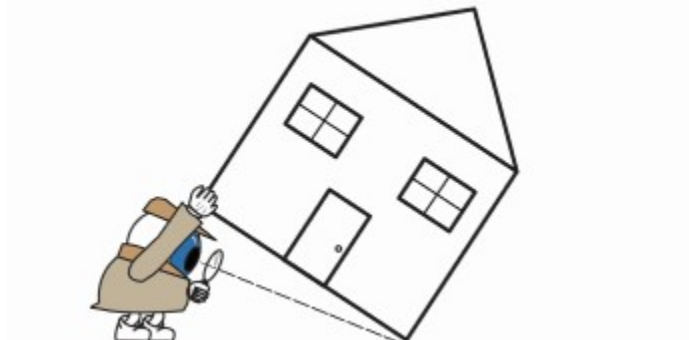


EYE SPY HOME INSPECTIONS, LLC



Inspection Report

Eye Spy Home Inspections, LLC



David Diffendorfer (Owner)

Portland OR

Oregon Home Inspection #1892

CCB#245309

ASHI# 259667

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

THE HOME INSPECTOR DID NOT DETERMINE AND THIS REPORT DOES NOT CONTAIN A DETERMINATION OF WHETHER THE HOME OR COMPONENTS AND/OR SYSTEMS OF THE HOME THAT HAVE BEEN INSPECTED CONFORM TO LOCAL OR STATE BUILDING CODE REQUIREMENTS.

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Date: 6/22/2024	Time: 10:00 AM	Report ID: Sample Report
Property: 1956 NW St Portland Or 97205	Customer: Home Buyer	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. 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.

Inspected (IN) = 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 (NI) = 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 (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = 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.

A standard home inspection does not include evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. Such inspections, if required, are normally performed by local officials or private code inspection agencies at the time of the original construction or renovations. Codes are revised on a periodic basis: consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials

Home Maintenance - All homes require regular and preventive maintenance to maximize the economic life spans of the elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1% or more of the sales price of the house depending on age, design, and or the degree of prior maintenance. Each homeowner should budget for prior maintenance needs and unexpected repair expenses. A program for ongoing preventive maintenance should be developed.

Aesthetic Maintenance - A standard home inspection report does not generally include aesthetic considerations (appearances, cosmetics, odors, finishes, carpeting, etc.) nor does it include a determination of all potential concerns or conditions for a house or property.

Environmental/Mold Issues and Exclusions - The reported or actual health effects of many potentially harmful, toxic or environmental hazardous elements that may be found in building material or in the air, soil, and water in and/or around any house are varied. A home inspection does not include the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens and other biological contaminants, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. No evaluations are performed to determine the effectiveness or appropriateness of any method or system (e.g., water filter, radon mitigation, etc.) designed to prevent or remove any hazardous or unwanted materials or elements. An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review Mold and Micro-Organisms page for more comments.

Design and Adequacy - A home inspection does not include structural or mechanical system design or adequacy evaluations including seismic or high wind considerations, soil bearing or stability, or energy conservation measures. It also does not address in any way the acceptability of a house floor plan or other design features. Furthermore, determinations or disclosures regarding specific product defects notices, safety recalls or other similar manufacturer, or public/ private agency warnings are not part of a standard inspection.

Estimated Ages - Listed age estimations only represent the inspector's opinion as to the approximate age of the building or specific elements, and are provided for general guidance purposes only. Such opinions may be based on numerous factors including, but not limited to, element appearance and owner comment. Obtain independent verification if knowledge of the specific age of an element is desired or required. All age estimates are in years unless otherwise noted.

House Orientation - Directions or location descriptions may be provided throughout the report. Such references are generally stated as if looking at the front of the house. Any directional references using north, east, etc., are only estimates of approximations and may not be accurate. If there are any questions, obtain clarification/confirmation prior to dosing.

Remedial Work - For any element or condition requiring attention, quotes should be obtained prior to closing from qualified specialists or contractors to determine actual repair/replacement costs. Any cost estimates provided, whether oral or written, represent only an approximation of possible costs. Any cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. If the need for remedial work develops or is uncovered after the inspection, contact Eye Spy Home Inspections to arrange an inspection to assess conditions prior to performing any repairs.

Vacant Building - It is often not possible to properly evaluate certain elements in a new structure or if a house has been vacant for any length of time. For example, a drain leak in a wall may become apparent until hours (or days) after the inspection. Therefore, anticipate the possibility of such latent defects with subsequent use of the house and/or systems. Furthermore, a thorough pre-closing inspection is recommended.

