

Perfection Inspection, Inc

Rochelle Makela-Goodman

**Property Address:
4260 Barrett St S
Salem OR 97302**



1/30/2026

Jim Allhiser

CCB#179533 OCHI#916

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

**1160 31st CT
Salem, OR 97304
503.508.4321 jallhiser@PerfectionInspectionInc.com**

J.C. President



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Date: 1/30/2026	Time: 01:00 PM	Report ID: 20260130-4260-Barrett-St-S
Property: 4260 Barrett St S Salem OR 97302	Customer: Rochelle Makela-Goodman	Real Estate Professional: Melina Tomson Tomson Burnham

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be fully read and understood. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered.

Inspected = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present = This item, component or unit is not in this home or building.

 **Repair or Replace** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

 **Safety** = This item or component has shown evidence of significant safety issues that may adversely affect the building and/or its occupants. Repair or replacement of the item or component is highly advised.

 **Monitor** = This item, component or unit is currently functioning correctly however it may be vulnerable. Attention should be paid to this item, component or unit and may need to be maintained, repaired, or replaced to ensure proper operation.

 **Normal Routine Maintenance** = This item, component or unit is something that is for your information or that will need to be routinely improved, reapplied, or updated as a course of normal wear.

Standards of Practice:

Oregon State Standards of Practice

In Attendance:

Vacant (inspector only)

Type of building:

Single Family (1 story)

Approximate Year Built:

1976

Temperature:

Below 60

Weather:

Cloudy, Light Rain

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Radon Test:

No

Repair Summary

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The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the building. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 ROOF COVERINGS

Inspected, Repair or Replace



(1) Moss noted on the shaded sections of the roof. Moss is best treated chemically annually with as little disturbance to the shingles as possible.

Refer here for more information: <http://salemoregonhomeinspector.com/2011/01/13/i-have-moss-all-over-my-roof-now-what/>



(2) The debris that was on the roof should be removed. The debris can cause damage if left in place and shorten the roof's life. No comment can be offered on the condition of the roofing under the debris. A qualified, person should carefully remove debris as necessary.



(3) The ridge shingles were damaged. The damaged shingles should be replaced as soon as possible. A qualified contractor should inspect and repair as needed.



(4) The tree limbs that were in contact with roof or hanging near roof should be trimmed. The surface of the roofing may be damaged under the branches. This issue should be repaired by a licensed professional contractor.

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected, Repair or Replace



The plumbing vent pipe flashing(s) need repair/replacement around the perimeter of pipe where boot flanges have failed. A qualified, licensed professional should examine and correct as necessary

1.3 ROOF DRAINAGE SYSTEMS

Inspected, Repair or Replace

-  (1) The downspouts need to carry water at least 10 feet away from the building at the front, rear and sides of the building. A licensed professional contractor should repair this issue. Allowing excess storm water to dump near the building can contribute to water in the crawlspace, structure/siding deterioration and structural movement.
-  (2) The gutters appear to leak at the seams on the front and rear. I recommend cleaning and apply gutter sealant or epoxy.

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

-  Paint was worn on siding. The building should be properly prepped and painted to preserve the building envelope.

2.1 DOORS (Exterior)

Inspected, Repair or Replace

-  The access door to the crawlspace was deteriorated. I recommend repair as needed.

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

-   (1) Large trees were close to the building. Most home owners insurance companies expect you to employ a licensed tree service at least every three years. You should strongly consider routine trimming/removal by a licensed professional arborist.
-  (2) The concrete drive and asphalt drive at the front of the building was uneven, and could be a tripping hazard. Further deterioration can occur if not repaired. A qualified contractor should inspect and repair as needed.
-  (3) The walkway at the front of the building was loose, uneven, and can be a tripping hazard. A fall or injury can occur if not corrected. A qualified contractor should inspect and repair as needed.

2.5 EAVES, SOFFITS AND FASCIAS

Inspected, Repair or Replace

-  The soffit panel at eave on the front main entrance of the building (refer to picture(s)) shows evidence of moisture absorption. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.

3. Garage

3.3 GARAGE DOOR (S)

Inspected, Repair or Replace

-  The human door at the left side (facing front from the inside) was "cloudy," moisture trapped between the panes. This should be repaired/replaced. A qualified contractor should inspect and repair as needed.

3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE BUILDING

Inspected, Repair or Replace

-  The door between the home and the garage should have new weather stripping installed.

3.5 GARAGE DOOR OPERATORS

Inspected, Repair or Replace

-   The automatic opener for garage door at the front of the building will not reverse when met with resistance. This is considered unsafe and needs correcting. A qualified contractor should inspect and repair as needed.

4. Interiors

4.0 CEILINGS

Inspected, Repair or Replace

-  The drywall on the ceiling reveals water stains which appears to be from water leaks at the hall bath. The thermal camera and moisture meter were used and they did not indicate a current leak at the time of the inspection. I recommend monitoring this issue to determine if repairs are necessary.

4.6 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

-  (1) Windows were cloudy (moisture trapped between the panes) . In order to correct the cloudy appearance of glass, a replacement of glass pane or the unit will be necessary. A qualified contractor should inspect and repair as needed.
-  (2) The windows were not low enough to be considered egress windows at the bedrooms. This may be a safety concern if a window is needed to escape fire. A qualified contractor should inspect and repair as needed.

5. Structural Components

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Inspected, Repair or Replace

-  The wood/cellulose construction debris should be removed from the crawlspace. The excess wood that is under the building can be an excellent home base for wood destroying organisms, allowing them to multiply. When the wood runs out or the wood destroying organisms start looking for more they may look to your building. In general all pieces large enough to be caught in a garden rake should be removed.

6. Plumbing System

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected, Repair or Replace

-  (1) The waste line was leaking at the kitchen sink. Repairs are needed. I recommend a licensed plumber inspect further and repair as necessary.
-  (2) The plumbing waste line leaked at the master bath sink. Repairs are needed. I recommend a licensed plumber inspect further and repair as necessary.
-  (3) You should strongly consider having the sewer line scoped. Issues with the main underground waste line can be common and the repairs can be costly. The main under ground soil pipe could not be viewed and was not inspected.

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace

-  (1) The outside water faucets do not have vacuum-breakers (anti-siphon valves) installed at the front and rear. The valves prevent harmful liquids from entering your water system and should be installed to improve the safety of the building. A qualified licensed plumber should repair or correct as needed.
-  (2) The supply line had a "dead leg," present under the kitchen sink. Dead legs are short sections of piping that do not allow water to circulate and may collect harmful bacteria <http://www.buellinspections.com/dead-legs-might-not-kill-you-but-they-can-make-you-sick/>. A qualified licensed plumber should repair or correct as needed.

Oregon building codes also advises against dead legs: <https://www.oregon.gov/bcd/codes-stand/Documents/interp-22-01-dead-legs.pdf>

-  (3) The shower doors were missing at the master bath. Repairs are needed A qualified, licensed professional contractor should repair as necessary.

6.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Inspected, Repair or Replace

-  The gas line did not have a proper sediment trap at the water heater. This improper installation should be repaired promptly by a licensed professional contractor.

7. Electrical System

7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected, Repair or Replace

-  (1) The main panel has open knock outs in the inside of the panel. This condition could allow pests to enter the panel and should be repaired by a licensed professional electrician.
-  (2) The main aluminum conductors did not appear to have anti-oxidant paste. This paste is especially important on aluminum to prevent early oxidation, and corrosion. Some wire manufactures do not specify the use of the anti-oxidant however the brand of the wire can not be determined. A qualified, licensed electrician should examine the lugs, tighten if necessary and apply the anti-oxidant paste.

7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the building, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

-  (1) The light fixtures did not work in various locations. This is for your information. Check the bulbs first and if the bulbs are not the issue an electrician should be consulted.
-  (2) Loose wire ends noted in the garage and under the kitchen sink. Wiring that is no longer in use should be either **completely removed or properly terminated with wire nuts, in a properly secured junction box with a cover.** A licensed professional electrician should either remove or properly terminate the wire end with wire nuts and a capped electrical box.
-  (3) One loose wire splice needs placing inside a box with a cover-plate above the Kitchen in attic. Electrical issues are considered a hazard until repaired. I recommend a qualified licensed electrician correct.
-  (4) The light fixture was missing glass at the dining room. This is for your information. I recommend repair as needed.

7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected, Repair or Replace

-  The addition of GFCI's to the building in the exterior, bathrooms, garage and kitchen would be a wise modern safety update.

Please see this publication for more information: https://www.cpsc.gov/s3fs-public/099_0.pdf

7.7 SMOKE DETECTORS

Inspected, Repair or Replace

-  The smoke detector(s) were older than 10 years and were originally wired-in. Smoke detectors that were once wired-in must be replaced with wired-in units equipped with a hush feature and a battery back up. Replacing a wired-in unit with a solely battery operated model is not acceptable. A qualified contractor should inspect and repair as needed.

Refer to the state rule for more information: [\(ORS 479.260\)](#)

7.8 CARBON MONOXIDE DETECTORS

Not Present, Repair or Replace

-  There was no carbon monoxide detector found in home. It is recommended that one per bedroom or at least one within 15 feet of the bedroom doors be installed according to the manufacturer's

instructions. Since April 1st 2011 carbon monoxide alarms have been required when homes are sold.

<http://www.oregon.gov/osp/SFM/Pages/CommedCOProg.aspx>

8. Heating / Central Air Conditioning

8.0 HEATING EQUIPMENT

Inspected, Repair or Replace

-  **The gas furnace was very old will fire, but frequently cycles on and off and but appearance of flame(s) indicate the probable end of its useful life. A more thorough inspection by a qualified contractor is needed. A qualified HVAC person should inspect further and repair or replace as needed.**

8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected, Repair or Replace

-   The filter was clogged and dirty. The filter needs to be replaced. I recommend repair or replace as needed using a qualified person. Generally filters should be cleaned/replaced every one to two months.

