTIPLE LOCATIONS

One or more receptacles are ungrounded. This is typical in older homes that have been partially “upgraded”. Call a licensed electrician to make further evaluation and corrections as needed.

Recommendation

Contact a qualified electrical contractor.



8: HEATING

Information

Equipment: Energy Source Electric 230 v.	Equipment: Heat Type Electric wall space heaters, Split system ducted heat pump	Equipment: Condition Good, Fair
Normal Operating Controls: Operation Operational, Zonal, Accuracy not verified	Presence of Installed Heat Source in Each Room: Heat source in each room? No	

Recommendations

8.2.1 Equipment

HEAT PUMP: RUST/CORROSION

Rust/corrosion was observed at the heat pump. Call a qualified HVAC contractor to service/repair as needed.

Recommendation
Contact a qualified professional.

Recommendation



Major rust/corrosion

8.2.2 Equipment

HEATER NOT OPERATIONAL

UPSTAIRS & DOWNSTAIRS, SOUTH BEDROOM

One or more heaters were not operational.

The heater in the downstairs south bedroom turned on with a wall switch and then glowed red hot until it switched off/failed with the fan never engaging. This is a fire hazard. Call a qualified professional to make further evaluation and repairs as needed.

Recommendation
Contact a qualified professional.

Safety Hazard



Heater glowed red hot then failed

8.3.1 Normal Operating Controls

ZONE NOT OPERATIONAL

UPSTAIRS HEATER

One or more zones were not operational. (May be a bad heater and not the control/thermostat.) Call a qualified, licensed heating contractor to make further evaluation and repairs as needed.

Recommendation

Contact a qualified heating and cooling contractor



8.4.1 Presence of Installed Heat Source in Each Room

HEAT SOURCE NOT PRESENT IN EACH ROOM.

MULTIPLE LOCATIONS

Heat source is NOT present in each room of the home. Call a qualified heating contractor to install an approved heating system in room(s) that do not have heat installed.

Recommendation

Contact a qualified heating and cooling contractor



9: FIREPLACE

Information

Fireplace: Type Wood Stove	Fireplace: Condition Not tested	Fireplace: EPA Certified? Data plate not accessible: unable to verify
Vents, Flues & Chimneys: Flue, Vent type Metal flue	Vents, Flues & Chimneys: Chimney/Flue condition Very limited viewing	Vents, Flues & Chimneys: Damper Does not apply

Limitations

Fireplace

WOOD/ASH PRESENT

Wood/Ash is present in the wood burning device: this limits inspection of the firebox. Have the firebox cleaned out and fully inspected.

Recommendations

9.1.1 Fireplace

 Recommendation

EPA NO

The wood stove does not appear to be EPA or Oregon DEQ certified. The unit will need to be removed and decommissioned in accordance with the Oregon Heat Smart program. [Oregon Heat Smart Program link](#)

Recommendation

Contact a qualified professional.

9.1.2 Fireplace

 Recommendation

DOOR/GLASS SEAL IS LOOSE

The door/glass seal is falling out and may need to be repaired or replaced.

Recommendation

Contact a qualified professional.



9.2.1 Vents, Flues & Chimneys

 Recommendation

STAINS INDICATE HISTORY OF LEAKAGE

Stains near the chimney indicate a history of leakage/water penetration. The potential for hidden damage exists. Further evaluation is recommended.

Recommendation

Contact a qualified professional.



10: INTERIORS

Information

Doors: Interior Door Types

Swing

Floors: Floors Condition

Fair

Ceilings: Ceiling Material

Ceiling Tiles, Suspended Ceiling Panels, Wood, Drywall

Steps, Stairways & Railings: Stairs Condition.

Fair

Countertops & Cabinets: Condition

Good, Normal wear seen

Doors: Doors Condition.

Good

Walls: Wall Material

Drywall, Wallpaper, Newsprint "wallpaper"

Ceilings: Ceiling Condition

Good, Fair

Countertops & Cabinets: Cabinetry

Wood, Plywood

Floors: Floor Coverings

Hardwood, Linoleum, Tile, Vinyl

Walls: Walls Condition

Good

Steps, Stairways & Railings: Handrails Present?

Incomplete

Countertops & Cabinets: Countertop Material

Multiple materials

Recommendations

10.2.1 Doors

DOOR RUBS

Door rubs: Trimming or sanding the door edges is needed to prevent rubbing.

Recommendation

Contact a qualified handyman.



Maintenance Item

10.3.1 Floors

DAMAGED (GENERAL)

The floors had moderate to heavy wear and poor installation especially at wood floors. Repair/replace as needed.