Standards of Practice:

Oregon State Standard of Practice

In Attendance:

Vacant (inspector only)

Type of building:

Single Family (1 story)

Approximate age of building:

New Construction

Temperature:

Over 70

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain/Snow in last 3 days:

No

HOME FACES:

FRONT DOOR FACES EAST

1. Home: General

This section of the report is used to identify same issue throughout the entire home. It is intended bring an issue to attention without having the same deficiencies reported in many different sections of this report.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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1.0 Property

Comments:

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

At the time of the inspection, the builders of the home had not done their final inspection. The home was dirty, dusty, and had been inspected for flaws. Different colors of tape had been placed throughout the home to indicate scratches, need of paint, paint over-spray, etc. It is likely the intent of the builders is to correct all of this prior to the final walk though and closing.

Strongly suggest a limited re-inspection prior to close if possible.

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

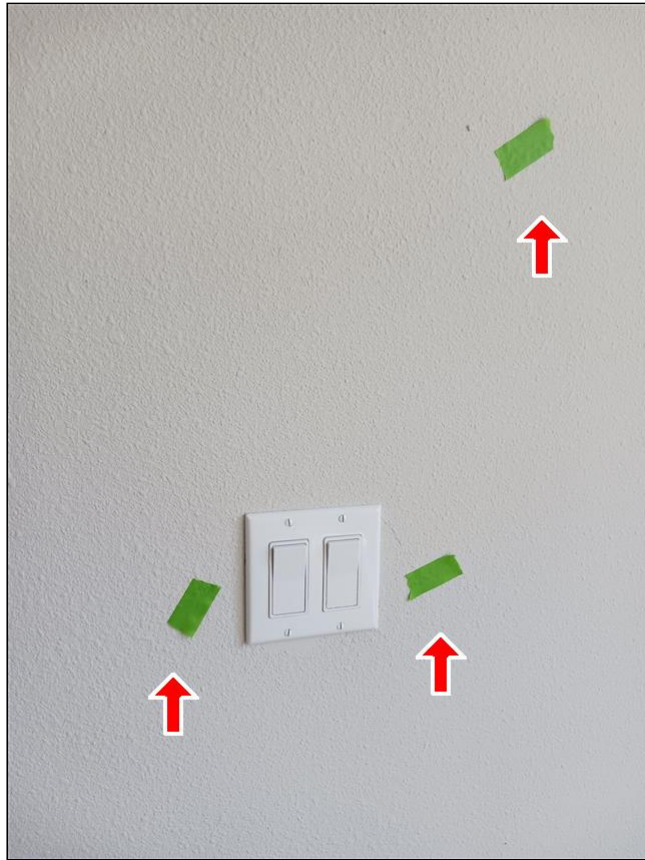


1.0 Item 1(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items



1.0 Item 2(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items



1.0 Item 3(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

2. Roofing / Chimneys

Inspection Limitations - The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The verification of actual roofing materials, installation methods or roof age is generally not possible. Conditions such as hail damage or the lack of underlayment may not be readily detectable and may result in latent concerns. If the inspection was restricted to viewing from the ground and/or was affected by weather conditions or other limitations, a roofer's assessment would be advisable, particularly if the roofing is old or age is unknown.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.0 Roof Coverings
				Viewed roof covering from: Walked roof
				Roof Covering: 3-Tab fiberglass

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.1 Flashings
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.2 Skylights, Chimneys and Roof Penetrations
				Chimney (exterior): None
				Sky Light(s): None

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.3 Roof Ventilation
				Roof Ventilation: Roof vents

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.4 Roof Drainage Systems (gutters and downspouts)
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IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Gutters/Downspouts - The need for gutters and downspouts will vary with house/roof design, locale and surface drainage conditions. If present, regular checks and cleaning are advised. If not present, consider the benefits to be gained from proper control of roof run-off and diversion away from foundation.

Roofing Roofing/Flashing - The water-tightness of a roofing system is dependent on the proper installation of the roofing material and underlayment, its physical condition, and the proper function of all flashing (metal or other membrane installed at protrusions through the roof, such as vent pipes, skylights and valleys). While general roofing conditions were reported, this report is not a guarantee roof is or will be watertight or leak free. Initial or recurring roof leakage is often due to inadequate or damaged flashing. Check all flashing periodically or if leaking.

Initial or recurring roof leakage is often due to inadequate or damaged flashing. Check all flashing periodically or if leakage occurs. Repair or seal as needed.