Please refer to this post for more information: <http://salemoregonhomeinspector.com/2009/07/11/kill-your-heating-system-one-month-at-a-time/>

8.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Inspected, Repair or Replace

-  The vent pipe for gas furnace and gas water heater needs a 1 inch clearance from combustibles in the attic. This is a safety issue and should be repaired. I recommend a qualified licensed heat contractor inspect further and repair as needed.

9. Insulation and Ventilation

9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Inspected, Repair or Replace

-  The vapor retarder (plastic) on the crawlspace ground was deteriorated. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. A qualified, licensed professional should install a new layer of 6 mill. black plastic vapor retarder where needed.

9.5 RADON MITIGATION SYSTEM

Not Present, Repair or Replace

-   You should strongly consider testing this building for radon. Since 2011 radon mitigation systems have been a building code required in many counties around Oregon.

Please go here for more information: <http://perfectioninspectioninc.com/radon/>

Inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Inspectors are not required to: Offer warranties or guarantees of

any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Safety Issues



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The following items or discoveries indicate that these systems or components that indicate **dangerous** or possible **seriously hazardous conditions**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the building. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

3. Garage

3.5 GARAGE DOOR OPERATORS

Inspected, Repair or Replace



The automatic opener for garage door at the front of the building will not reverse when met with resistance. This is considered unsafe and needs correcting. A qualified contractor should inspect and repair as needed.

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Monitor

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The following items or discoveries indicate that these systems or components that **warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the building. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 ROOF COVERINGS

Inspected, Repair or Replace

-  (5) The sloped roofing was showing signs of wear and may require an active maintenance schedule to ensure performance. Issues such as missing granules, exposed fiberglass, cracked, or damaged shingles and exposed fasteners can be individually repaired as needed. You should consider replacement of the roof within the next 5-10 years.

4. Interiors

4.2 FLOORS

Inspected, Monitor

-  The carpet in the bathroom may conceal damage to the flooring. The inspection of the floor structure under the carpet was very limited and there is a chance that there is damage to the flooring under the surface that could not be observed at the time of the inspection. This area should be monitored and repaired if necessary.

6. Plumbing System

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace

-  (4) The refrigerator ice/water supply line could not be observed/inspected. The refrigerator was not moved and this valve/piping could not be observed at the time of the inspection. This valve/piping should be carefully monitored as leakage can cause damage.

8. Heating / Central Air Conditioning

8.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Inspected, Monitor



Due to the limited view of the flue it is suggested that, before the heating season, you contract a qualified, professional chimney sweep to inspect the flue.

9. Insulation and Ventilation

9.5 RADON MITIGATION SYSTEM

Not Present, Repair or Replace



You should strongly consider testing this building for radon. Since 2011 radon mitigation systems have been a building code required in many counties around Oregon.



Please go here for more information: <http://perfectioninspectioninc.com/radon/>

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Normal Routine Maintenance

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The following items or discoveries indicate that these systems or components that are showing signs of **normal wear** and are part of **normal routine homeowner maintenance**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the building. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 ROOF COVERINGS

Inspected, Repair or Replace

-  (1) Moss noted on the shaded sections of the roof. Moss is best treated chemically annually with as little disturbance to the shingles as possible.

Refer here for more information: <http://salemoregonhomeinspector.com/2011/01/13/i-have-moss-all-over-my-roof-now-what/>

-  (2) The debris that was on the roof should be removed. The debris can cause damage if left in place and shorten the roof's life. No comment can be offered on the condition of the roofing under the debris. A qualified, person should carefully remove debris as necessary.

2. Exterior

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

-  (1) Large trees were close to the building. Most home owners insurance companies expect you to employ a licensed tree service at least every three years. You should strongly consider routine trimming/removal by a licensed professional arborist.

8. Heating / Central Air Conditioning

8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected, Repair or Replace

-   The filter was clogged and dirty. The filter needs to be replaced. I recommend repair or replace as needed using a qualified person. Generally filters should be cleaned/replaced every one to two months.

Please refer to this post for more information: <http://salemoregonhomeinspector.com/2009/07/11/kill-your-heating-system-one-month-at-a-time/>

9. Insulation and Ventilation

9.5 RADON MITIGATION SYSTEM

Not Present, Repair or Replace

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1. Roofing

The inspector shall observe: roof covering; roof drainage systems; flashings; skylights, chimneys, and roof penetrations; and signs of leaks or abnormal condensation on building components. The inspector shall: describe the type of roof covering materials; and report the methods used to observe the roofing. The inspector is not required to: walk on the roofing; or observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Approximate age of roof

Styles & Materials

Roof Covering: Composition Asphalt/Fiberglass	Viewed roof covering from: Walked roof	Sky Light(s): None
Chimney (exterior): Metal Flue Pipe		

Inspection Items

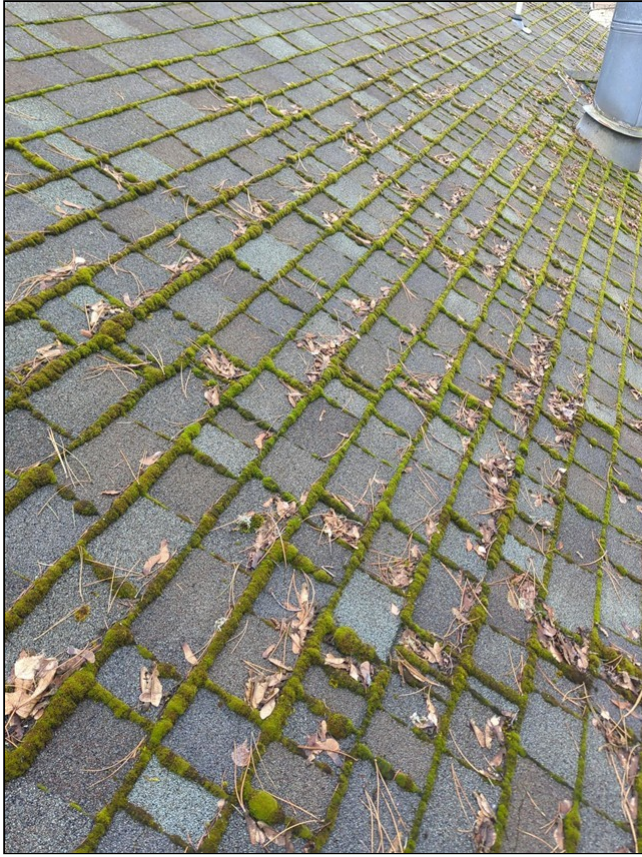
1.0 ROOF COVERINGS

Comments: Inspected, Repair or Replace



(1) Moss noted on the shaded sections of the roof. Moss is best treated chemically annually with as little disturbance to the shingles as possible.

Refer here for more information: <http://salemoregonhomeinspector.com/2011/01/13/i-have-moss-all-over-my-roof-now-what/>



1.0 Item 1(Picture)

 (2) The debris that was on the roof should be removed. The debris can cause damage if left in place and shorten the roof's life. No comment can be offered on the condition of the roofing under the debris. A qualified, person should carefully remove debris as necessary.



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)

- 🔧 (3) The ridge shingles were damaged. The damaged shingles should be replaced as soon as possible. A qualified contractor should inspect and repair as needed.



1.0 Item 5(Picture)

- 🔧 (4) The tree limbs that were in contact with roof or hanging near roof should be trimmed. The surface of the roofing may be damaged under the branches. This issue should be repaired by a licensed professional contractor.



1.0 Item 6(Picture)

- 🔍 (5) The sloped roofing was showing signs of wear and may require an active maintenance schedule to ensure performance. Issues such as missing granuals, exposed fiberglass, cracked, or damaged shingles and exposed fasteners can be individually repaired as needed. You should consider replacement of the roof within the next 5-10 years.



1.0 Item 7(Picture)



1.0 Item 8(Picture)

1.1 FLASHINGS

Comments: Inspected

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected, Repair or Replace

🔧 The plumbing vent pipe flashing(s) need repair/replacement around the perimeter of pipe where boot flanges have failed. A qualified, licensed professional should examine and correct as necessary



1.2 Item 1(Picture)

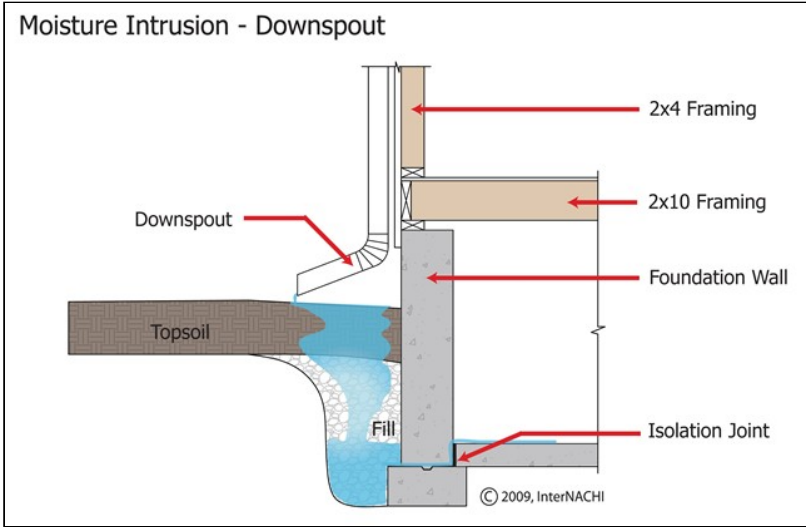


1.2 Item 2(Picture)

1.3 ROOF DRAINAGE SYSTEMS

Comments: Inspected, Repair or Replace

🔧 (1) The downspouts need to carry water at least 10 feet away from the building at the front, rear and sides of the building. A licensed professional contractor should repair this issue. Allowing excess storm water to dump near the building can contribute to water in the crawlspace, structure/siding deterioration and structural movement.



