What is a home inspection and what does this report mean to you?
The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access of limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice to which the inspectors abide by. This inspection report is not intended as a guaranty, warranty, or an insurance policy. Because your home is one of the biggest investments you will ever make, use the information in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

Our inspections exceed the highest industry standards.
Because we use a TEAM of inspectors, each an expert in their field, our inspections are performed with greater efficiency, more expertise and therefore exceed the highest industry standards. We are pleased to present you with this written detailed report as a service to you - our client.

We believe in your dream of home ownership.
We want to help you get into your dream home. Therefore, we take great pride in being your partner in this decision-making process. This certainly is a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

The HomeTeam Inspection Service... Exceeding homeowner's expectations.
Both financially and emotionally, buying your new home is a major decision. You will enjoy many years of happiness - if you have chosen wisely. In performing hundreds of thousands of inspection over the years, The HomeTeam Inspection Report has been designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately. Thank you for allowing us the opportunity to serve you.
January 22, 2009

RE: 1234 SW Sample Terrace  
Beaverton, OR 97006  
Inspection #: 261-012009-1234

Dear Mr. & Mrs. Homebuyer:

On 1/22/2009, The HomeTeam Inspection Service made a visual inspection of the property referenced above. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Home Inspection Agreement. Although maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report.

As stated in the Home Inspection Agreement, the purpose of the inspection was to document the general, overall condition of the structure and to identify major defects that were present and visible at the time of the inspection. To that end, this report is not comprehensive. It is not our purpose to compile a complete, definitive, or exhaustive list of items that need repair. Although some minor flaws and cosmetic defects might be noted in this report as a courtesy to you, a list of the minor flaws and cosmetic defects noted here should not be considered a complete, definitive, or exhaustive list and should not be relied upon as such.

Occasionally we will recommend further evaluation by licensed specialists, the most common of which are electricians, plumbers, roofing contractors, pest control services, and engineers. Because we are trying to help you protect your investment in this piece of real estate, we ask that you give serious consideration to employing these specialists when they are recommended. Notwithstanding any time, escrow, loan, and purchase contract contingencies, we cannot condone trying to save a few hundred dollars by foregoing additional inspections and advice from any recommended specialists.

We highly recommend that you read the complete home inspection report and call us if you have any questions or concerns, or if anything is not completely clear to you. I hope the enclosed information is helpful and I hope you continue to enjoy every aspect of your new home.

Sincerely,

Mike Huppi  
The HomeTeam Inspection Service  
CCB #163311  
OCHI #570
GENERAL DESCRIPTION:

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. The term "major visual defect" is defined in the Home Inspection Agreement, the terms of which are incorporated into this report. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., is not addressed. If occupied, personal items are not able to be moved and defects may be hidden behind items. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects as defined in the Home Inspection Agreement. Conditions that are not visible, hidden damage (especially inside wall cavities, under roofing materials and behind exterior siding and fascia boards) are not within the scope of inspection. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

The inspected property consisted of a two story wood-framed structure that was occupied at the time of the inspection. The approximate temperature at the time of the inspection was 30 to 40 degrees Fahrenheit, and the weather was overcast. The utilities were on at the time of the inspection. The owner was present during the inspection. The age of the home, as reported by the owner, was said to be less than one year old.

There were concrete steps and a porch in the front of the home. There were no major visual defects observed on the steps and porch.

There was a concrete and gravel driveway in the front of the home, which led to the attached garage. There were no major visual defects observed in the driveway.

SIDING:

The home had Hardy Plank siding. All trees and bushes should be trimmed 6-inches to 12-inches from the home. It is recommended to keep all siding, trim, and windows sealed, caulked and painted. There were no major visual defects on the visible portions of the siding. The exterior wall flashing was inspected and there were no major defects found on the exterior flashing.