Chimney/Vents- Chimney and vent evaluations are based on external conditions only. Internal condition, design, and adequacy were not evaluated. A periodic check of all chimney/vent is advisable as a precautionary measure. A chimney sweep is often qualified to assess/maintain chimney/vents interiors.

The roof of the home was inspected and reported on with the above information. While I make 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. My inspection makes every attempt to find a leak but sometimes cannot. Please be aware that I have your best interest in mind. Any repair items mentioned in this report need to be considered before purchase. It is strongly advised that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Exterior

The Oregon certified home inspector shall observe and describe: Wall cladding, flashings, and trim. Entryway doors and all windows. Garage door operators. Attached decks, balconies, stoops, steps, areaways, porches, and applicable railings.

Eaves, soffits, and fascias. Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building that adversely affect the structure. The Oregon certified home inspector shall: Operate all entryway doors and a representative number of windows. 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 Oregon certified home inspector is not required to observe: Storm windows, storm doors, screening, shutters, and awnings. Garage door operator remote control transmitters. Soil or geological conditions, site engineering, property boundaries, encroachments, or easements. Recreational facilities (including spas, saunas, steam baths, swimming pools, decorative water features, tennis

courts, playground equipment, and other exercise, entertainment,

or athletic facilities); or detached buildings or structures; fences or privacy walls, ownership fencing, privacy walls, retaining walls; or condition of trees, shrubs, or vegetation.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

•				3.0 Wall Cladding, Flashing and Trim Siding Style: Shiplap Siding Material: Cement-Fiber
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			•	3.1 Doors (Exterior) Comments:
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IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

The right side garage door trim has exposed wood and exposed caulk.

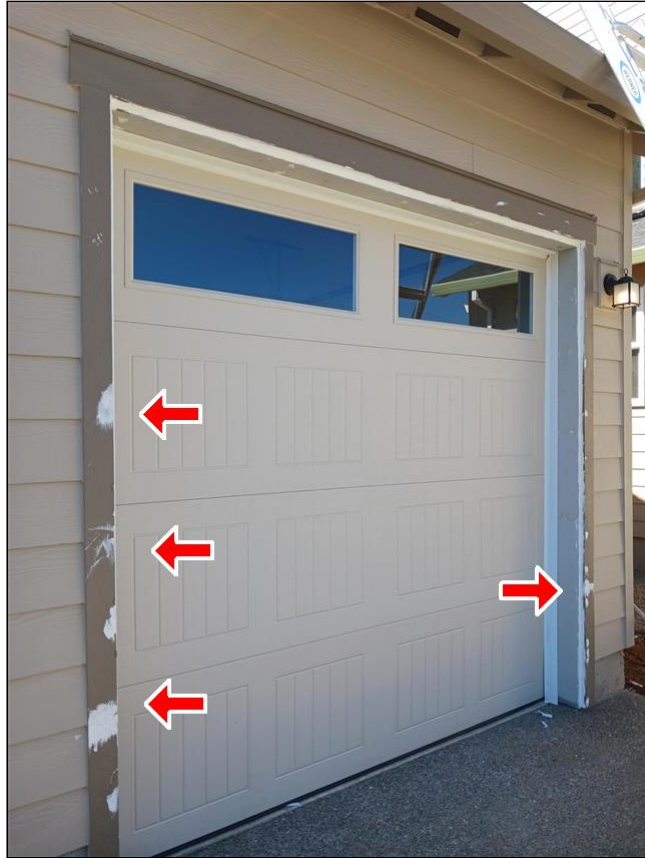
This will lead to deterioration of the wood trim and a premature failure of the caulk.

Strongly suggest having the garage door trim painted before closing.

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items



3.1 Item 1(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items



3.1 Item 2(Picture)

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3.2 Windows

•			
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3.3 Decks, Balconies, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Appurtenance: Covered porch

•			
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3.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Driveway: Concrete

•			
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3.5 Eaves, Soffits and Fascias

•			
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3.6 Plumbing Water Faucets (hose bibs)

•			
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3.7 Outlets (Exterior)

			•
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3.8 Other

Comments:

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

The side yard gate lock is still wrapped in tape from when the fence was painted.

Suggest removing the tape.



3.8 Item 1(Picture)

3.9 **Crawl space vents**

Comments:

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

The plastic "wells" in front of the crawlspace vents are not installed or are missing.

Suggest adding more wells and completing installation.