1.3 Item 1(Picture)

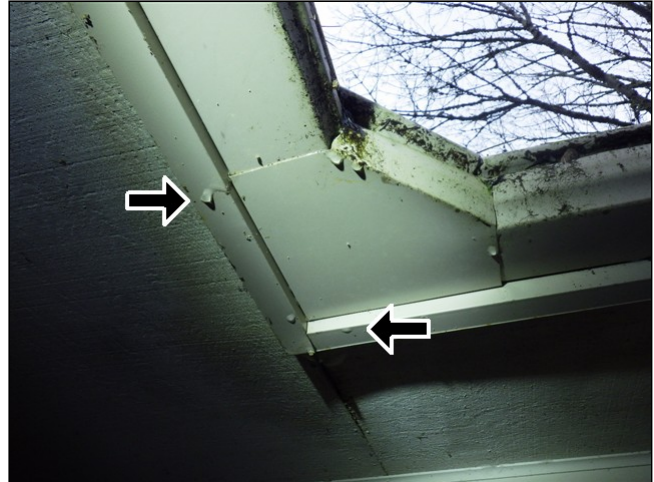


1.3 Item 2(Picture)

- 🔧 (2) The gutters appear to leak at the seams on the front and rear. I recommend cleaning and apply gutter sealant or epoxy.



1.3 Item 3(Picture)



1.3 Item 4(Picture)

The roof of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to not be leaking during the inspection and weather conditions. Our inspection makes an attempt to find leaks but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The inspector shall observe: 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; and vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The inspector shall: describe wall cladding materials; operate all entryway doors and a representative number of windows; operate garage doors manually or by using permanently installed controls for any garage door operator; report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and probe exterior wood components where deterioration is suspected. The 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 (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); detached buildings or structures; or presence or condition of buried fuel storage tanks. The inspector is not required to: move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style: Lap	Siding Material: Wood	Exterior Entry Doors: Composite
Driveway/Parking Area: Concrete Asphalt	Retaining wall that Affects the Building: None	

Inspection Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Inspected, Repair or Replace

 Paint was worn on siding. The building should be properly prepped and painted to preserve the building envelope.



2.0 Item 1(Picture)

2.1 DOORS (Exterior)
Comments: Inspected, Repair or Replace

🔧 The access door to the crawlspace was deteriorated. I recommend repair as needed.



2.1 Item 1(Picture)

2.2 WINDOWS

Comments: Inspected

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected, Repair or Replace



(1) Large trees were close to the building. Most home owners insurance companies expect you to employ a licensed tree service at least every three years. You should strongly consider routine trimming/removal by a licensed professional arborist.



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)



2.4 Item 4(Picture)

🔧 (2) The concrete drive and asphalt drive at the front of the building was uneven, and could be a tripping hazard. Further deterioration can occur if not repaired. A qualified contractor should inspect and repair as needed.



2.4 Item 5(Picture)

-  (3) The walkway at the front of the building was loose, uneven, and can be a tripping hazard. A fall or injury can occur if not corrected. A qualified contractor should inspect and repair as needed.



2.4 Item 6(Picture)

2.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected, Repair or Replace

-  The soffit panel at eave on the front main entrance of the building (refer to picture(s)) shows evidence of moisture absorption. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.



2.5 Item 1(Picture)



2.5 Item 2(Picture) Moisture meter confirming current leakage.

The exterior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

The inspector shall observe: walls, ceiling, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows. The inspector shall: operate garage doors manually or by using permanently installed controls for any garage door opener; and 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. The inspector is not required to observe: paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; carpeting; or screens, draperies, blinds, or other window treatments.



Styles & Materials

Garage Door Type: One automatic	Garage Door Material: Metal Insulated	Auto-opener Manufacturer: CHAMBERLAIN
Did the Garage Door Opener Reverse when met with Resistance?: No		

Inspection Items

- 3.0 GARAGE CEILINGS
Comments: Inspected
- 3.1 GARAGE WALLS
Comments: Inspected
- 3.2 GARAGE FLOOR
Comments: Inspected
- 3.3 GARAGE DOOR (S)
Comments: Inspected, Repair or Replace

🔧 The human door at the left side (facing front from the inside) was "cloudy," moisture trapped between the panes. This should be repaired/replaced. A qualified contractor should inspect and repair as needed.



3.3 Item 1(Picture)

3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE BUILDING

Comments: Inspected, Repair or Replace

🔧 The door between the home and the garage should have new weather stripping installed.



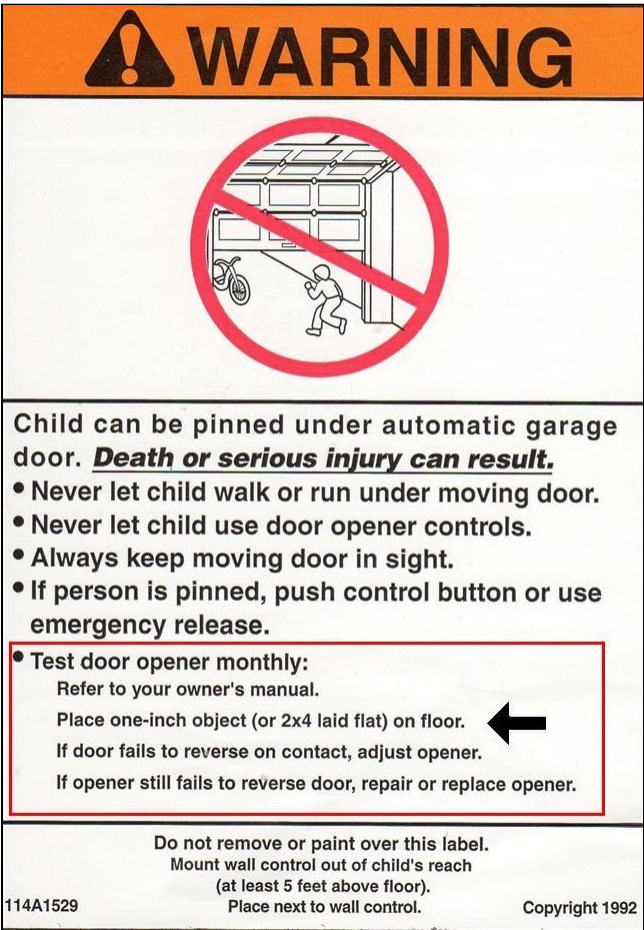
3.4 Item 1(Picture)

3.5 GARAGE DOOR OPERATORS

Comments: Inspected, Repair or Replace

 The automatic opener for garage door at the front of the building will not reverse when met with resistance. This is considered unsafe and needs correcting. A qualified contractor should inspect and repair as needed.







3.5 Item 2(Picture)

3.5 Item 1(Picture) Garage door test

The garage of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Interiors

The inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials: Drywall	Wall Material: Drywall	Floor Covering(s): Vinyl Carpet
Interior Doors: Hollow core	Window Types: Thermal/Insulated Sliders Aluminum Frame	Cabinetry: Wood
Countertop: Fiberglass Laminate		

Inspection Items

4.0 CEILINGS

Comments: Inspected, Repair or Replace

 The drywall on the ceiling reveals water stains which appears to be from water leaks at the hall bath. The thermal camera and moisture meter were used and they did not indicate a current leak at the time of the inspection. I recommend monitoring this issue to determine if repairs are necessary.



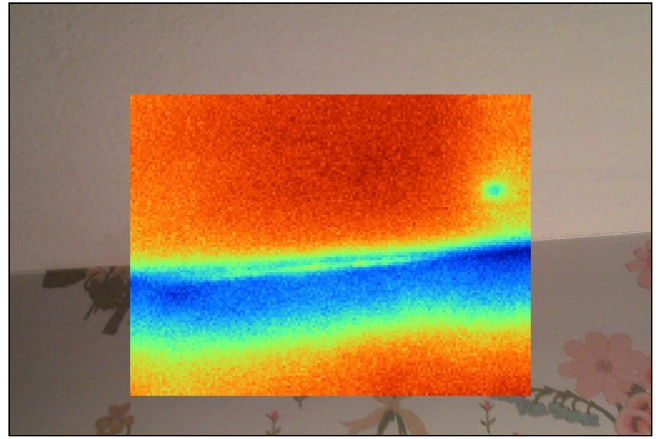
4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)



4.0 Item 4(Picture) No current moisture

4.1 WALLS

Comments: Inspected

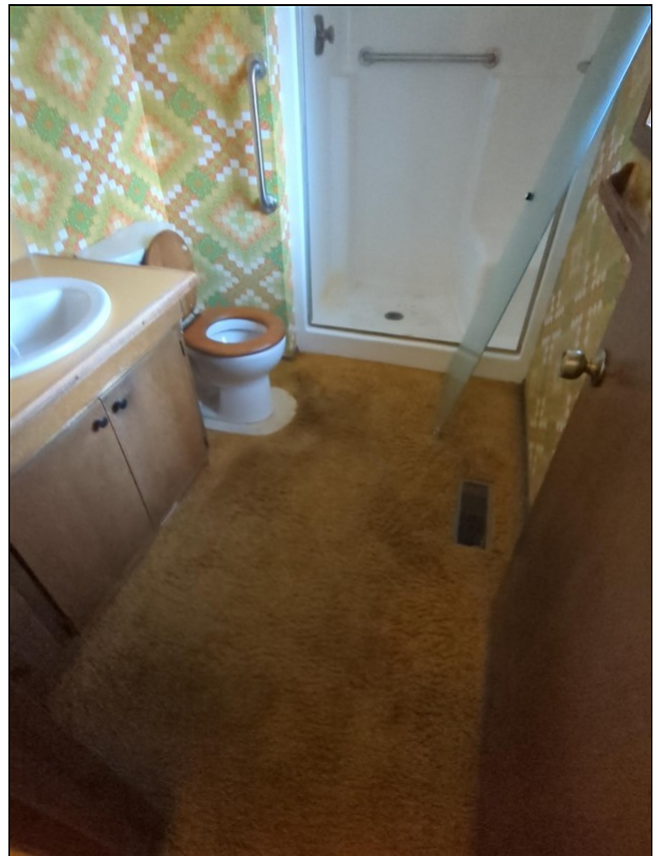
4.2 FLOORS

Comments: Inspected, Monitor

- 🔍 The carpet in the bathroom may conceal damage to the flooring. The inspection of the floor structure under the carpet was very limited and there is a chance that there is damage to the flooring under the surface that could not be observed at the time of the inspection. This area should be monitored and repaired if necessary.



