Adena Certified Inspections
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Serving Deschutes, Jefferson and Crook Counties - Licensed, Bonded and Insured CCB #157470 OCHI #775

1234 Sample Street, Bend, Oregon

Prepared for Mr. and Ms. Client

Inspected by Bryan Larson P.E.

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Item Check List

Please Read the Report First:

The Item Check List is intended to be brief listing of conditions observed during the home inspection and should not be used as a substitute for detailed descriptions covered in the body of this report. This list should be used as a reminder. Please read the report first.

If a recommendation is made in this report to evaluate, repair or obtain the expertise of a contractor or specialist, the client understands that it is the responsibility of the client to evaluate the items discussed in this report, and to contact, retain at their own expense and understand the findings of this report, and the contractor or specialist before the close of escrow.

Items:

1.0 General Information	- 1.17.1 Utility Services - Septic tank - Inspection beyond scope - Sanitarian
2.0 Grounds	- 2.2.1 Landscaping - Plants on trellis against exterior wall - Rear of garage - 2.4.1 Driveway - Spalling - Concrete contractor? - 2.8.1 Decks - The undersides of the front and rear decks could not be viewed due to low height and skirting - Contractor - 2.21.1 Sprinkler System - Backflow preventer not observed - Plumbing contractor
3.0 Foundation	- 3.7.1 Crawl Space - Fallen subfloor insulation - Various areas - Contractor - 3.11.1 Evidence of rodent activity - Ask seller, exterminator?
4.0 Exterior Walls & Components	- 4.2.1 Cladding - Unsealed gaps - Siding and trim abutments - 4.12.1 Chimney - Interior of flue not observed - Ask seller about maintenance history - Chimney sweep to clean and service if needed
5.0 Roof System	- 5.6.1 Roof Covering - Missing granular material - Numerous areas - Nearing end of life - Roofing contractor?
7.0 Interior	- 7.1.1 Doors - Closing mechanism not installed - Main entry screen door - Contractor - 7.9.1 Wood Stove - Could not determine if recently serviced - Ask seller, chimney sweep? - 7.13.1 Smoke Alarms - Older than ten years on left side of home - Replace with new prior to transfer of ownership - 7.15.1 Carbon Monoxide Alarms - Install on left side of home prior to transfer of ownership
9.0 Bathrooms	- 9.7.1 Ceiling & Walls - Degraded area on lower edge of skylight tunnel - Drywall contractor - Master bathroom - 9.8.1 Toilet - Carpeting installed around toilet - Health hazard - Flooring contractor - Master bathroom
10.0 Plumbing	- 10.12.1 Water Heater - Older unit nearing end of useful life - Plumbing contractor
11.0 Heating/Cooling	- 11.16.1 Ductwork - Disconnected in at least one location near crawl space hatch - HVAC contractor

	- 11.16.2 Ductwork - On ground in crawl space in several locations - HVAC Contractor
12.0 Electrical	- 12.13.1 Switches-Fixtures-Outlets - Cover missing from exterior receptacle - Left front of home - Potential fire and safety hazard - 12.13.2 Switches-Fixtures-Outlets - Weather rated cover not installed on switch on front deck - Potential safety hazard

Report Index

1.0 GENERAL INFORMATION

Client & Site Information:

1.1 Inspection Date:	October 27, 2016 01:00 PM
1.2 Client:	Mr. And Ms. Client Adena@Bendbroadband.com
1.3 Inspection Site:	1234 Sample Street Bend, OR
1.4 Property Opened By:	Clients broker.
1.5 People Present:	Clients Broker. Client.

Building Characteristics:

1.6 Main Entry Faces:	South.
1.7 Estimated Year Built:	1994
1.8 Building Type:	Single Family
1.9 Stories:	One
1.10 House Occupied?	Yes. Please note that the furnishings in the home obscured portions of walls, floors and ceilings, and prevent access to some windows and electrical receptacles. The State of Oregon Standards of Practice for Home Inspections states that furnishings are not to be moved during an inspection.
1.11 Space Below Grade:	Crawl Space

Climatic Conditions:

1.12 Weather:	Overcast. Rain.
1.13 Soil Conditions:	Wet.
1.14 Outside Temperature (F):	40-50

Utility Services:

1.15 Water Source:	Public.
1.16 Sewage Disposal:	• Septic tank. - 1) Inspecting septic systems is beyond the scope of this home inspection. It is recommended that a qualified sanitarian evaluate this system.
1.17 Utility Status:	This home had electric and water service.