- The flashing above the trim boards should not be caulked to allow for drainage. The siding should have flashing and trim installed above all penetrations: hose bibs, electrical outlets, lights, and dryer vents. See James Hardie "Best Practices" page 16.
- There was caulking deteriorated in some areas. Weatherproof sealant is needed to help prevent water penetration into underlying framing and structure interior. This was found on the butt joints of siding on the front of the home.
GARAGE:

The attached garage was designed for one car with access provided by one overhead-style door. The Lift Master brand electric garage door opener was tested and found to be functional. The automatic safety reverse on the garage door was tested and found to be functional. The fire separation walls, doors and ceiling were inspected and in good condition. The concrete garage floor was in good condition. There were no major visual defects observed in the garage or the door mechanisms. It is recommended, but not required, to have a self-closing door from the house to the garage.

The safety reverse for the garage door opener needs to be adjusted. It did not work at the time of the inspection. A safety reverse on the garage or opener will help prevent small children and pets from being crushed by a closing garage door.

Furnishings and storage in the garage prevented a full and complete inspection of the garage interior. It is recommended to have a re-inspection of the garage interior once vehicles, furnishings, and storage items have been removed.

GARAGE SLAB ON GRADE:

The full garage slab was not visible at the time of the inspection because of stored items. There were no indications of moisture present. There were no visual defects observed on the visible portions of the slab. Please note that the conditions of any utilities within or under a slab-on-grade, such as plumbing or ductwork, are not within the scope of the inspection.

PATIO:

There was a concrete patio located in the back of the home. The railings around the patio and stairs were no securely attached to the patio or stairs. There were no visual defects observed with the patio.

ROOF STRUCTURE:

The roof was a gable design covered with asphalt/fiberglass shingles. Observation of the roof surfaces, flashing and penetrations through the roof was performed from the ground, with the aid of binoculars.

The age of the roof covering was less than one year. There was one layer of shingles on the roof at the time of the inspection. There was no curling and no surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were at the beginning of their useful life.

This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for the use. There were no major visual defects detected on
the exterior of the roof. **It is recommended to have kick outs installed in the front and the rear of the home. This is to divert water into the gutter and not onto the siding of the home.**

The roof drainage system consisted of galvanized metal gutters and galvanized metal downspouts, which appeared to be functional at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure. If the home has trees that are close to the home gutter screens or other types of filters added can prevent debris from entering the gutters. There were no major visual defects observed on the visible portions of the gutters or downspouts.

**FOUNDATION:**

The home was situated on a level lot. The general grade around the home appeared to be adequate to direct rainwater away from the foundation.

Note: Anytime the soil does not have a ten to one pitch away from the foundation in all directions, it is deemed inadequate. It is not possible to determine during a visual inspection, if footing drains were installed by the builder and remain functional at this time.

The foundation was constructed of poured concrete. A single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be monitored regularly. There were no visual defects observed on the visible portions of the foundation.

**CRAWL SPACE:**

The crawl space 90-95% accessible at the time of the inspection, and was dry. Because of its configuration, it was not possible to inspect all areas of the crawl space. A crawl space should have a polyvinyl vapor barrier covering the surface and should be adequately vented at all times. There was adequate ventilation in the crawl space. There were no major visual defects observed in the crawl space.

**FLOOR STRUCTURE:**

The visible floor structure consisted of a tongue and groove sub floor; supported by four-inch by eight-inch wood joists spaced 48 inches on center. There were 4x4 and 4x6-inch wood posts or piers for load bearing support. There were no major visual defects observed in the visible portions of the floor structure.

The floor was insulated. We can only inspect the visible portions of the structure. Defects may be hidden under the insulation.