4.2 Item 1(Picture)



4.2 Item 2(Picture)

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

4.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

4.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected, Repair or Replace

(1) Windows were cloudy (moisture trapped between the panes) . In order to correct the cloudy appearance of glass, a replacement of glass pane or the unit will be necessary. A qualified contractor should inspect and repair as needed.



4.6 Item 1(Picture)



4.6 Item 2(Picture)

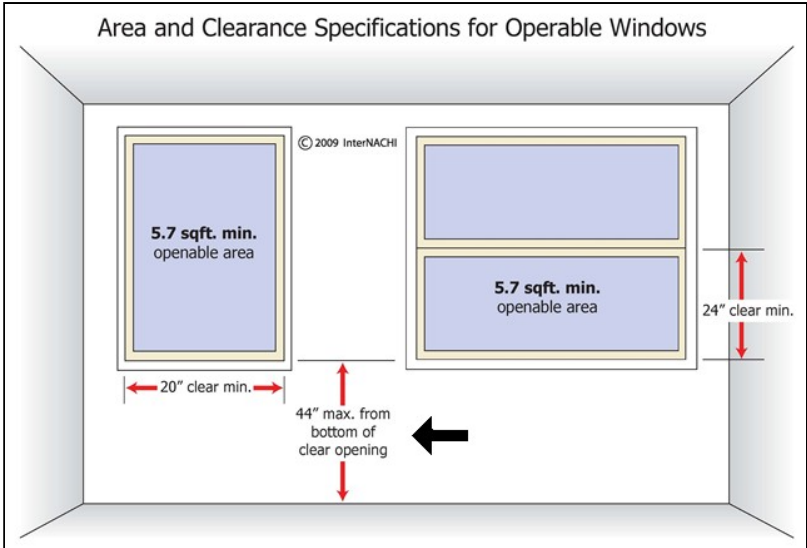


4.6 Item 3(Picture)

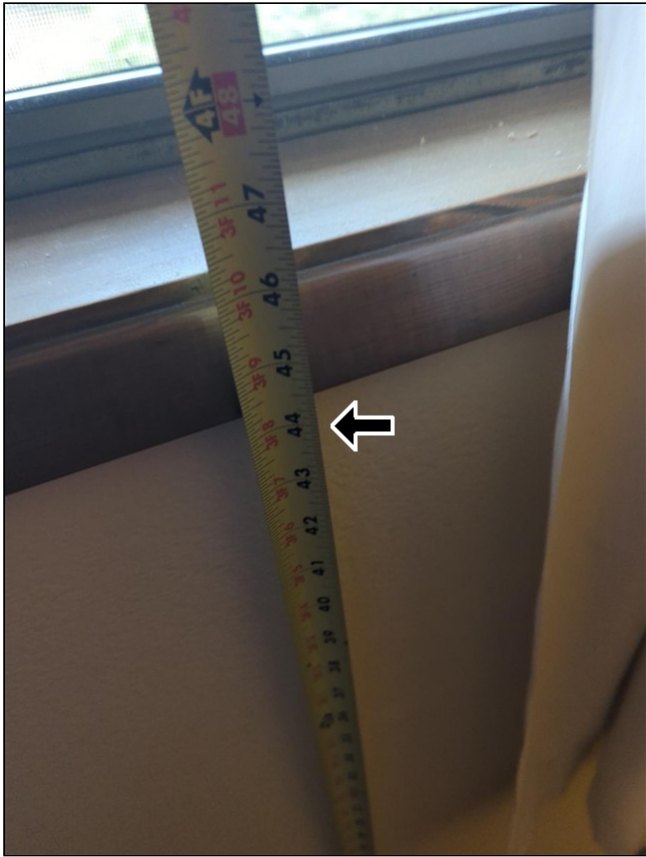


4.6 Item 4(Picture)

(2) The windows were not low enough to be considered egress windows at the bedrooms. This may be a safety concern if a window is needed to escape fire. A qualified contractor should inspect and repair as needed.



4.6 Item 5(Picture)



4.6 Item 6(Picture)

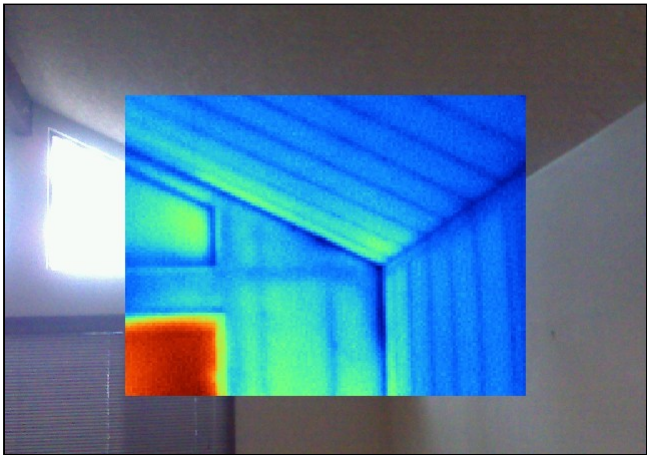
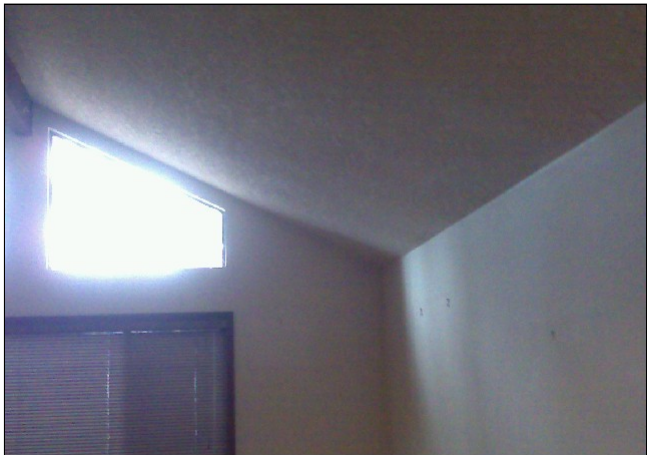


4.6 Item 7(Picture)

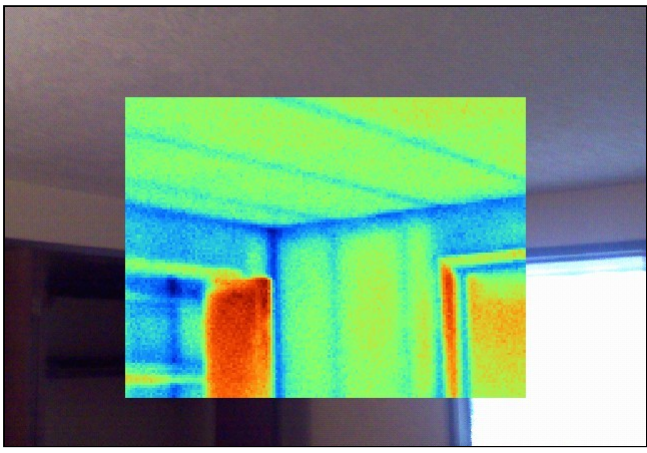
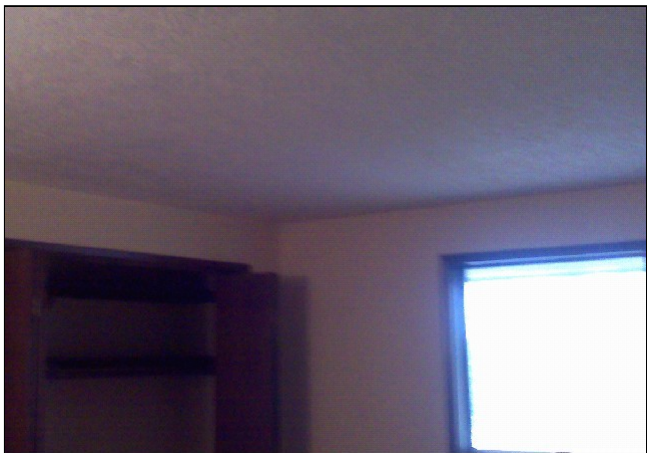
The interior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The inspector shall: Probe structural components where deterioration is suspected; Enter under floor 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 under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The 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 effect the health of the inspector or other persons.



