



STEJSKAL

HOME INSPECTIONS

Inspection Report For:

The Homeowner Family
12345 Your Street
Anywhere, OR.



Performed by:

Don Stejskal
OCHI #208942
Portland, OR.

Date:	Time:	Report ID:
6/4/16	9:00 am	1160

Property:	Client:	Real Estate Professional:
12345 Your Street West Linn, OR.	The Homeowner Family Arvilla Vergets	Your Agent

Dear **The Homeowner Family**

Thank you for having me inspect the home you are purchasing. I appreciate the opportunity to assist you.

This inspection conforms to the standards of practice of the State of Oregon and is a visual inspection of the readily accessible areas and components of the home at the time of the inspection. This inspection is not a code compliance review or permit verification. For complete information about the scope and limitations of this report refer to your inspection agreement signed prior to inspection.

This inspection was performed in accordance with and under the terms of the pre-inspection agreement. The agreement was signed and agreed upon before the pre-inspection agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy is attached to this report to refer to if needed.

Please feel free to call me at (503) 568-2612, anytime if you have any questions.

Sincerely,



Don Stejskal, Inspector



Summary of Findings:

Issues of Concern:

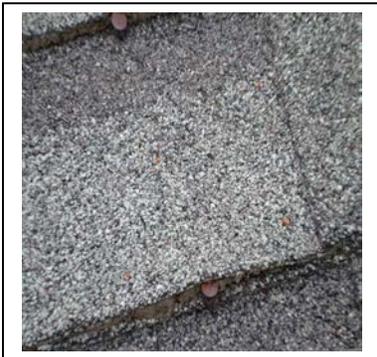
1. Siding has some holes and cracks

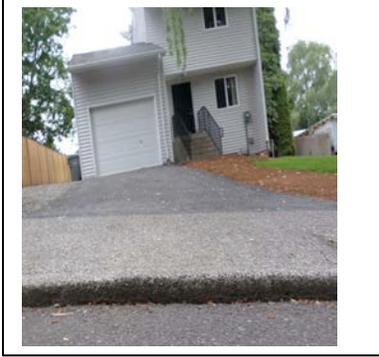


2. The ground cover in the front of the house need to be 6” below siding.
Carpenter ants and termites can work up into mud seal.



3. The roof has some nails showing, there are 2 layers of shingle, and the vent pipe is developing a gap.





4. The curb is raised up about 2 to 3 inches. Possible trip hazard. The walk from the driveway to front porch and other possible trip hazard.

Significant issues/ Items not operating:

1. The sink in the down stairs bath, I filled it up to the over flow and it leaks.



2. There are a number of screens missing.
3. The stove needs an anti-tip installed.
4. The carbon monoxide detector is missing down stairs
5. The front door catch plat needs to be adjusted to prevent day light from coming in. If the dead bolt is locked, the light is gone.
6. The window trim at the kitchen sink needs to be caulked to stop moisture from doing any damage.
7. The water heater closet need the penetrations sealed.
8. The air filter for the heater maybe the wrong size.
9. The water specked in the tub needs silicon to prevent water damage in the wall.

Potential Safety Hazards:

1. Seal holes in water heater closet
2. Finish deck with hand rail.
3. Install carbon monoxide detector down stairs
4. Anti-tip on stove.

Maintenance issues / Deferred cost:

Note: Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next 5 years.

1. Keep an eye on the roof penetrations. They don't appear to be leaking, but May within 5 yrs. A little caulking or silicon will take care of that.
2. The house is in good shape. I didn't see anything else that look like it could fail in 5 years.

Items not inspected:

1. I couldn't get to the attic crawl space in the garage with the items in the way.

Radon Testing:

Radon testing is not a standard service of your home inspection but can be requested as an additional service by Stejskal Home Inspections. Please contact Stejskal Home Inspections for a quote for this service. Radon testing will take 48 hours to complete. Upon completion, a detailed report of results will be emailed to you by a third party laboratory service.

Legal disclosure:

Items listed in this report may inadvertently have been left off the summary sheet. Customer should read the entire report, including the remarks for 100% certainty, as to the condition of all the systems of the home. A customer should have each system inspected by a professional in each specific area. (i.e. Plumber, Electrician, etc.)