Limited Visual Inspection:

1.17 This report was prepared using a limited visual inspection made of visible and accessible areas of the building(s) on the property located at the above mentioned inspection site. The evaluations and observations discussed in this report were made at the time of the inspection. This report should not be construed as a guarantee or warranty of the premises or equipment, or of the future uses thereof.

Age of the Property is a Factor:

1.17 The inspection, by necessity, deals with the existing structure that may have older types of plumbing, wiring or other systems. Although the systems may have met building standards at the time they were installed, it is very probable that they would not meet present standards. To determine the condition of these components for this report, the current requirements were not applied in these types of circumstances.

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Definitions:

1.18 Good: The system or component was installed or was functioning as expected at the time of the inspection.

1.19 Good. However: A portion of the system or component was not installed or was not functioning as expected at the time of the inspection.

1.20 Poor: The system or component was not installed or was not functioning as expected at the time of the inspection.

1.21 Locations: The location descriptions used in this report, left, right or rear, for example, are relative to a person looking at the front door from the exterior of the building. Condition locations within rooms are identified from the rooms entry point.

2.0 GROUNDS

Grading:

2.1 Condition: Flat site. The grade at foundation was acceptable. It is recommended that the crawl space be monitored periodically for excessive moisture.

Landscaping:

2.2 Condition:

- Good. However:
  - 1) A plant on a trellis was installed against the exterior wall located behind the garage. This plant causes moisture to remain in this area for long periods of time. This is conducive to wood rot and other moisture related conditions. These conditions were not observed in the sampled areas viewed at the time of the inspection. It is recommend that this plant a trellis be removed.

2.3

Plant on Trellis - Exterior Wall - Rear of Garage

Driveway:

2.4 Materials & Condition:

- Asphalt and concrete. Good. However:
  - 1) Spalling was observed on the surface of the concrete. This condition will continue to degrade the concrete over time, particularly during wintertime freeze thaw cycles. If this is a concern, it is recommend that a qualified concrete contractor evaluate and address this condition.
  - Note: Settling cracks were observed in the surface of the concrete in various locations. These cracks were not significant at this time.

2.5

Driveway

Left Image **- Driveway**
Right Image **- Spalling - Sample Area Shown**

Walkways/Stoops:

2.6 Materials & Condition:

Concrete. Good.
- Note: Typical setting cracks observed in the surface of the concrete. These cracks were not significant at this time.

2.7

Walkways - Sample Shown

Decks:

2.8 Materials & Condition:

- Good. However:
- 1) The undersides of both of the front and rear decks were obscured by their low height and skirting and could not be viewed. No indications of structural conditions were detected when walking on the surface of these decks. If this viewing condition is a concern, it is recommend that a qualified contractor temporarily remove several deck planks to determine the condition of the deck substructures.

2.9

Front Deck

Rear Deck

Patio-Deck Covers

2.10 Type & Condition:

Shed roof. Fiberglass panels.

2.11

Rear Deck Cover

Stairs-Steps-Landings:

2.12 Condition: Good.

Utility Services:

2.13 Water Source: Public.

2.14 Water Meter Location: The water meter was located in the front yard several feet from the street.

2.15 Electric Service & Condition: Underground service. No reportable conditions were observed. Note that the condition of the underground conductors could not be determined with certainty as they could not be viewed.

2.16 Cable Television Service & Condition: Underground.
- Note: Further evaluation of the cable television service is beyond the scope of this inspection. If this is a concern, recommend a qualified cable television company contractor evaluate and advise.

2.17 Telephone Service & Condition: Underground.
- Further evaluation of the telephone service is beyond the scope of this inspection. If this is a concern, recommend a qualified telephone company contractor evaluate and advise.