Normal structure



Normal structure



Normal structure



Normal structure



Normal structure



Styles & Materials

Foundation: Poured concrete Continuous Stem wall	Method used to observe Crawlspace: Crawled	Floor Structure: Wood beams
Wall Structure: Wood	Columns or Piers: Wood piers	Roof Structure: Sight-built wood trusses
Roof-Type: Gable	Method used to observe attic: From entry	

Inspection Items

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

- Comments:** Inspected, Repair or Replace
-  The wood/cellulose construction debris should be removed from the crawlspace. The excess wood that is under the building can be an excellent home base for wood destroying organisms, allowing them to multiply. When the wood runs out or the wood destroying organisms start looking for more they may look to your building. In general all pieces large enough to be caught in a garden rake should be removed.



5.0 Item 1(Picture)



5.0 Item 2(Picture)

5.1 CRAWLSPACE MOISTURE

- Comments:** Inspected

5.2 WALLS (Structural)

Comments: Inspected

5.3 COLUMNS OR PIERS

Comments: Inspected

5.4 FLOORS (Structural)

Comments: Inspected

5.5 CEILINGS (structural)

Comments: Inspected

5.6 ROOF STRUCTURE AND ATTIC

Comments: Inspected

5.7 WOOD DESTROYING ORGANISMS

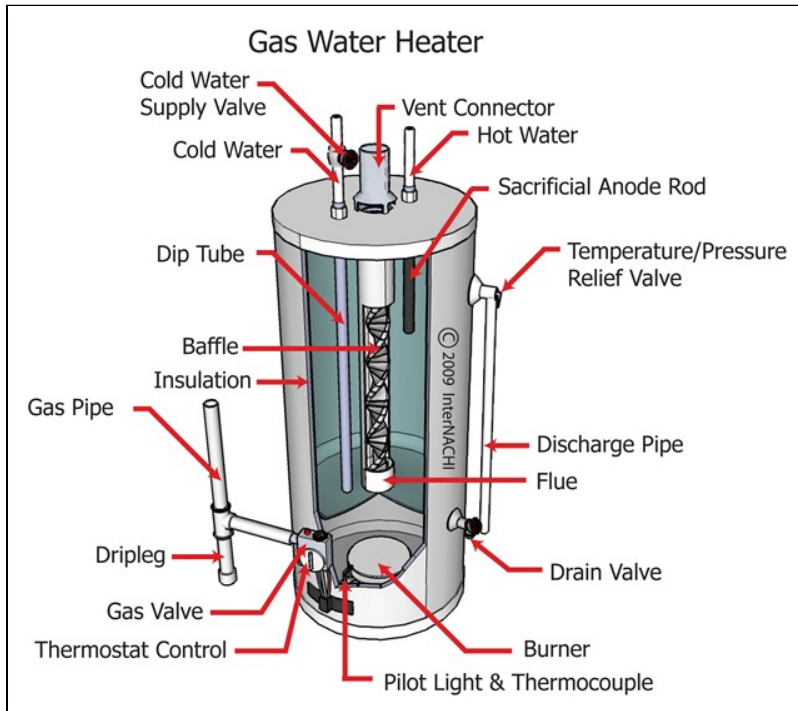
Comments: Inspected

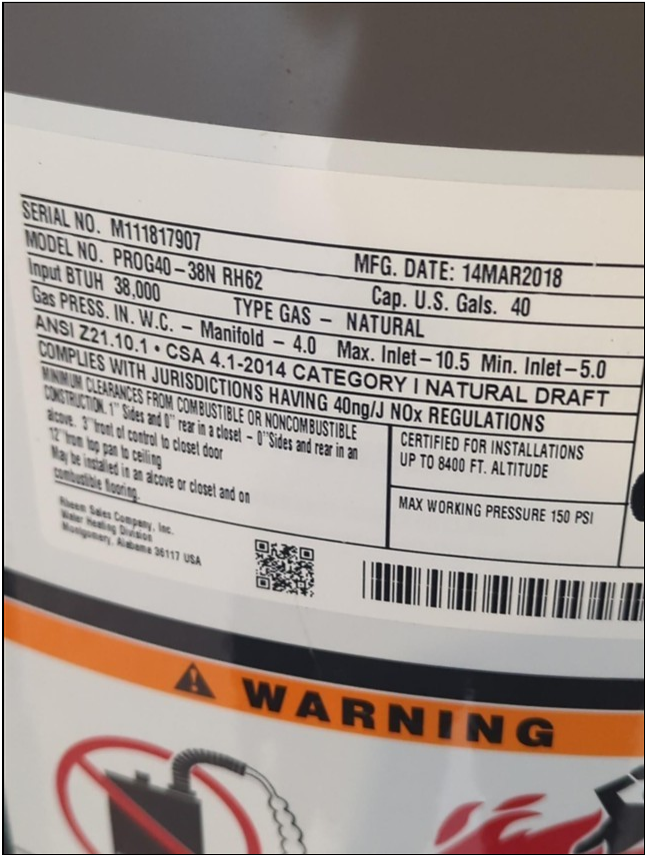
No activity could be observed at the time of the inspection.

The structure of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The 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. The 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; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.





Styles & Materials

Water Source:
Public

Plumbing Water Supply (into building):

Plumbing Water Distribution (inside building):

	Copper	Copper
Washer Drain Size:	Plumbing Waste/Vent:	Water Heater Power Source:
2" Diameter	PVC	Gas
Water Heater	Manufacturer:	Approximate Year of the Water Heater(s):
Capacity:	RHEEM	2018
40 Gallon		

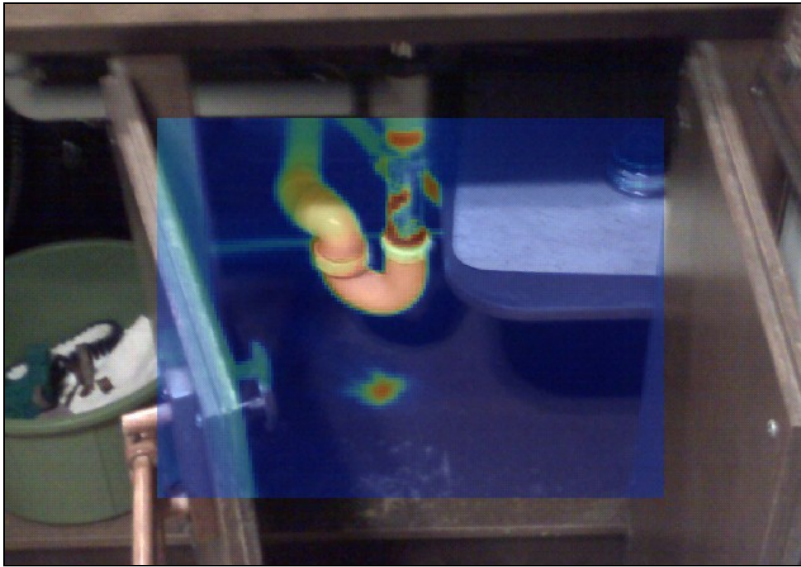
Inspection Items

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected, Repair or Replace
(1) The waste line was leaking at the kitchen sink. Repairs are needed. I recommend a licensed plumber inspect further and repair as necessary.

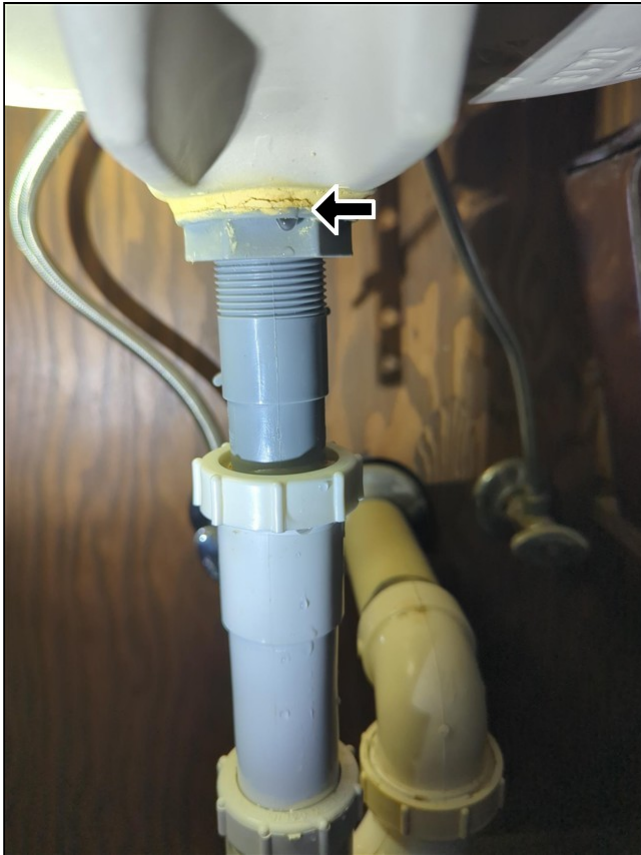


6.0 Item 1(Picture)



6.0 Item 2(Picture)

- 🔧 (2) The plumbing waste line leaked at the master bath sink. Repairs are needed. I recommend a licensed plumber inspect further and repair as necessary.



6.0 Item 3(Picture)

- 🔧 (3) You should strongly consider having the sewer line scoped. Issues with the main underground waste line can be common and the repairs can be costly. The main under ground soil pipe could not be viewed and was not inspected.



6.0 Item 4(Picture)

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected, Repair or Replace

- 🔧 (1) The outside water faucets do not have vacuum-breakers (anti-siphon valves) installed at the front and rear. The valves prevent harmful liquids from entering your water system and should be installed to improve the safety of the building. A qualified licensed plumber should repair or correct as needed.