Detailed Report of Findings:

All comments by the inspector should be considered before purchasing this home. 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 before you purchase the property.

Building:

Approximate age of building:	Type of Building:
36 years	3 bedroom / 1 1/2 bath home

Weather:

Temperature:	Conditions:	Ground/Soil Surface:	Rain in the last 3 days:
61	Partly Cloudy	Dry	No

Additional Tests Performed:

Radon:	Water:	Lead Based Paint:	Asbestos:
Yes	No	No	No

I. Roofing

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

Styles & Materials

Roof Covering:	Multiple Layers:	Viewed Roof Covering From:
Asphalt	2 Layer	Ladder

Sky Light(s):	Chimney:
N/A	None

COMMENTS:

Inspected Roof is in good condition. There are the 2 nails I saw, and they could be black tar or silicone.

Note: The roof is in no way defaced or partially removed to determine the number of layers. An additional and undetected layer may exist. This roof inspection includes visual inspection of all flashing, skylight(s) and roof penetration(s). We do not guarantee against leaks.

Items

I.1 Flashing

Comments: Inspected and appears to be in good working order.

I.2 Skylights, Chimney(s) and Roof Penetrations

Comments:

I.3 Roof Drainage Systems

Comments: Inspected gutters they have screens and look ok.

Note: Gutters and subsurface drains are not water tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundations. The roof of the home 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 be leak proof during inspection and weather

conditions. Our inspection makes an attempt to find a leak 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 home 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, fascia, vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the conditions of the building. The home 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 home inspector is not required to observe storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories, fences, presence of safety glazing in doors and windows, garage door operator, remote control transmitters, geological conditions, soil conditions, recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise entertainment, or athletic facilities), detached buildings, structures, presence or condition of buried fuel storage tanks. The home inspector is not required to move personal items, panel's furniture, equipment, plant life, soil snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:	Siding Material	Exterior Entry Door(s):
Lap	Plastic	Metal

Appurtenance:	Driveway:
Covered Porch	Concrete/asphalt

Items

2.1 Siding, Flashing and Trim

Comments: Inspected and appear to be in good working order there are a couple of holes and a couple of cracks.

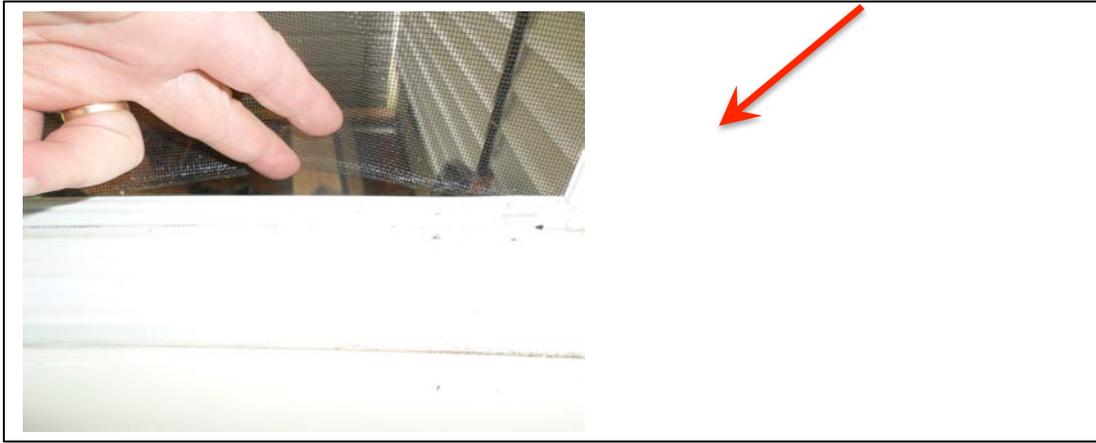
Note: The installation or condition of house wrap or a vapor barrier installed under the siding or in the wall were not visible. House wrap is important in maintaining moisture away from the structure. The condition of the wall is not visible for verification.