2.18 Cable TV, Telephone Grounding Wire: The cable television and the telephone service lines were grounded as expected.

2.19 Sewage Disposal System: Septic System. A private system was installed on the property. Inspection of the septic tank and drainage fields are beyond the scope of this inspection.

Sprinkler System:

2.20 System Condition: The sprinkler system was operated. Water was observed from spray heads located in each of the zones identified by the sprinkler control panel. Note that leakage in the buried piping cannot be readily determined in many cases.

2.21 Backflow Protection:

- - 1) No backflow device was observed for the sprinkler system. This is not in accordance with standard building practices. Note that this device may have been hidden from view by landscaping or debris.
  Backflow devices prevent cross contamination between the water in the sprinkler system, the potable water in the home and the potable water in the delivery system.

An unforeseen change in pressure, such as a water main break or the need to fight a fire, may cause contaminated water to flow backwards in the piping system possibly causing a health hazard. A backflow preventer prevents this backflow condition by preventing the water from flowing backwards in the piping system. Backflow preventer devices are required for all residential sprinkler systems in the State of Oregon.

It is recommend that a qualified plumbing contractor install a backflow device for the sprinkler system on this property.

2.22

Sprinkler System Control Panel

3.0 FOUNDATION

Foundation:

3.1 Foundation - Type: Poured concrete stem wall.

3.2 Foundation Condition Good. No reportable conditions were observed.
- Note: Settlement cracks were observed. These cracks were not significant at this time.

Floor Structure:

3.3 Type: The subflooring was plywood. The floor structure was constructed with wood floor beams supported by wood piers on concrete pads.

3.4 Condition: Good. No reportable conditions were observed.
- Note that the subfloor insulation prevented the underside of the subfloor sheathing from being viewed.

Crawlspace:

3.5 Crawlspace Entrance: The crawl space was accessed through a hatch located in the floor of the master bedroom closet.

3.6 Crawl Space Accessibility: The crawl space was fully accessible. The perimeter and center areas of this space were crawled with some areas being viewed with a high powered light. Note that subfloor insulation prevents adequate viewing of the structure of the subfloor, including portions of the plumbing and electrical conductors. The insulation was pulled

away in areas of interest including perimeter corners and selected plumbing penetrations of the subflooring.

3.7 Subfloor Insulation:

- Good. However:
- 1) Fallen subfloor insulation was observed in various areas throughout the crawl space. As a result, the effectiveness of the subfloor insulation system was compromised in these areas.
It is recommend that a qualified contractor evaluate and address this condition.
- Note: Subfloor insulation was installed as expected. No reportable conditions were observed regarding the viewable portions of this insulation.

3.8 Foundation Bolts:

Foundation bolts were used to secure the framing to the foundation. Good

3.9 Crawlspace Ventilation:

Foundation vents were observed as expected. Determining the adequacy of these vents is beyond the scope of this inspection.
- Note: A sampling of the of the foundation vent screens were viewed. No reportable conditions were observed.

3.10 Vapor Barrier:

A vapor barrier was installed on the soil in the crawl space as expected. This barrier helps to reduce humidity levels in the crawl space by retarding evaporation from the soil.

3.11 Condition:

- - 1) Evidence of rodent activity was observed in the crawl space in various locations. Rodent waste, debris piles and damaged subfloor insulation were observed. This limited visual inspection could not determine if this was an active condition. It is recommend that the seller be asked about this condition. Evaluation by a qualified exterminator may also be a consideration.

3.12

Crawl Space - Sample Areas Shown

Crawl Space - Sample Areas Shown

Fallen Insulation - Various Areas in Crawl Space - Sample Shown

Rodent Waste - Sample Shown

4.0 EXTERIOR WALLS & COMPONENTS

Exterior Cladding:

4.1 Material: Solid wood lap siding.

4.2 Condition:

- Good. However:
- 1) Unsealed gaps were observed at the wood siding and trim abutments on this home in numerous locations. These gaps are necessary to allow for expansion and contraction of the siding during hot and cold temperatures. Should these gaps be sealed with caulking?