6.1 Item 1(Picture)

- 🔧 (2) The supply line had a "dead leg," present under the kitchen sink. Dead legs are short sections of piping that do not allow water to circulate and may collect harmful bacteria <http://www.buellinspections.com/dead-legs-might-not-kill-you-but-they-can-make-you-sick/>. A qualified licensed plumber should repair or correct as needed.

Oregon building codes also advises against dead legs: <https://www.oregon.gov/bcd/codes-stand/Documents/interp-22-01-dead-legs.pdf>



6.1 Item 2(Picture)

- 🔧 (3) The shower doors were missing at the master bath. Repairs are needed A qualified, licensed professional contractor should repair as necessary.



6.1 Item 3(Picture)

- 🔍 (4) The refrigerator ice/water supply line could not be observed/inspected. The refrigerator was not moved and this valve/piping could not be observed at the time of the inspection. This valve/piping should be carefully monitored as leakage can cause damage.

6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected

6.3 MAIN WATER SHUT-OFF DEVICE

Comments: Inspected

The main shut off was located outside in the ground.

6.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected, Repair or Replace

- 🔧 The gas line did not have a proper sediment trap at the water heater. This improper installation should be repaired promptly by a licensed professional contractor.



6.4 Item 1(Picture)

6.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

The main fuel shut off was at gas meter outside

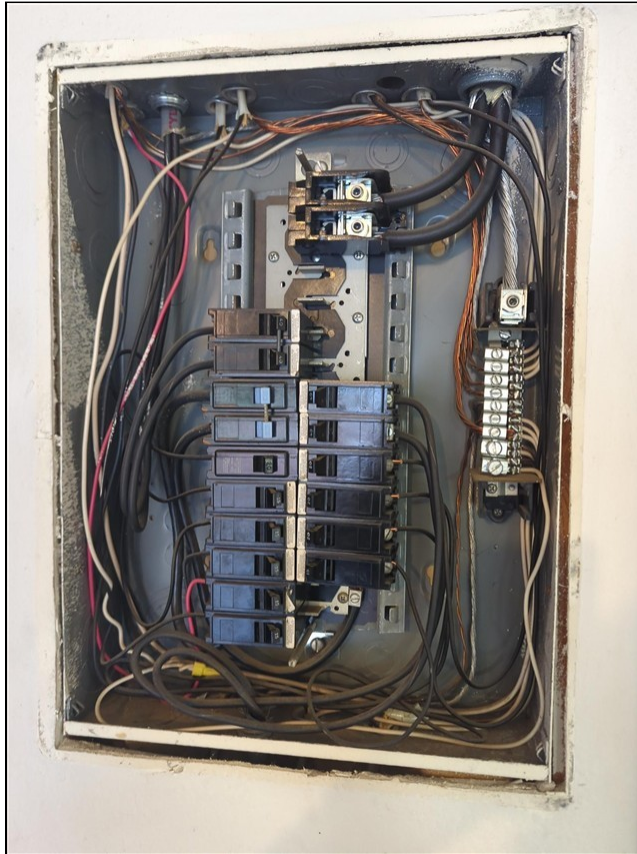


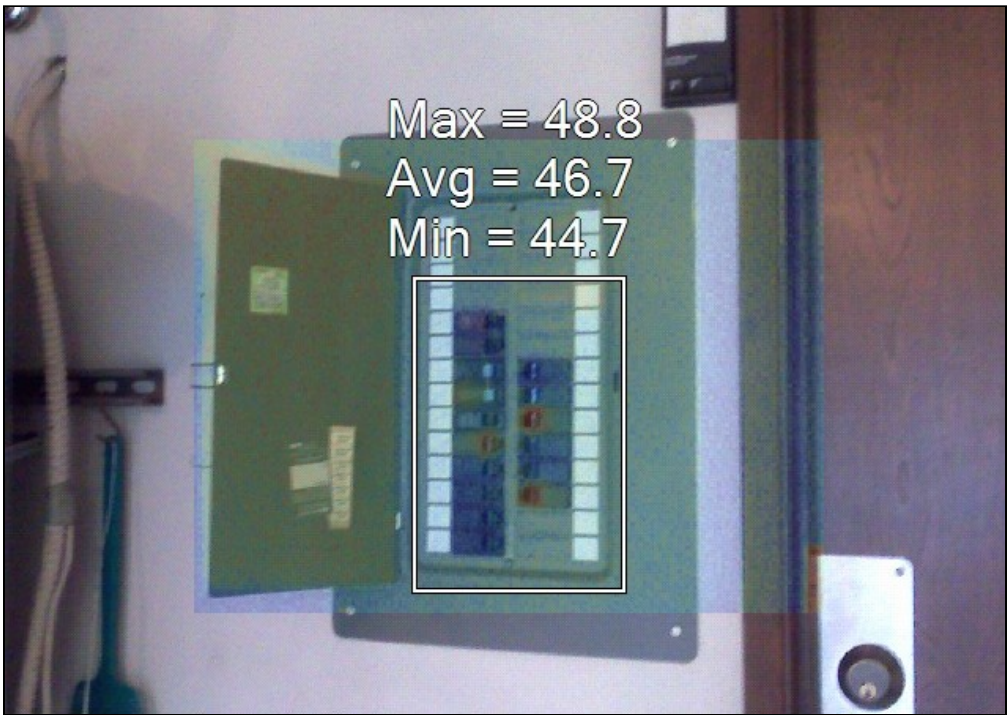
6.5 Item 1(Picture)

The plumbing in the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older buildings with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fail under heavy use. If the water is turned off or not used for periods of time (like a vacant building waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current 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, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The inspector shall report any observed small gauge aluminum branch circuit wiring. The inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current 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; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.





These are normal temperatures under load

Styles & Materials

Electrical Service Conductors: Below ground Aluminum 240 volts	Panel capacity: 150 AMP	Electric Panel Manufacturer: BRYANT
Panel Type: Circuit breakers	Sub Panel Manufacturer: None	Branch wire 15 and 20 AMP: Copper
Wiring Methods: Non Metalic sheathed Cable		

Inspection Items

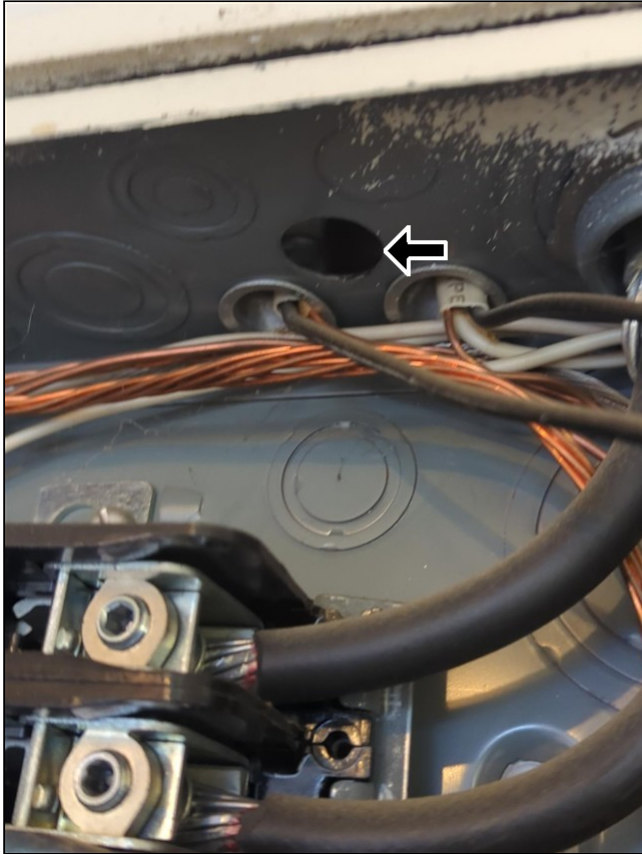
7.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

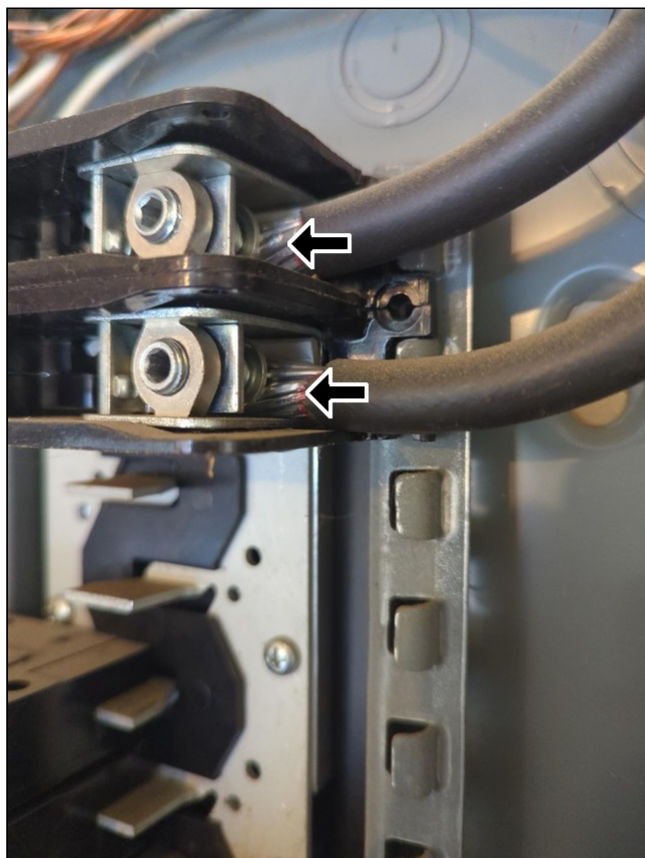
Comments: Inspected, Repair or Replace

- 🔧 (1) The main panel has open knock outs in the inside of the panel. This condition could allow pests to enter the panel and should be repaired by a licensed professional electrician.