2.2 Eaves, Soffit(s) and Fascia(s)

Comments: Inspected and appear to be in good working order

2.3 Windows: (Exterior)

Comments: Inspected. In good working order, with exception of missing screens And one is ripe.



2.4 Doors (Exterior)

Comments: Inspected. In good working order, just need paint

2.5 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings.

Comments: Inspected. Patio needs a hand rail.



Note: Control of rain and surface water around the house is critical to keeping the foundation areas dry.

2.6 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkway(s) and Retaining Walls.

Comments: Inspected and appear to be in good working order

2.7 Fence

Comments: Inspected. The fence is in good condition, needs fencing up to the house.



e fence a

Note: inspection does not include geological condition or site stability information. For information concerning these conditions, a geologist or soil engineer should be consulted. Also, drainage problems and standing water can be seasonal and may not be detected today, see owner for history of any previous water problems.

2.8 Other

Comments:

The exterior of the home 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 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.

3. Garage

Styles & Materials

Garage Door Type:	Garage Door Material:	Auto-Opener Manufacturer:
I Car	Metal	None

Items

3.1 Garage Ceilings

Comments Inspected and appear to be in good working order

3.2 Garage Walls (Including Firewall Separation)

Comments: Inspected. In good shape and painted

3.3 Garage Floor

Comments: Inspected and appear to be in good working order what could be seen.

3.4 Garage Door(s)

Comments: Inspected and appear to be in good working order

3.5 Occupant Door From Garage To Inside Home

Comments: Inspected and appear to be in good working order

Garage Door Operators Inspected and appear to be in good working order

4. Interiors

The home inspector shall observe: walls, ceiling, floors, steps, stairways, balconies, railings, counters and a representative number of installed cabinets, a representative number of doors and windows. The home inspector shall operate a representative number of windows and interior doors, report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe paint, wallpaper and other finish treatments on the interior walls, ceilings and floors including carpeting, draperies, blinds, or other window treatments.

Styles & Materials

Ceiling:	Walls:	Home:
Down stairs Beadboard Textured Sheet rock	5/8 Drywall	No

Floor covering:	Interior Door(s):	Window Type(s):
Wood/Tile/Carpet	6 Panel	Venial Dual Pane

Cabinetry:	Counter Tops:
Wood	Tile

Items

9.1 CEILINGS

Comments: Inspected all are in good condition. They may need a little caulking around the edges.



4.2 Walls

Comments: Inspected and appear to be in good working order

4.3 Floors

Comments Inspected and appear to be in good working order

4.4 Steps, Stairway(s), Balconies, and Railing(s)

Comments: Inspected good

4.5 Counter(s) and a Representative Number of Cabinets

Comments: Inspected and appear to be in good working order

4.6 Doors

Comments: Inspected and appear to be in good working order
Just need painted.

4.7 Windows

Comments: Inspected and appear to be in good working order just need screens



Note: The interior of the home 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 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.

5. Heating / Central Air Conditioning

The home 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 home inspector shall describe energy source, heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall operate automatic safety controls, ignite or extinguish solid fuel fires. The home inspector shall 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:	Energy Source:	Number of Heating Systems:
Forced	Gas / Electric	1

Furnace Location:	Heat Systems Brand:	Ductwork:
Upstairs closet	Rheem	Vent

Filter Type:	Filter Size:
Rheem	14 x 20 x 1

Operable Fireplaces:	Number of Wood Stoves:
1 electric heating fire place	N/A

Cooling Equipment Energy Source:	Number of Wood Stoves:	Types of Fireplace(s):

N/A	N/A	Electric heater
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Operable Fireplace(s):	Central Air Manufacturer:	Number of A/C units:	Condenser Location:
Electric	Rheem	N/A	N/A

Items _____

5.1 Heating Equipment

Comment: Inspected and appear to be in good working order

5.2 Normal Operating Controls

Comment: Inspected and appear to be in good working order

5.3 Automatic Safety Controls

Comment: Inspected and appear to be in good working order

5.4 Distribution Systems (including fans, pumps, Ducts, piping, supports, insulation, air filters, registers, radiators, fan coil)

Comment: Inspected and appear to be in good working order

5.5 Presence of Installed Heat Source in Each Room

Comments: no fans just a heater in the living room

Note: Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a home cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. We recommend these systems evaluated by a qualified contractor.