The application of caulking in these gaps is a topic of much discussion for siding professionals. Caulking is typically required to be applied to these areas by the siding manufacturers to prevent moisture from entering the area behind the siding. Note that failure to follow the manufacturers installation instructions may void any warrantees for this siding.

However, many siding contractors believe caulking is conducive to wood rot as it can trap moisture in these areas. And painters typically do not apply caulking to these abutments due to cosmetic reasons.

It is recommended that this condition be discussed with a siding contract. Examination of the siding manufacturers installation instructions for this particular

brand of siding is also recommended.
Note that the relatively dry climate here in Central Oregon can be rather forgiving with a condition such as this.

4.3

Unsealed Gaps - Siding and Trim Abutments - Sample Area Shown

Trim:

4.4 Material: Wood.

4.5 Condition: Good.

Soffits & Eaves:

4.6 Condition: Good. No reportable conditions were observed in the soffit and eave areas of the home.

Fascia & Rake Boards:

4.7 Condition: Good. No reportable conditions were observed for the fascia and rake boards installed on this home.

Exterior Doors:

4.8 Condition: Good.

Windows:

4.9 Type & Condition: Vinyl double pane insulated. Good.

Lighting Fixtures:

4.10 Condition: Good. The exterior lights functioned as expected.

Chimney:

4.11 Material: Metal.

4.12 Condition:

- Good. However:
- 1) This limited visual inspection could not adequately view the interior of the chimney flue to determine its condition with certainty. It is recommend that the seller be asked about the service the history of this chimney system. It is recommend that a qualified chimney sweep evaluate this chimney system if this chimney has not been

recently serviced.

4.13

Chimney

5.0 ROOF SYSTEM

Roof Structure:

5.1 Style: Gable.

5.2 Condition: Good.

Roof Covering:

5.3 Roof Covering Material: Composition shingles.

5.4 Roof Access: Walked on roof.

5.5 Cover Layers: There appeared to be one layer of roof covering. Good.

5.6 Covering Status:

- Good. However:
- 1) Granular material was missing from the surface of the shingles in numerous areas. This condition is a normal sign of aging. Good coverage was still present at the time of the inspection. However, the roof covering was nearing the end of its useful life. Evaluation of this condition by a qualified roofing contractor may be a consideration.

5.7

Roof Covering

Roof Covering

Missing Granular Material Numerous Areas - Edges of Shingles - Sample Areas Shown

Exposed Flashings:

5.8 Type & Condition: Metal, rubber and plastic. Good.

Skylights:

5.9 Condition: Good. No reportable conditions were observed.
- Note: Determining if moisture is present between glass panes in the skylights may not be possible due to dirty glass, exterior lighting and temperature conditions. These failed seal conditions may sometimes only be determined immediately after both sides of a skylight have been thoroughly cleaned. Cleaning skylights is beyond the scope of this inspection. If the possibility of a hidden failed seal condition is a concern, recommend the skylights be evaluated by a qualified window contractor following a thorough cleaning.

5.10

Skylights

Gutters & Downspouts:

5.11 Type: Metal. A partial gutter system was observed.

5.12 Condition: Good. No reportable conditions were observed.

Exhaust Fan Venting:

5.13 Condition: Good. The ductwork observed vented out through the upper and lower roof vents. No reportable conditions were observed.

Attic & Insulation:

5.14 Attic Access Location: The attic space was accessed through a hatch located in the ceiling of the hallway.

5.15 Accessibility and Condition: Good. The attic was fully accessible. The attic covered the entire structure of the home.
- Note: Due to the depth of the insulation and the absence of walk boards, the attic space was viewed from the hatch area using a high powered light. Walking or crawling through this attic space would be a safety hazard for the inspector as the insulation obscures viewing of the ceiling joists. A misstep may cause the inspector to fall through the ceiling. Walking or crawling this attic space is also considered to be destructive discovery as these actions disturb the attic insulation. As a result, some areas of this attic space may not be visible from the attic hatch.

5.16 Attic Cavity Description: Crawl through. The attic cavity was not useable for any storage due to its size, framing, and insulation.