7.1 Item 1(Picture)

- ⚡ (2) The main aluminum conductors did not appear to have anti-oxidant paste. This paste is especially important on aluminum to prevent early oxidation, and corrosion. Some wire manufactures do not specify the use of the anti-oxidant however the brand of the wire can not be determined. A qualified, licensed electrician should examine the lugs, tighten if necessary and apply the anti-oxidant paste.



7.1 Item 2(Picture)

7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the building, garage, and on the dwelling's exterior walls)

Comments: Inspected, Repair or Replace

- 🔧 (1) The light fixtures did not work in various locations. This is for your information. Check the bulbs first and if the bulbs are not the issue an electrician should be consulted.

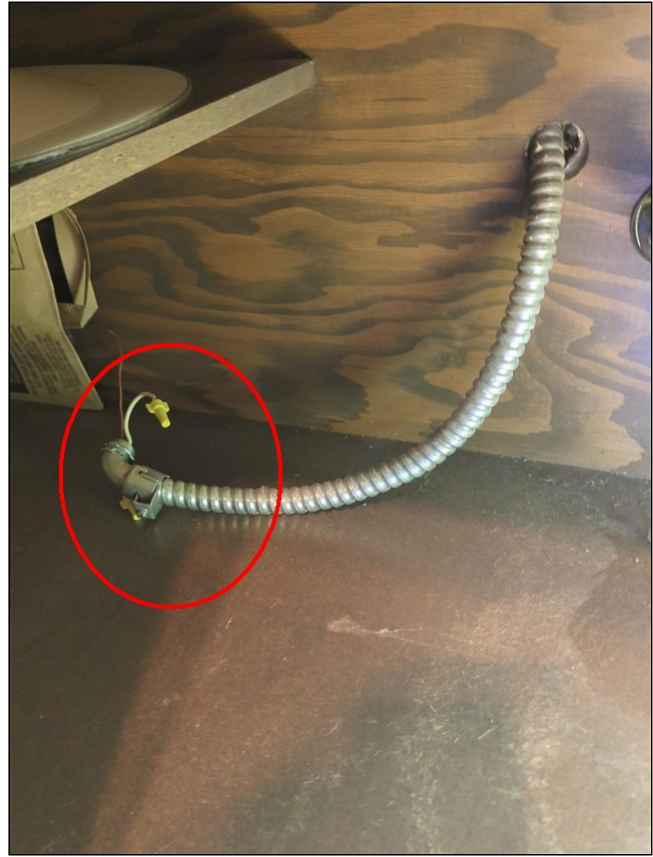


7.3 Item 1(Picture)

- 🔧 (2) Loose wire ends noted in the garage and under the kitchen sink. Wiring that is no longer in use should be either **completely removed or properly terminated with wire nuts, in a properly secured junction box with a cover.** A licensed professional electrician should either remove or properly terminate the wire end with wire nuts and a capped electrical box.



7.3 Item 2(Picture)

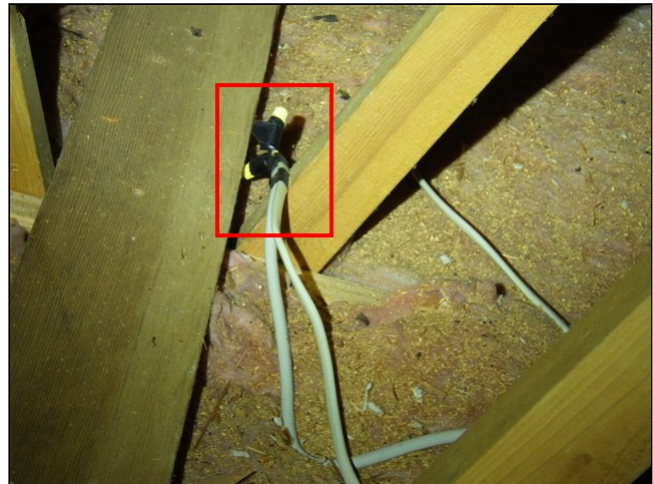


7.3 Item 3(Picture)

- 🔧 (3) One loose wire splice needs placing inside a box with a cover-plate above the Kitchen in attic. Electrical issues are considered a hazard until repaired. I recommend a qualified licensed electrician correct.



7.3 Item 4(Picture)



7.3 Item 5(Picture)

- 🔧 (4) The light fixture was missing glass at the dining room. This is for your information. I recommend repair as needed.



7.3 Item 6(Picture)

7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected, Repair or Replace

- 🔧 The addition of GFCI's to the building in the exterior, bathrooms, garage and kitchen would be a wise modern safety update.

Please see this publication for more information: https://www.cpsc.gov/s3fs-public/099_0.pdf



7.5 Item 1(Picture)



7.5 Item 2(Picture)

7.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected
The main panel box was located at the garage.

7.7 SMOKE DETECTORS

Comments: Inspected, Repair or Replace

 The smoke detector(s) were older than 10 years and were originally wired-in. Smoke detectors that were once wired-in must be replaced with wired-in units equipped with a hush feature and a battery back up. Replacing a wired-in unit with a solely battery operated model is not acceptable. A qualified contractor should inspect and repair as needed.

Refer to the state rule for more information: [\(ORS 479.260\)](#)

Oregon law regarding smoke alarms - ORS 479.250 to 479.300
(This is a summary and not a substitute for reading the entire statute.)

<u>Technical requirements for alarms</u>	<u>Maintenance</u>
ORS 479.297 All ionization smoke alarms sold in Oregon 1) must have a hush feature enabling a person to silence the alarm for a period of not more than fifteen minutes; and,	1) Monthly - test alarm and vacuum to remove dust and cobwebs. 2) Replace alarms ten years old or older because the sensor wears out. Look for the date stamp on the back of the alarm.

7.7 Item 1(Picture)

Smoke alarms exempt from hush feature and ten-year battery requirements

- 1) Photoelectric alarms (both single and hard-wired)
- 2) Multipurpose alarms such as combination smoke and fire/carbon monoxide alarms
- 3) Fire alarm systems tied to police, fire, private alarm company
- 4) Smoke alarms specifically designed for hearing impaired persons
- 5) A hard-wired ionization smoke alarm must have a hush feature but is not required to have a ten-year battery.

Note:

- Hard-wired systems cannot be replaced with solely battery-operated smoke alarms.
- Combination fire/burglar alarm systems meet the Oregon hush feature requirement if they can be silenced at a control panel.

7.7 Item 2(Picture)



7.7 Item 3(Picture)

7.8 CARBON MONOXIDE DETECTORS

Comments: Not Present, Repair or Replace

There was no carbon monoxide detector found in home. It is recommended that one per bedroom or at least one within 15 feet of the bedroom doors be installed according to the manufacturer's instructions. Since April 1st 2011 carbon monoxide alarms have been required when homes are sold.

<http://www.oregon.gov/osp/SFM/Pages/CommedCOProg.aspx>

837-047-0130

Installation and Location of Carbon Monoxide Alarms and Detectors

(1) All carbon monoxide alarms or detectors must be installed in accordance with the manufacturer's recommended instructions and located in accordance with these rules and applicable building code at the time of construction or alteration of the dwelling.

(2) One and Two Family Dwellings and Manufactured Dwellings:
A properly functioning carbon monoxide alarm must be located within each bedroom or within 15 feet outside of each bedroom door. Bedrooms on separate floors in a structure containing two or more stories require separate carbon monoxide alarms.

7.8 Item 1(Picture)

The electrical system of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The inspector shall describe: Energy source; and Heating equipment and distribution type. The inspector shall operate the systems using normal operating controls. The inspector shall open readily openable access panels provided by the manufacturer or installer for routine maintenance. The 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; or 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.



Styles & Materials

Heat Type: Forced Air	Energy Source: Natural gas	Heat System Brand: FRASER JOHNSTON
Approximate age of Furnace/boiler: At least 20 years old	Ductwork: Insulated	Filter Type: Disposable
Filter Size: 14x20	Types of Fireplaces: Solid Fuel Conventional	Number of Installed Woodstoves: None
Cooling Equipment Type: None		

Inspection Items

8.0 HEATING EQUIPMENT Comments: Inspected, Repair or Replace

- 🔧 **The gas furnace was very old will fire, but frequently cycles on and off and but appearance of flame(s) indicate the probable end of its useful life. A more thorough inspection by a qualified contractor is needed. A qualified HVAC person should inspect further and repair or replace as needed.**



8.0 Item 1(Video)

8.1 NORMAL OPERATING CONTROLS

Comments: Inspected

8.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected, Repair or Replace

 The filter was clogged and dirty. The filter needs to be replaced. I recommend repair or replace as needed using a qualified person. Generally filters should be cleaned/replaced every one to two months.