Recommendation

10.3.2 Floors

POTENTIAL ASBESTOS IN FLOORING

DOWNSTAIRS NORTH BEDROOM

Old linoleum flooring is present that may contain asbestos. Asbestos-containing materials pose serious health risks when disturbed or damaged, as inhalation of asbestos fibers can cause respiratory diseases and cancer. Do not attempt removal or renovation without professional assessment. Contact an environmental contractor to test the flooring and determine appropriate remediation or encapsulation options. The extent of the presence of this type of flooring was not determined: it may be present under existing floors.



Recommendation

Recommendation

Contact a qualified professional.

10.5.1 Ceilings

NOT TESTED FOR ASBESTOS

Recommendation

The compressed fiber board ceilings were not tested for asbestos: based on the age of the home you should have these and other components tested for asbestos.

Recommendation

Contact a qualified professional.

10.5.2 Ceilings

STAIN(S) ON CEILING

Recommendation

VARIOUS LOCATIONS

Stain(s) at the ceiling indicates a history of leakage. Source of staining should be determined. The potential for hidden damage exists.



10.6.1 Steps, Stairways & Railings

OLD/NARROW/STEEP STAIRWAY(S)

Maintenance Item

The stairway(s) is steep and has narrow treads. This is typical of older homes. You may want to consult with a qualified, professional regarding upgrading the stairs to a safer design.

Recommendation

Contact a qualified professional.

11: INSULATION & VENTILATION

Information

General: Dryer Power Source
220 Electric

General: Dryer Vent
Direct: through wall

Attic Insulation: Insulation Type
Not accessible

Attic Insulation: Condition
Not accessible

Under Floor Insulation:
Insulation Type
Fiberglass Batt

Under Floor Insulation:
Insulation Condition
Poor

Under Floor Crawl Space Vapor Retarder: Ground Cover Vapor Barrier Present
Incomplete

Under Floor Crawl Space Vapor Retarder: Vapor barrier Condition
Poor, Incomplete

Ventilation: Attic/Roof:
Ventilation Type
Not verified

Ventilation: Attic/Roof:
Ventilation Condition
Marginal, Not able to verify

Bath Fans: Bath Fans
Fan with Light

Bath Fans: Bath fans Condition
Good

Recommendations

11.3.1 Under Floor Insulation

DAMAGED

Insulation appears to have been pulled out and/or damaged by pests. Recommend a qualified insulation contractor evaluate and repair.



11.4.1 Under Floor Crawl Space Vapor Retarder

VAPOR BARRIER DAMAGED

Vapor barrier is damaged or has incomplete coverage in one or more areas. Recommend repair by a qualified professional.

Recommendation

Contact a qualified professional.



11.4.2 Under Floor Crawl Space Vapor Retarder

WATER ON TOP OF THE VAPOR BARRIER

Observed standing water on top of the vapor barrier and/or signs of standing water on top of the vapor barrier. This is not acceptable and should be corrected. Call a wet basement/crawl space contractor to make further evaluation and corrections to prevent standing water from accumulating in the crawl space.

Recommendation

Contact a qualified professional.



11.5.1 Ventilation: Attic/Roof

**ATTIC VENTILATION MARGINAL**

Attic venting appears to be Marginal. Modern standards recommend 1.5 square feet of venting area for every 300 square feet of attic floor space. Lack of proper ventilation can lead to condensation, mold and reduced lifespan of the roofing materials. Recommend a qualified professional evaluate.

Recommendation

Contact a qualified professional.

12: BUILT-IN KITCHEN APPLIANCES

Information

Dishwasher: Dishwasher operational. Yes	Dishwasher: Dishwasher Condition Good	Range/Oven/Cooktop: Range/Oven Energy Source Electric
Range/Oven/Cooktop: Condition Good	Ventilation-Range Hood: Exhaust ventilation Type Vented, Microwave/Hood combo	Ventilation-Range Hood: Condition Good
Refrigerator: Condition Good		

Recommendations

12.3.1 Range/Oven/Cooktop

NO ANTI-TIP BRACKET

 Safety Hazard

No anti-tip bracket is installed. This poses a safety hazard to children. Recommend an approved anti tip bracket be installed for safety.

Recommendation

Contact a qualified handyman.

12.6.1 Sink

HISTORY OF LEAKAGE

 Recommendation

History of leakage was observed under the sink. Damaged cabinet walls/floor noted. Black mold growth was observed. Call a qualified professional to make further evaluation and repairs as needed. The extent of mold growth was not determined.

Recommendation

Contact a qualified professional.



13: BATHROOMS

Information

Sinks: Condition Good	Toilets: Condition Good, Fair	Tub/Shower: Condition Good
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Recommendations

13.3.1 Toilets

TOILET IS LOOSE AT FLOOR.