5.17 Roof Framing: Truss framing was observed.

5.18 Roof Decking: The roof decking material was oriented strand board sheeting.

5.19 Attic Ventilation: Soffit vents and upper level roof vents were observed as expected. This inspection cannot determine the adequacy of the ventilation provided by these vents.

5.20 Insulation Type and Condition: Blown fiberglass.

5.21 Insulation Factor: An insulation factor of R-38 was observed. This amount of insulation is recommend for this area.

5.22

Attic and Insulation

Attic and Insulation

6.0 GARAGE

Type:

6.1 Type: Built-In. Two car.

6.2

Garage

Exterior Walls:

6.3 Type & Condition: Same as home. Good.

Roof:

6.4 Type & Condition: Same as house. Good

Attic:

6.5 Type & Condition: Good. The attic was fully insulated with blown fiberglass for an insulating factor of R-19. This amount of insulation is recommended for garages in this area.

6.6

Garage Attic and Insulation

Floor:

6.7 Condition: The floor of the garage was not fully visible due to stored items. The viewable portions of this floor were in good condition. Good.

Walls & Ceiling:

6.8 Type & Condition: Drywall. Stored items obscured portions of the walls. The viewable portions of the walls were in good condition.

Garage Door(s) & Operator(s):

6.9 Condition: Good. The door operator was operated and the safety features were exercised.

7.0 INTERIOR

Doors:

7.1 Exterior Doors:

- Good. However:
  - 1) A closing mechanism was expected for the screen door installed on the main entry to the home but none was installed. This condition may allow high wind conditions to damage this screen door. It is recommended that a qualified contractor evaluate and address this condition.

7.2 Interior Doors: Good.

7.3

Closing Mechanism Not Installed - Main Entry Screen Door

Windows Interior:

7.4 Condition: Operation of a representative sampling of the windows was done, as a group they were in good condition.
- Note: Determining if moisture is present between glass panes may not be possible due to dirty windows, exterior lighting and temperature conditions. These failed seal conditions may sometimes only be determined immediately after both sides of a window have been thoroughly cleaned. Cleaning windows is beyond the scope of this inspection. If the possibility of a hidden failed seal condition is a concern, it is recommended that the windows be evaluated by a qualified window contractor following a thorough cleaning.
- Note: Determining the condition of draperies and blinds installed on windows and sliding doors is beyond the scope of this inspection.

Interior Walls:

7.5 Material & Condition: Drywall. Good.

7.6

Interior Views

Ceilings:

7.7 Type & Condition: Drywall. Good.

Floor Covering:

7.8 Type & Condition: Carpet, wood and vinyl. Good.

Wood Stove:

7.9 Type & Condition:

- Prefabricated metal. Free-Standing. Wood pellet. No reportable conditions were observed.
  - 1) The pellet stove manufacturer recommends that this stove be serviced by a qualified chimney sweep every year to maintain their efficiency. It is recommended that the seller be asked about the service history for this unit. It is recommended that a qualified chimney sweep service this unit if it has not been recently serviced.

7.10 EPA Certification?: EPA Certification is not required for pellet stoves.

7.11

Pellet Stove

Lighting Fixtures & Fans:

7.12 Condition: Good. The light fixtures in this home functioned as expected.

Smoke Alarms:

7.13 Comments:

- The hardwired smoke alarm installed on the ceiling on the right side of the home was installed in accordance with Oregon law. This alarm was functional. This alarm was installed in 2014.
  - 1) The hardwired smoke alarm installed on the left side of the home was older than ten years. Oregon law requires that smoke alarms ten years or older must be replaced prior to the transfer of ownership. According to the date stamp, this alarm was manufactured in 1994. This smoke alarm must be replaced prior to the transfer of ownership. Oregon law states that hardwired smoke alarms cannot be replaced with units operated solely by a battery.

7.14

Smoke Alarm Installed on Ceiling of Hallway on Left Side of Home Older than Ten Years

Carbon Monoxide Alarms:

7.15 Comments:

- Good. A carbon monoxide alarm was installed in the hallway near the bedrooms on the right side of the home as expected. This alarm responded to its test button. This alarm was installed in accordance with Oregon law.
  - 1) No carbon monoxide alarm was installed in the hallway near the bedrooms on the left side of the home. This is not in accordance with Oregon law. A carbon monoxide alarm must be installed in the hallway near the bedrooms on the left side of the home prior to the transfer of ownership.