5.6 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heating systems)

Comments: N/A

5.7 Solid Fuel Heating Devices (Fireplace(s), Woodstove(s))

Comments: N/A

5.8 Gas / LP Fire log(s) and Fireplace(s)

Comments: N/A

5.9 Cooling ABDD AUR Handler Equipment

Comments: N/A

5.10 Normal Operating Controls

Comments: N/A

5.11 Installed Cooking Source by Room

Comments: N/A

Note: The heating and cooling system of this home were inspected and reported on with above information. While the inspector makes every effort to fine 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 before purchase. It is recommended that qualified contractors be used in your further inspection of repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe, interior water supply and distribution system, including piping materials, supports, 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 sump pumps. The home inspector shall describe water supply and distribution piping materials, drain, waste and vent piping materials, water heating faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to state the effectiveness of anti-siphon devices, determine whether water supply and waste disposal systems are public or private, operate automatic safety controls, operate any valve except water closet flush valves, fixture faucets, 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, swimming pools, solar water heating equipment, or observe the system for proper sizing, design, or use proper materials.

Styles & Materials

Water Source:	Water Filters:	Plumbing Water Supply into Home:
City	N/A	Copper

Plumbing Water Distribution (inside home):	Washer Drain Size:	Plumbing Waste Material:
Copper	2 inch	ABS

Water Heater Power Source:	Water Heater Capacity:	Manufacturer:	Water Heater Location:
Gas	40 gallons	Braford white	Upstairs hall closet

Items

Note: Underground pipes cannot be evaluated for breaks or possible root intrusions and a sewer scope performed by a separate company will be necessary to ascertain sewer pipe condition and connection to city sewer line. Due to problems even with new construction, I recommend all homes have a sewer scope performed. Association maintained systems are not tested. Determining whether shower pans are water tight is beyond the scope of this inspection.

6.1 Plumbing Drain, Waste and Vent Systems

Comments: Inspected and appears to be in good working order

6.2 Plumbing Water Supply, Distribution Systems and Fixture(s)

Comments: Inspected and the water specked needs caulked to keep water from going into the wall.



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

Comments: Inspected and appears to be in good working order

Note: Recommend that you check the temperature of the water heater upon move-in to verify they are not set too high for your lifestyle or safety needs. Water heaters set too hot can burn unsuspecting or unknowing users. Elderly and young children are particularly at risk.

6.3 Main Water Shut-Off Device (Describe Location)

Comments: Inspected. Located under kitchen sink.



Note: No Water quality tests are performed during this inspection.

6.4 Fuel Storage and Distribution System(s) (Interior fuel storage, piping, venting, supports, and leaks)

Comments: None

6.5 Main Fuel Shut-Off (Describe Location)

Comments: Inspected. South side of house gas meter

6.6 SUMP PUMP

Comments: None

6.7 OTHER

Comments: N/A

Note: The plumbing in the home 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 homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use, if the water is turned off or not used for periods of time (like a vacant home 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 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.

7. Electrical System

The home inspector shall observe, service entrance conductors, service equipment, grounding equipment, main over current device, main and distribution panels, amperage and voltage ratings of the service, branch circuit conductors and their over current devices and the compatibility of their amps 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 in the garage or carport, and on the exterior of inspected structures, the operation of ground fault circuit interrupters and smoke detectors. The home inspector shall describe service amperage and voltage, service entry conductor materials, service type as being overhead or underground, location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home 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 home inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over current device except grounding fault circuit interrupters, dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels, observe low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, other ancillary wiring that is not a part of the primary electrical distribution system, or built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:	Panel Capacity:	Main Shut Off Location:
Below Ground	200amp	Kitchen

Panel type:	Electrical Panel Manufacturer:	Branch Wire 15 & 20:
Circuit Breakers	Siemens	Copper

Wire Methods:	Doorbell:
Romex	Working

Items

7.0 Service Entrance Conductors

Comments: Inspected and appears to be in good working order

7.1 Service and Ground Equipment, Main Overcurrent Device, Main and Distribution Panel(s)

Comments: Inspected all labeled

7.2 Branch Circuit Conductors, Over-current Devices and Compatibility of their Amperage and Voltage

Comments: Inspected and appears to be in good working order

Note; Electrical components concealed behind finished surfaces could not be inspected and no determination is made as to the condition, material or if hazards exist, Further evaluation may be necessary by a licensed electrician.