**PLUMBING:**

The visible water supply lines throughout the home were PEX pipe. The water was supplied by a public water supply. The visible waste lines consisted of ABS plastic pipe. The
functional visible drainage of the drain waste lines was adequate at the time of the inspection. All accessible plumbing fixtures were operated and inspected for visible leaks. Supply valves such as those on the toilet supply lines, laundry room hose bibs, faucet supply lines under the sinks, and dishwasher supply lines, are not tested due to the fact that many of these valves have not been used in some time and are very prone to leaking if turned off and on. Laundry room drains are not tested due to the fact that many homes are vacant with no washer hooked up when inspected. For these reasons, the state standards do not require that these items be tested. It is recommended that all washing machines have a drip pan under with a drain line and stainless steel flex hose.

Water flow throughout the home was average. Water pressure was tested at an outdoor sillcock and found to be 50-60 pounds per square inch. Back flow valves for sprinkler systems, if present, should be tested every year. There were no visual defects observed in the visible portions of the plumbing system.

**Defects were observed in the plumbing system that included but were not limited to the following items. It is recommended to have a licensed plumber examine and address all plumbing issues in the home.**

- The master shower had soft spots in the floor and had creaking areas. The floor should be evaluated by a contractor.
- There was a slow drain in the main bathroom sink.

The water meter was located at the street. The main water shutoff valve for the home was located adjacent to the water service entry point in the garage.

The gas meter was located on the garage exterior wall. Although no actual testing was performed to detect the presence of gas fumes, there was no noticeable odor of gas detected at the time of the inspection.

There was a 38-gallon capacity, natural gas water heater located in the garage. The water heater was manufactured by A. O. Smith; model number GCV40 100 and serial number D07J033482. Information on the water heater indicated that it was manufactured two years ago. A temperature and pressure relief valve (T & P) was present. Because of the lime build-up typical of T & P valves, we do not test them. A drip leg was present. It did terminate close to the floor. Your safety depends on the presence of a T & P valve and a drip leg terminating close to the floor. There was an adequate venting system from the water heater to the exterior of the house. The water heater was functional and the seismic restraints were present.

**ELECTRIC SERVICE:**

The electrical panel was not accessible due to stored items.

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested. All GFCI receptacles and GFCI circuit
breakers should be tested monthly. There were GFCI protected circuits located in the kitchen and bathroom(s). The GFCI in the garage was not visible. We were unable to test the garage and exterior circuits for the presence of a GFCI outlet. The present GFCI's were tested and the kitchen and bathrooms were functional. A nonfunctional GFCI should be replaced with functional GFCI's. Safety concerns dictate that GFCI or GFCI-protected outlets be present near all sources of water and where electrical appliances might typically be used.

The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection. There were no visual defects observed in the electrical system.

SMOKE ALARMS:

There were smoke alarms found in the home. These were not tested. Smoke alarms should be installed in all bedrooms and the hallways leading to the bedrooms as well as all levels of the home for safety. For safety reasons, the smoke alarms should be tested upon occupancy. The batteries (if any) should be replaced with new ones when moving into the home and tested on a monthly basis thereafter.

FIRE EXTINGUISHERS:

To prevent smaller fires from growing, it is recommended that all homes have fire extinguishers. The type of fire that classifies the fire extinguishers that they are expected to fight. Know where you are going to use the extinguisher before you purchase it, and choose the fire extinguisher classification by where you plan to use it. For example, an extinguisher particularly made to fight grease and similar fires are classified for use in the kitchen. You should read the directions on the back of the extinguishers in your home, and check them monthly according to the manufacturer’s instructions. It is recommended that you know how to use them.

WINDOWS, DOORS, WALLS AND CEILINGS:

A representative number of accessible windows and doors were operated and were found to be functional. Window, door, patio and pool enclosure screening is beyond the scope of the inspection.

All exterior doors were operated and found to be functional. The exterior door locks should be changed or re-keyed upon occupancy. Possible problem areas may not be identified if the doors have been recently painted. There were no major visual defects observed in the doors.

The primary windows were constructed of vinyl, single hung and sliding style, with double pane glass. Possible problem areas may not be identified if the windows have been recently painted. There were no major visual defects observed in the windows.
The interior wall and ceiling surfaces were finished with drywall. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. There were no major visual defects observed in the interior walls or ceilings.