7.16

Carbon Monoxide Alarm - Right Side of Home

8.0 KITCHEN - LAUNDRY

Interior Components:

8.1 Counters & Cabinets: The counters were plastic laminate with a wood trim. The cabinets were wood. Good

8.2 Walls-Ceilings: The walls and ceilings were in good condition

8.3 Floors: The floor covering was vinyl. The floor covering was in good condition

8.4 Windows-Doors: Good.

8.5 Switches - Fixtures - Outlets: Good. GFCI protected receptacles were observed and tested.

8.6

Kitchen

Kitchen Sink:

8.7 Type & Condition: Enamel. Good.

8.8

Sink

Cooktop:

8.9 Type & Condition: Electric. Good.

Oven:

8.10 Type & Condition: Electric. Good.
- Note: Although ovens are operated to determine the status of the heating elements and lights, the self or continuous cleaning operations, cooking functions, clocks, timing devices and thermostat accuracy are beyond the scope of this inspection.

8.11

Oven

Exhaust Fan:

8.12 Type & Condition: Downdraft venting. Part of cooktop. Good.

Refrigerator:

8.13 Condition: Good.
- Note: The refrigerator was operating at the time of the inspection. Testing the adequacy of its operation and determining the condition of the shelving and other interior items, including the operation of ice makers and door dispensers is beyond the scope of this inspection.

8.14

Refrigerator

Dishwasher:

8.15 Condition: Good.
- Note: Although the dishwasher was operated, this inspection cannot determine the adequacy of its operation.

8.16

Dishwasher

Garbage Disposal:

8.17 Condition: Good. The switch, electrical connection, drain gasket and operation of the unit were as expected.

Microwave:

8.18 Microwave: Good. Although the microwave was operated, testing the adequacy of its operation or leakage is beyond the scope of this inspection. If this is a concern, recommend an appliance contractor be contacted.

8.19

Microwave

Laundry:

8.20 Location: The laundry area was located in the garage entry.

8.21 Condition: Good.
- Note: The 220 service was operational.
- Note: A utility sink was observed and operated. This sink and its plumbing fixtures functioned as expected.
- Note: Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be observed. Drain lines and water supply valves serving washing machines are not operated as these valves may be subject to leaking if turned.

8.22

Laundry Area

9.0 BATHROOMS

Master Bathroom:

9.1 Sink(s): Good.

9.2 Vanity(s): Good.

9.3 Toilet: Good.

9.4 Shower: Good.

9.5 Plumbing Fixtures: Good.

9.6 Tub-Shower Walls:

- Good. However:
- 1) Degraded areas were observed on the drywall located in the lower edges of the skylight tunnel located in the master bathroom. It appeared that this damage may have been caused by moisture.
  Based on a visual inspection, it appeared that this moisture was caused by condensation dripping from the underside of the skylight. It was suspected that this condition was most prominent during cold temperatures and hot showers.
  It is recommended that a qualified drywall contractor evaluate and address this condition.