7.3 Connected Devices and Fixtures (*Observed from a representative number operation of ceiling fans, light fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls*)

Comments: Inspected

7.4 Polarity and Grounding of Receptacles Within 6ft of Interior Plumbing Fixtures, and all Receptacles in Garage, Carport, Exterior Walls of Inspected Structure.

Comments: Inspected and appears to be in good working order

7.5 Operation of GFCI (*Ground Fault Circuit Interrupters*)

Comments: Inspected and appears to be in good working order

7.6 Location of Main and Distribution Panels

Comment: Inspected and appears to be in good working order

7.7 Smoke Detectors

Comments: Inspected and appears to be in good working order

Note: Although we do test accessible smoke detectors during the inspection, the test button may not be indicative of proper and safe alarm operation after move-in. Smoke alarms that do not operate properly pose a life threatening safety risk. Client should test all smoke alarms immediately upon move-in and retest every 30 days thereafter and replace any found not working properly. We recommend also that our clients develop and emergency fire escape plan for the entire home.

7.8 Carbon Monoxide Detectors

Comments: Inspected and appears to be in good working order
Couldn't find the down stairs one

7.9 Doorbell

Comments: Inspected and appears to be in good working order

Note: The electrical system of the home 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. 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.

8. Built-in Kitchen Appliances

The home 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, range hood, permanently installed microwave oven. The home inspector is not required to observe, clocks, timers, self-cleaning oven function or thermostats for calibration or automatic operation, non built-in appliances or refrigeration units. The home inspector is not required to operate appliances in use or any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:	Disposer Brand:	Exhaust / Range Hood:
Frigidaire	None	Vented

Range / Oven Brand:	Built-In Microwave:	Trash Compactor Brand:	Refrigerator Brand:
Frigidaire	N/A	N/A	Frigidaire

Items

8.1 Dishwasher

Comments: Inspected and appears to be in good working order full of dishes

Note: No disassembly or special test equipment is used during dishwasher inspection and therefore, we cannot predict future operation. Dishwasher was run through a cycle to test for leaks only. No leaks were found underneath at this time. Monitor on a regular basis for any future leaks.

8.2 Ranges / Ovens / Cooktops

Comments: Inspected and appears to be in good working order Note: Calibration of thermostats and cook top elements is beyond the scope of this inspection.

8.3 Range Hood

Comments: Inspected and appears to be in good working order

8.4 Trash Compactor

Comments: N/A

8.5 Garbage Disposal

Comments: N/A

8.6 Microwave (Built-in)

Comments: Inspected and appears to be in good working order not built in.

8.7 Refrigerator

Comments: Inspected and appears to be in good working order

8.8 Washer & Dryer

Comments: Inspected and appears to be in good working order.

Note: Recommend that the washer have a drip pan w/drain installed to base to control leaks if they ever occur. Another alternative is a Leak-Stop system can be installed by a plumber if drip pan is not feasible.

8.9 Central Vacuum

Comments: N/A

8.10 Other

Comments: N/A

Note: The built-in appliances of the home 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.

9. Insulation and Ventilation

The home inspector shall observe, insulation and vapor retarders in the unfinished spaces, ventilation of attics and foundation areas, kitchen, bathroom, laundry venting systems, the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe insulation in unfinished spaces, absence of insulation in unfinished space at conditioned surfaces, move insulation where readily visible evidence indicates the need to do so, move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home 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:	Ventilation:	Exhaust Fan:
Blown to 6" or R21.6	Soffit Vents	N/A
Dryer Power Source:	Dryer Vent:	Floor System Insulation:
220 Electric	Flexible Metal	yes

Items

9.1 Attic Insulation

Comments: Inspected and appears to be in good working order

Note: Attic insulation makes the ceiling structure not visible for inspection and may be hiding dry rot or insect damage.