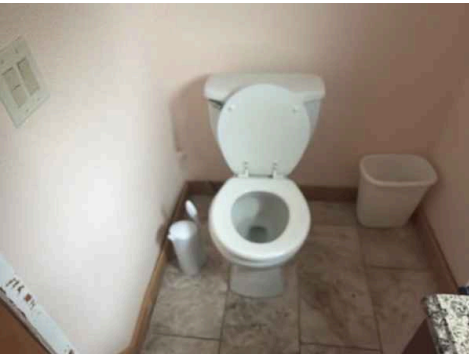
MULTIPLE LOCATIONS

The toilet is loose at the floor: the potential for leakage, damage and mold exists. Call a licensed plumber to make further evaluation and repairs.

Recommendation

Contact a qualified plumbing contractor.

 Recommendation



Toilet: loose at floor



Toilet: loose at floor

14: WOOD DESTROYING ORGANISMS

Information

Wood Destroying Insects Infestation: Signs of Infestation	Wood Destroying Organism (Rot): Wood Decay Fungi Observed?	Conditions Favoring Infestation: Conditions Favoring Infestation
Wood boring beetles	Yes	Vegetation contact, Standing water in the under floor crawl space, History of water penetration

WDO Inspection

This inspection was performed on the basis of visible evidence in readily accessible areas of the main structure for wood destroying insects: termites, carpenter ants, wood boring beetles as well as wood destroying organisms such as wood decay fungi (Rot). This inspection is limited to wood destroying organisms only and does not include common non-wood destroying pests such as rodents, cockroaches or other such pests. This inspection is Non-Invasive. We do not remove fascia, cowlings, move furniture, belongings or other household items to perform the inspection. A condition may exist that is not detectable through normal non-destructive techniques. **Therefore, We can not and do not in any way represent or guarantee the premises to be free from wood destroying organisms or their damage, nor do we represent or guarantee that the total damage for infestation is limited to that disclosed in this report.**

Recommendations

14.1.1 Wood Destroying Insects Infestation

TREATMENT FOR ANOBIID BEETLES

VARIOUS LOCATIONS: SIDING

Call a qualified, pest control company for control of anobiid beetle infestation.

Recommendation

Contact a qualified pest control specialist.

Recommendation



Wood boring beetle exit holes at T1-11 siding

14.2.1 Wood Destroying Organism (Rot)

DAMAGED/ROTTED SIDING/TRIM

VARIOUS LOCATIONS

Damaged siding/trim was observed at multiple locations. Call a qualified, licensed professional to make further evaluation and repairs as needed.

Recommendation

Contact a qualified professional.

Recommendation

14.3.1 Conditions Favoring Infestation

HISTORY OF MOISTURE PENETRATION/LEAKAGE

VARIOUS LOCATIONS

Signs of a history of moisture penetration were observed. Call a qualified, professional to make further evaluation and corrections as needed. The potential for hidden damage exists.

Recommendation

Contact a qualified professional.



Recommendation

14.3.2 Conditions Favoring Infestation

VEGETATION CONTACT

MULTIPLE LOCATIONS

Vegetation is in contact with the home. Trim back all vegetation away from the home: at least 12" of clearance is recommended.

Recommendation

Contact a handyman or DIY project



Maintenance Item

14.3.3 Conditions Favoring Infestation

ACTIVE LEAKAGE

UNDER FLOOR CRAWL SPACE

Active plumbing/drain leakage was observed. A pool of water is present under the leak.

Recommendation

Contact a qualified professional.



Recommendation

STANDARDS OF PRACTICE

Inspection Details

Structural Components

OAR 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.

Exterior & Site

OAR 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.

Roof

OAR 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.

Plumbing

OAR 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 antibackflow 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.

Electrical

812-008-2090- 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; (h) Smoke alarms; and (i) Carbon monoxide detectors. (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 or heat 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.

Heating

OAR 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.

Fireplace

I. The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

II. The inspector shall describe: the type of fireplace.

III. The inspector shall report as in need of correction: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to: inspect the flue or vent system. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep, perate gas fireplace inserts, light pilot flames, determine the appropriateness of any installation, inspect automatic fuel-fed devices, inspect combustion and/or make-up air devices, inspect heat-distribution assists, whether gravity-controlled or fan-assisted, ignite or extinguish fires, determine the adequacy of drafts or draft characteristics, move fireplace inserts, stoves or firebox contents, perform a smoke test, dismantle or remove any component, perform a National Fire Protection Association (NFPA)-style inspection perform a Phase I fireplace and chimney inspection.

Interiors

OAR 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.

Insulation & Ventilation

OAR 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.

Built-in Kitchen Appliances

OAR 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.