Please refer to this post for more information: <http://salemoregonhomeinspector.com/2009/07/11/kill-your-heating-system-one-month-at-a-time/>



8.3 Item 1(Picture)

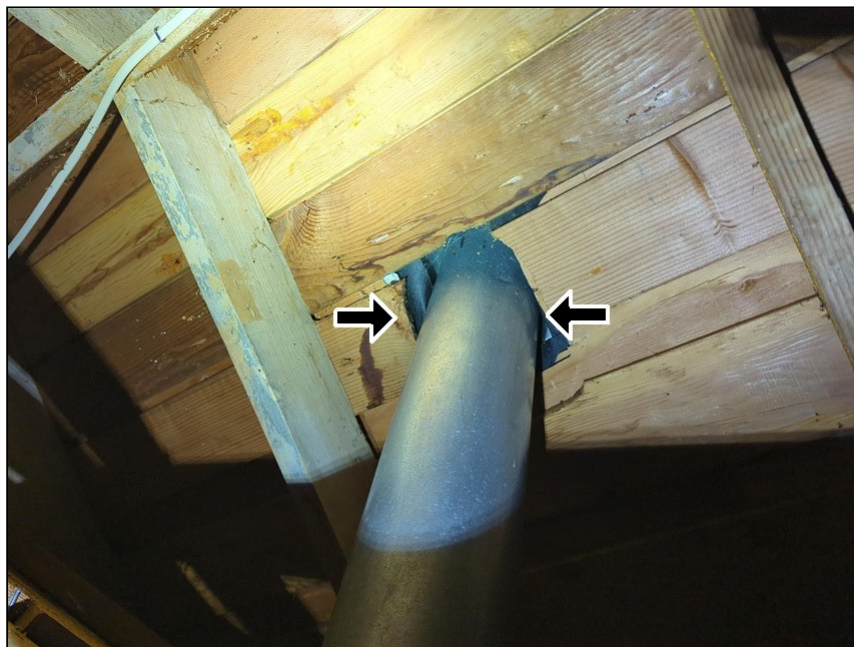
8.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH HABITABLE ROOM

Comments: Inspected

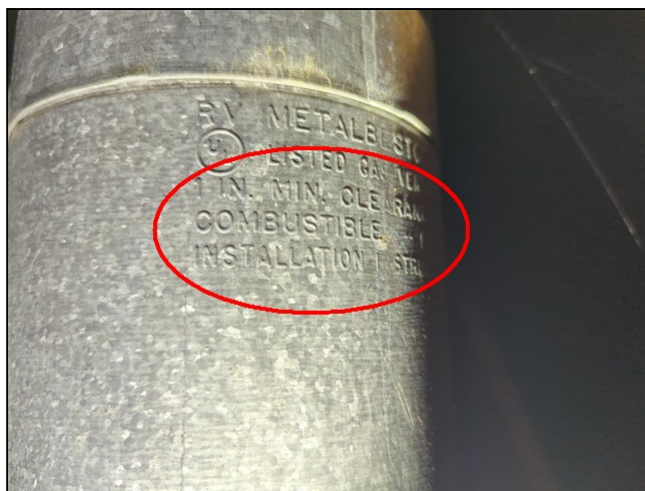
8.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected, Repair or Replace

- 🔧 The vent pipe for gas furnace and gas water heater needs a 1 inch clearance from combustibles in the attic. This is a safety issue and should be repaired. I recommend a qualified licensed heat contractor inspect further and repair as needed.



8.5 Item 1(Picture)

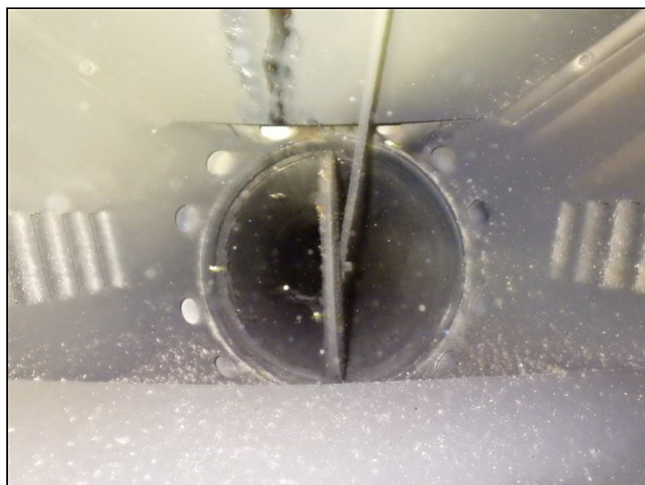


8.5 Item 2(Picture)

8.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Inspected, Monitor

- 🔍 Due to the limited view of the flue it is suggested that, before the heating season, you contract a qualified, professional chimney sweep to inspect the flue.



8.6 Item 1(Picture)

8.7 GAS/LP FIRELOGS AND FIREPLACES

Comments: Not Present

8.8 COOLING AND AIR HANDLER EQUIPMENT

Comments: Not Present

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation: Blown Batt Fiberglass R-30 or better	Ventilation: Roof vents Soffit Vents	Exhaust Fans: Fan only
Dryer Power Source: 240 Electric	Dryer Vent: Metal	Floor System Insulation: Batts Fiberglass R-25
Vapor Retarder/Barrier: Black Plastic		

Inspection Items

9.0 INSULATION IN ATTIC

Comments: Inspected

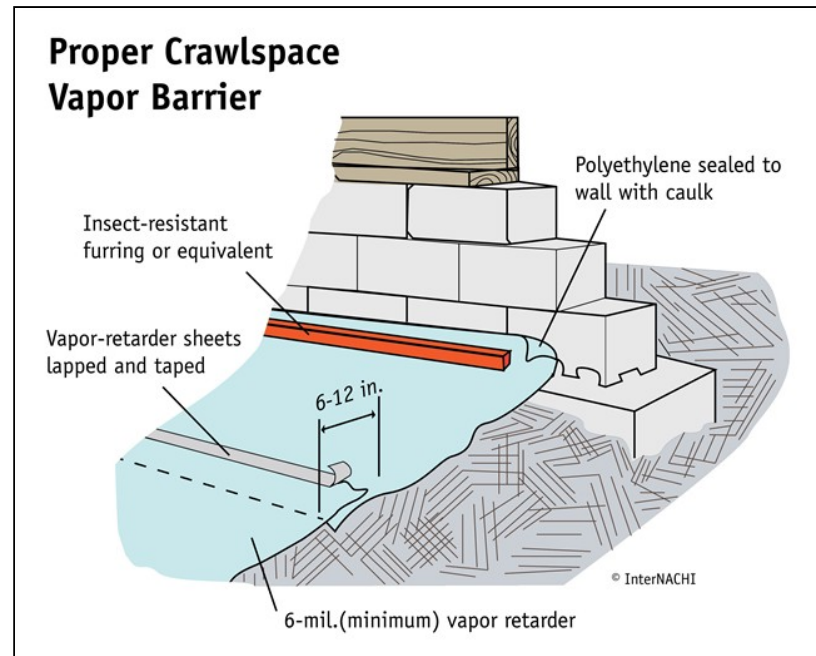
9.1 INSULATION UNDER FLOOR SYSTEM

Comments: Inspected

9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Inspected, Repair or Replace

 The vapor retarder (plastic) on the crawlspace ground was deteriorated. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. A qualified, licensed professional should install a new layer of 6 mill. black plastic vapor retarder where needed.



9.2 Item 1(Picture)



9.2 Item 2(Picture)



9.2 Item 3(Picture)

9.3 VENTILATION OF ATTIC AND CRAWLSPACE

Comments: Inspected

9.4 VENTING SYSTEMS (Baths and laundry)

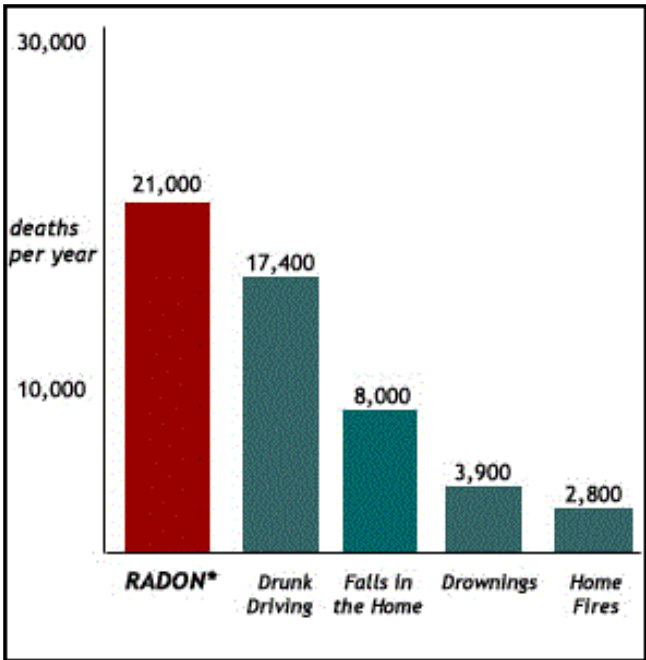
Comments: Inspected

9.5 RADON MITIGATION SYSTEM

Comments: Not Present, Repair or Replace

 You should strongly consider testing this building for radon. Since 2011 radon mitigation systems have been a building code required in many counties around Oregon.

  Please go here for more information: <http://perfectioninspectioninc.com/radon/>



9.5 Item 1(Picture)

The insulation and ventilation of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



Normal temperature ranges during operation

Styles & Materials

Disposer Brand: NONE	Installed Dishwasher Brand: WHIRLPOOL	Range/Oven/Cooktop: WHIRLPOOL
Kitchen Exhaust/Range hood: WHIRLPOOL	Built in Microwave: NONE	Trash Compactors: NONE

Inspection Items

- 10.0 FOOD WASTE DISPOSER
- Comments: Not Present
- 10.1 INSTALLED DISHWASHER

Comments: Inspected

10.2 RANGES/OVENS/COOKTOPS

Comments: Inspected

10.3 RANGE HOOD/KITCHEN VENT

Comments: Inspected

10.4 INSTALLED MICROWAVE COOKING EQUIPMENT

Comments: Not Present

The built-in appliances of the building were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments

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