9.2 Floor Insulation

Comments: Inspected and in good condition

Note: If floor insulation is installed on home, the floor structure is not visible for inspection and may be hiding dry rot or insect damage.

9.3 Wall Insulation

Comments: Inspected and appears to be working

Note: Wall insulation type and value cannot be verified and conditions inside the walls cannot be visibly seen or evaluated. Further evaluation may be needed to ascertain if insulation is present.

9.4 Ventilation of Attic and Foundation Areas

Comments: Inspected and appears to be in good working order

9.5 Venting System(s) (Kitchen, bath(s) and laundry)

Comments: Inspected and appears to be in good working order

9.6 Ventilation Fans and Thermostatic Controls (Attic)

Comments: Inspected and appears to be in good working order

Note: The insulation and ventilation of the home 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 vents 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. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home 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 is 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 home inspector is not required to : enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the home inspector or other persons.

Styles & Materials

Foundation:	Method Used to Observe Crawl Space:	Floor Structure:
Concrete	Crawled-in	2x6 wood
		

Wall Structure:	Columns or Piers:	Ceiling Structure:
2x4 Wood	Concrete/Wood	2x6 Trusses



Roof Structure:	Roof-Type:	Method Used to Observe Attic:	Attic Entrance Location:
Engineered Wood Trusses	Gable	Ladder to Attic	Up stairs hall

Items

10.1 Foundation, Basement and Crawlspace *(Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)*

Comments: Inspected and appears to be in good working order

10.2 Walls *(Structural)*

Comments: Inspected and appears to be in good working order

10.3 Columns or Piers

Comments: Inspected and appears to be in good working order

10.4 Floors *(Structural)*

Comments: Inspected and appears to be in good working order

Note: As per OAR812, the Inspector is not allowed to remove or disturb insulation or personal property.

10.5 Ceilings *(Structural)*

Comments: Inspected and appears to be in good working order

10.6 Roof Structure and Attic

Comments: Inspected and appears to be in good working order

10.7 Vapor Barrier

Comments: In good condition, but there is one area right inside the door area

Note: The structure of the home 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 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.



11. Inspection Agreement

11.1 Inspection: Stejskal Home Inspections will conduct a general, non-invasive visual inspection of the improvements located on the site. Subject to the “Limitations of Inspection” discussed below, the following items are inspected:

A) Structural, mechanical, electrical and plumbing systems, roofs, attics, basements, major kitchen appliances, doors and windows. The visible surfaces of the premises are also inspected for the presence of wood destroying insects and major wood decay. When assessable the inspector will test at least one outlet, switch and window in each room.

11.2 Report: Stejskal Home Inspections will prepare an inspection report disclosing major deficiencies revealed by the general, non-invasive, visual inspection. The report is an opinion based on what is visible and evident at the time of the inspection. Stejskal Home Inspections will be guided by the standards and practices set forth in the Oregon laws for home inspectors.

LIMITATIONS

11.3 Report: The report is not a warranty of guarantee of the condition or performance of its components, absence of room leaks, wood-destroying insects, or other defects of any type. The inspector’s opinion is not an indication of compliance with any statute, regulation, building code or the government or professional standard. The report is an opinion of Stejskal Home Inspections based on a general, non-invasive visual inspection. The inspection may be limited by weather, accessibility, and other conditions.

11.4 Components and Systems: Stejskal Home Inspections will test only a limited number of outlets, switches and windows. Examples of systems and items that the inspector will not inspect include but are not limited to: septic, well(s), underground plumbing systems, interior water heater elements, fuel storage tanks, furnace heat exchangers, thermostats, timers, fireplace flues, built-in vacuum cleaner systems, solar heating systems, stereos or intercom, low-voltage systems, fire sprinkler systems, landscape irrigation, landscaping, trees and lights not attached to the home. The inspector will not inspect clothes washers and dryers, light sensors, smoke and fire alarms, burglar alarms, spas, saunas, or swimming pools. While Stejskal Home Inspections may note substantial or obvious defects in the operation of these systems and items, the client should obtain the services of licensed contractors or other specialists for these components and systems.