9.7 Ceiling & Walls: Good.

9.8 Floors:

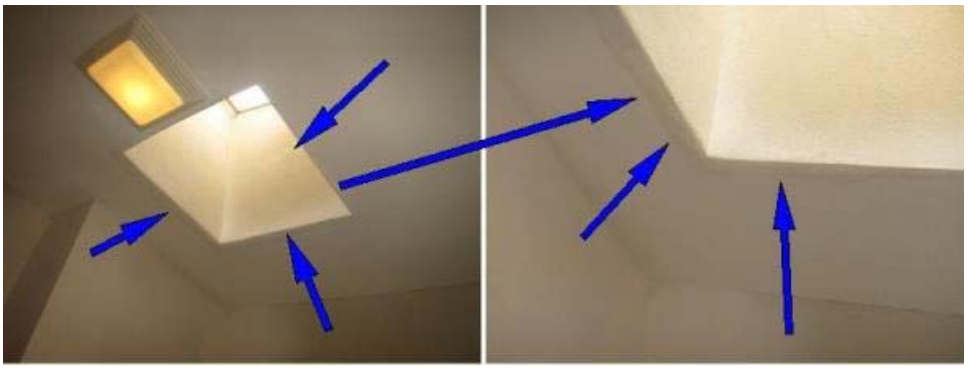
- Good. However:
- 1) Carpeting was installed around the base of the toilet. This condition is not in accordance with current building practices. This carpeting is considered to be a potential health hazard. This carpeting may also retain moisture for extended periods of time. This is conducive to mold and wood rot.
  It is recommended that this carpeting be removed. It is recommended that a qualified flooring contractor evaluate and address this condition.

9.9 Exhaust Fan(s): Good. An exhaust fan was installed in this bathroom. This fan was functional.
- Note: Determining the air flow rates provided by exhaust fans is beyond the scope of this inspection

9.10

Master Bathroom

Carpeting Installed in Toilet Area



Degraded Finish - Lower Edges of Skylight Tunnel in Master Bathroom

Hall Bathroom:

9.11 Sink(s):	Good.
9.12 Vanity(s):	Good.
9.13 Toilet:	Good.
9.14 Bathtub Shower Combination:	Good.
9.15 Plumbing Fixtures:	Good.
9.16 Tub-Shower Walls:	Good.
9.17 Ceiling & Walls:	Good.
9.18 Floors:	Good.
9.19 Exhaust Fan(s):	Good. An exhaust fan was installed in this bathroom. This fan was functional. - Note: Determining the air flow rates provided by exhaust fans is beyond the scope of this inspection

9.20

Hall Bathroom

10.0 PLUMBING

Main Line:

10.1 Material: Copper pipe.

10.2 Condition: Good.
- Note: The main valve for the water supply was not tested. These valves may leak at the handle area when operated. No leakage was observed at this location at the time of this inspection.

Supply Lines:

10.3 Material: Copper pipe.

10.4 Condition: Good.
- Note: Large sections of the supply line system were obscured by the subfloor insulation in the crawl space and the walls of the home and could not be viewed.

Waste Lines:

10.5 Material: Plastic.

10.6 Condition: Good.
- Note: The accessible portions of the waste lines are observed throughout the home unless otherwise specified. A major portion of the waste lines cannot be viewed as they are located behind walls, under floors and in ceilings, for example. This limited visual inspection looks for evidence of moisture in these obscured sections of the waste line system during the inspection of the interior walls, floors and ceilings of the home. Note also, that depending on the volume and duration, leakage can go undetected for long periods of time inside a wall, ceiling or floor.

Hose Bibs:

10.7 Operation: The hose bibs were operated. Good.

Water Heater:

10.8 Location: This water heater was located in the garage.

10.9 Type: Electric.

10.10 Approximate Installation Year: 1994

10.11 Size: 50 Gallons

10.12 Condition:

- Good. However:
  - 1) The average life of a water heater in the United States is between 8 and 12 years. However, due to the high quality of the water supply in Central Oregon, water heaters 25 to 30 years old are not uncommon in this area. Please note that this heater may fail at any time. If this is a concern, recommend a qualified plumbing contractor install a new unit.
  - Note: The Temperature Pressure Relief (TPR) valve was observed as expected. TPR valves are not operated as this safety device may be subject to leakage if activated.

10.13

Water Heater

11.0 HEATING - AIR CONDITIONING

Heating System - Furnace:

11.1 Type:	Electric forced air furnace.
11.2 Location:	The furnace was located in the garage.
11.3 Approximate Installation Year:	1994
11.4 Filter Location & Condition:	The filter compartment was located inside the top of the furnace housing. The filter was in good condition.
11.5 Heating System Condition:	Good. According to the service record attached to the front of the furnace, this furnace was recently serviced in November of 2015. - Note: that removing panels to view the heating element area of an electric furnace is beyond the scope of this inspection. - Note: Calculations to determine if the heating system is property sized for the home are beyond the scope of this inspection. If this is a concern, recommend a qualified Heating, Ventilating and Air Conditioning (HVAC) contractor evaluate and advise.