Wallpaper and mirrors present on walls. Remodeling or removal of wallpaper or mirrors could reveal defects, which were not visible at time of inspection. Concealed defects or concealed problems are not within the scope of the home inspection.

**FIRST LEVEL:**

The first level consisted of three rooms. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic conditions of the paint, wall covering, carpeting, window coverings, etc., are not addressed. There were no major visual defects observed on the first level.

The home was occupied with furniture and personal items, which inhibited inspection of some wall surfaces, windows, electrical receptacles, under sink plumbing traps, closets, etc. Our inspectors are not allowed to move furniture or personal belongings, or test anything which is inaccessible at the time of inspection.

Recaulking or regrouting was noted/needed at the sink countertop in the kitchen. Recaulking and regrouting is common homeowner maintenance. While this normally is not a cause for concern, it is in today’s world of mold disclosure and mold claims. Client should understand that the time of, and reason for, the recaulking/regrouting cannot be determined and that moisture penetration into the structural framing might have occurred, possibly causing structural damage or promoting mold growth. Remodeling or removal of sink could indicate moisture damage or structural damage that was concealed at the time of the inspection. Concealed defects or concealed problems are not within the scope of the home inspection.

The visible portions of the cabinets and counter tops were in serviceable condition. The appliances were turned on to check operational function only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances:

- The Frigidaire electric free standing range was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

**There was no anti-tip device installed on the range.** New stoves come with anti-tipping brackets. If a child opens and climbs on the oven door, the stove won't tip. If you are remodeling your kitchen, buying a new range or building a new home, make sure the installer uses the anti-tip device provided by the manufacturer. You can also buy these brackets for your current stove. Contact your range manufacturer, your appliance dealer or an authorized service for information and assistance.
The Frigidaire vented microwave combo was inspected and did appear to be functional. The visible portions of the venting system were inspected and were functional at the time of the inspection. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.

The Frigidaire microwave oven was inspected and did appear to be functional. The accuracy of the clocks, timers and settings are not within the scope of this inspection.

The Frigidaire refrigerator was inspected and did appear to be functional. The temperature setting and ice maker, if present, are not within the scope of the inspection.

The Frigidaire dishwasher was observed through a complete cycle and did appear to be functional when set on the “wash” and “drain” cycle.

The DuraPro disposal was inspected and did appear to be functional. The efficiency rating is not within the scope of the inspection.

SECOND LEVEL:

The second level of the home consisted of six rooms. There were no major visual defects observed on the second level.

The stairway in the home was inspected and there were no major visual defects or visual safety concerns observed with the steps, stairways or handrails.

ATTIC STRUCTURE:

The attic was viewed through a hatch in the second floor hallway. The attic above the living space was insulated with blown insulation, approximately 12-16 inches in depth. Soffit and static vents provided ventilation throughout the attic. The roof structure consisted of two-inch by four-inch wood trusses spaced 24 inches on center and OSB (wafer board) sheathing.

Because of the configuration of the trusses and lack of a catwalk, which limited access, it was not possible to inspect all areas of the attic. The attic was viewed from the hatch. There was no moisture visible in the attic space. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. There were no major visual defects observed in the attic or roof structure.

HVAC INSPECTION REPORT:

The HomeTeam Inspection Service inspected the heating, ventilating and air conditioning systems. Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life.
Examination of heating and cooling systems is mechanically limited since the units are not dismantled to examine interior components. The heating and cooling systems should be inspected and serviced on an annual basis. Before close of escrow, it is recommended to obtain from seller any documents concerning regular maintenance and service and/or a safety check by public utility, or a complete system evaluation by a qualified heating and cooling specialist, particularly if heating and cooling cannot be proven to have been inspected within the past twelve months. Utility companies typically, but not always, provide a free safety check of all gas-using appliances.