11.5 Minor Wood Decay and Cosmetic Flaws: Minor wood decay is a common condition in Oregon. Stejskal Home Inspections will not report wood decay unless it substantially impairs the building or site. Some examples of minor wood decay are spots on doors and window casing and frames, soffits, eaves, fascia, roof rafters, sheathing, siding, decks and stairs. Stejskal Home Inspections does not perform a board-by-board inspection of decks, siding, fences or wood framing. Stejskal Home Inspections does not report flaws or defects that are cosmetic in nature.

11.6 Inaccessible Areas: Stejskal Home Inspections will not move personal property, furniture, appliances, wall hangings, floor coverings, or other obstructions. Stejskal Home Inspections will not remove permanently installed materials for its inspection, such as panel covers, fixtures, nails, bolts or screws. Stejskal Home Inspection will not inspect areas made inaccessible by walls, concrete, insulation, vapor barriers or earth. Examples of inaccessible areas include wall and ceiling cavities and spaces between floors and ground-level decks. Stejskal Home Inspections will not make holes or inspect for conditions that cannot be observed without damage to the site or improvements.

11.7 Exterior Insulation and Finish System (EIFS or synthetic stucco surfaces): Stejskal Home Inspections does not inspect EIFS synthetic stucco installations. If the home has EIFS the client is strongly advised to hire an EIFS specialist who can inspect the system and advise on its current condition, how to maintain the system, and potential problems that may develop in the future.

11.8 Hazardous Chemicals, Mold, Odors, Rodents and Non-Wood Destroying Insects: Stejskal Home Inspections performs a visual inspection for the presence of mold, mildew, and asbestos that can be observed without damage to the structure or improvements. Stejskal Home Inspections does not inspect for bacteria, lead paint, chemicals, water portability, rodents, non-wood destroying insects or pests and animal odors.

11.9 Detached Buildings and Structures: Stejskal Home Inspections does not inspect oversized garages, fences, trellises or retaining walls that do not directly affect the building, or other outdoor structures unless specifically requested and agreed upon in writing by the client and Stejskal Home Inspections.

GENERAL LIMITATIONS

11.10 Payment: Payment of the inspection fee is due upon completion. Payment methods include: cash, credit card or check. If the inspection fee is not paid in full within five (5) days after delivery of the report, there will be a late fee of \$75.00 assessed. In addition, interest shall accrue on the unpaid portion of the inspection fee at the rate of 1.5% PER MONTH (18%PER ANNUM) from the date of delivery of the report until fully paid. There will be a \$15.00 fee for all returned checks.

11.11 Re-inspection: Re-inspection fees are separate from the cost of the initial inspection fee. The client or the client's agent may schedule re-inspection and agrees to pay for services rendered separately under the terms of the agreement. If re-inspection is performed within 30 days of the initial inspection, the fee will be 50% of the original inspection cost, with the exception of discounts or promotions offered at initial inspection. If re-inspection is performed after the 30 days, a full inspection fee will be required and to be determined.

11.12 Report is Non-Transferable: This report is confidential. The Client may not assign, transfer or sell this report to any third party. The Client is the only person intended to use this report. Stejskal Home Inspections will not be liable to any third party who obtains or relies on this report.

11.13 Representation by a Third Party: Stejskal Home Inspections is not responsible for representations made by the present owner or tenant, or by any other person or organization, which are not independently verified by Stejskal Home Inspections.

11.14 Dispute Resolution: All disputed claims, counter-claims, defenses, and other issues (including those based on contract, tort, negligence, or any other legal theory) related in any way to this inspection agreement or Stejskal Home Inspections services shall be settled by binding arbitration in accordance with the laws of the state of Oregon.

11.15 Limitations of Liability: The liability of Stejskal Home Inspections and its members, officers, directors and any individuals it employs will be limited to the amount of fees paid by the Client for services rendered in connection with the inspection and preparation of the report. Stejskal Home Inspections and its members, officers, directors and any individuals it employs disclaim all liability, warranties and guarantees, express or implied, all consequential, incidental and negligence, professional negligence or any other legal basis or theory.