11.6

Furnace


Left Image **- Location of Filter**
Right Image **- Filter**

Heat Pump:

11.7 Type:	Central. Split system.
11.8 Approximate year installed::	1994
11.9 Power Source:	220 Volt. An electrical disconnect panel was observed near the exterior condenser unit.
11.10 Air Temperature Rise:	19 Degrees. Good. This value falls within the temperature range expected.
11.11 Condensate Line:	A condensate line was observed and installed as expected.
11.12 Normal Controls:	Good
11.13 Condition:	Good. - Note: Calculations to determine if the heat pump system is property sized for the home are beyond the scope of this inspection. If this is a concern, recommend a qualified Heating, Ventilating and Air Conditioning (HVAC) contractor evaluate and advise.

11.14

Compressor Unit - Heat Pump

Ductwork:

11.15 Type: Insulated sheet metal and flexible round.

11.16 Condition:

- Good. However:
  - 1) Ductwork was disconnected in at least one location in the crawl space near the crawl space access hatch area. This condition affects the efficiency of the heating and cooling systems in this home. It is recommended that a qualified HVAC contractor evaluate and address this condition.
  - 2) Ductwork was on the ground in the crawl space in several locations. This is not in accordance with standard building practices. Under certain conditions this condition may be conducive to mold and may also be attractive to rodents. It is recommended that a qualified Heating, Ventilating and Air Conditioning (HVAC) contractor evaluate and address this condition.
  - Note: Air flow was detected at all the accessible registers. Determining the adequacy of the air flow through the accessible registers is beyond the scope of this inspection.

11.17

Disconnected Duct Near Crawl Space Hatch Area in Crawl Space

Ductwork on Ground - Various Areas - Sample Shown

12.0 ELECTRICAL SYSTEM

Service:

12.1 Type & Condition: Underground 200 Amp Service. Good.

Electrical Panel 1:

12.2 Location: The electrical panel was located on the exterior of the home.

12.3 Accessibility: Good. This panel was readily accessible.

12.4 Description: Main electrical panel equipped with breaker type fusing.

12.5 Conductor Types: Good. The feeder conductors appeared to be 4/0 gauge aluminum and the branch line conductors were copper as expected.

12.6 Main Breaker: Good. A main breaker was observed in this panel as expected. The main breaker is used to turn off power to this panel. Operating this breaker is beyond the scope of this inspection.

12.7 Panel Box: Good.

12.8 Breakers & Conductors: Good. The breaker amperage sizes were appropriately matched to the gauge of the conductors they served.

12.9 Labeling: Good. All the breakers in this panel were clearly labeled with the location of the circuits they served. Note that verifying the accuracy of these labels is beyond the scope of this inspection.

12.10 Grounding: Good. A grounding conductor was observed in this panel. This conductor terminated at a concrete encased grounding electrode (UFER) located in the wall located below this panel.
- Note: The termination point for the grounding conductor was not observed.

12.11

Main Electrical Panel - Exterior of Home

Branch Conductors:

12.12 Condition: Good. No reportable conditions were observed.

Switches-Fixtures-Receptacles:

12.13 Condition:

- A representative sampling of switches and electrical receptacles were tested. Based on this sampling the switches and electrical receptacles throughout the house were in good condition. However:
  - 1) The cover was missing from the exterior receptacle located on the right front of the home. This is a potential fire and safety hazard. It is recommended that a new weather rated cover be installed on this receptacle.
  - 2) A weather rated cover was expected but not installed on the light switch installed on the front deck. This condition is a potential safety hazard. It is recommended that a weather rated cover be installed on this switch.
  - Note: Ground Fault Circuit Interrupter (GFCI) protection was observed and tested for the receptacles located in the bathrooms, kitchen, laundry area, garage and exterior of the home. These GFCI were in good condition.

12.14

Left Image **- Damaged Weather Rated Cover - Left Front of Home**
Right Image **- Weather Rated Cover Not Installed - Switch on Front Deck**