Note: Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible.

The results of our visual and operational inspection of the heating and air conditioning system are described below. Periodic preventive maintenance is recommended to keep this unit in good working condition. A Rheem natural gas forced air furnace, serial number GE5D302F250609798 and model number 80LJ05EAR01, which is three years old, heated the home. The unit was located in the garage of the home. It has an approximate net heating capacity of 50,000 BTUH. The heating system was found to be functional. In the garage above the furnace, the insulation was too close to the flue pipe and there should be at least 1" clearance.

The disposable filter should be replaced on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection.

All heating and cooling appliances, including floor or wall heaters, wall or window air conditioners, radiant heating systems, and forced air systems are tested by operating the thermostat or controls as a user would normally operate them on a daily basis. The control for the heating and air conditioning system was a 24-volt thermostat located on the living room wall of the home. The thermostat was manufactured by Honeywell and was found to be in working order.

**CARBON MONOXIDE:**

Carbon monoxide can be a byproduct of the incomplete combustion of natural gas, wood, or any carbon-based fuel. It is a clear, odorless, and tasteless gas, and can cause death if gone undetected. Extended exposure to low levels (sometimes not detected by inexpensive carbon monoxide detectors) can cause long-term health problems. Carbon monoxide detectors with a minimum sensitivity of 30 ppm (the greater the sensitivity, the better) and with no time delay should be installed at locations where natural gas appliances or fireplaces are used.

The HomeTeam suggests that the homeowner install Carbon Monoxide monitors in the house to help detect any future Carbon Monoxide presence. If any level of Carbon Monoxide is detected, the HomeTeam recommends that you consult a qualified HVAC contractor or your local utility company to identify and repair the source of Carbon Monoxide. We also suggest that, if you have any questions once you get the results, that you contact the Federal or State
EPA, American Lung Association, Consumer Product Safety Commission, American Medical Association or your local health department.

**DRY ROT INSPECTION:**

There was no visible dry rot found at the time of the inspection.

**PEST INSPECTION:**

The HomeTeam performed the pest inspection. There was no visual wood destroying insects found at the time of the inspection.
All observations noted should be examined and addressed as necessary by licensed/qualified professionals.

SIDING:
1. The flashing above the trim boards should not be caulked to allow for drainage. The siding should have flashing and trim installed above all penetrations: hose bibs, electrical outlets, lights, and dryer vents. See James Hardie "Best Practices" page 16.
2. There was caulking deteriorated in some areas. Weatherproof sealant is needed to help prevent water penetration into underlying framing and structure interior. This was found on the butt joints of siding on the front of the home.

GARAGE:
The safety reverse for the garage door opener needs to be adjusted. It did not work at the time of the inspection.

ROOF STRUCTURE:
It is recommended to have kick outs installed in the front and the rear of the home. This is to divert water into the gutter and not onto the siding of the home.

PLUMBING:
Defects were observed in the plumbing system that included but were not limited to the following items. It is recommended to have a licensed plumber examine and address all plumbing issues in the home.
1. The master shower had soft spots in the floor and had creaking areas. The floor should be evaluated by a contractor.
2. There was a slow drain in the main bathroom sink.

FIRST FLOOR / MAIN LEVEL:
There was no anti-tip device installed on the range.

HVAC:
In the garage above the furnace, the insulation was too close to the flue pipe and there should be at least 1" clearance.

All observations noted above should be examined and addressed as necessary by licensed/qualified professionals.

This summary page should not be used as the complete home inspection report. This is a summary of some findings of safety items, maintenance items and major defects. The entire home inspection report should be read for a comprehensive evaluation of the house.
Master shower floor was soft and made cracking noise

Caulking should be removed from trim flashing

1" clearance is required from flue pipe

Siding penetrations should be flashed

Siding penetrations should be flashed

Kick-out needed on the front and rear of home