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items



3.9 Item 1(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

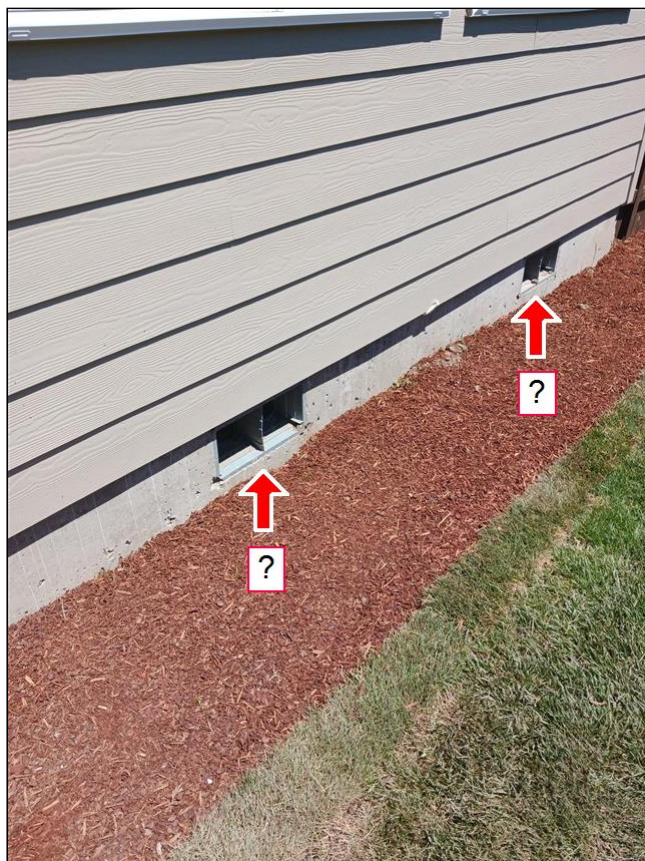
IN NI NP RR Items



3.9 Item 2(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

3.9 Item 3(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Wood Deterioration - Exterior wood elements are particularly susceptible to decay and insect damage. The use of treated lumber may help to minimize these concerns but will not eliminate them altogether. While we have attempted to identify readily apparent areas of decay, additional areas of concern may be identified as they occur, spread, or are discovered during repair or maintenance work. All exterior wood elements should be inspected at least annually, repair and/or refinish as needed.

Window/Door Seals - Replacement of a double glazed unit is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.

Drip Caps / Flashing – The trim / siding joint above windows and doors and at horizontal trim must be kept well sealed to minimize leakage or decay. If drip caps or suitable flashing do not exist, they should be added or regular caulking / sealing will be required. Hidden damage may exist if prior leakage occurred.

Site Elements - While informational comments may be made related to the condition of certain site elements, the primary intent of inspection of any site element is limited to evaluation relative to its effect on the building.

Geological Factors - This report does not include evaluation or any soils geological conditions/concerns. Construction on certain soils, particularly expansive clays, fill soils, hillside and waterfront areas, necessitate special design consideration. Evaluation of these factors, or the need for them, is beyond the scope of this inspection. Pertinent information should be obtained from local officials and/or a qualified specialist prior to closing, particularly if any concerns are detected or if home is in a detrimental soils area.

Ancillary Elements - A standard home inspection does not include evaluation of elements such as site lighting, irrigation systems, barbecues, sheds, outbuildings, fencing, privacy walls, docks, seawalls, ponds, pools, spas and other recreational or site elements. Evaluation of these elements prior to closing would be advisable.

Fencing/Sheds - Evaluation of these elements is not within the scope of a standard home inspection. Wood components are prone to decay and insect damage. Advise a check of these elements for assurance of personal acceptability.

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

4. Kitchen Components and Appliances

The Oregon certified home inspector shall observe and operate the basic functions of the following kitchen appliances: Installed dishwasher, through its normal cycle; range, cook top, and installed oven; trash compactor; garbage disposal; ventilation equipment or range hood; installed microwave oven; and built-in refrigerators. The Oregon certified home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; non built-in appliances; refrigeration units that are not installed; or microwave leakage. The Oregon certified home inspector is not required to

operate: Appliances in use; or any appliance that is shut down or otherwise inoperable.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.0 Ceiling
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1 Walls
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2 Floor
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.3 Pantry/Closet Doors
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.4 Windows
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.5 Counters and a representative number of Cabinets Cabinetry: Wood Countertop: Quartz
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.6 Plumbing Drain and Vent Systems
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.7 Plumbing Water Supply Faucets and Fixtures
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.8 Outlets Wall Switches and Fixtures
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.9 Dishwasher Dishwasher Brand: FRIGIDAIRE Comments:

IN	NI	NP	RR	Items
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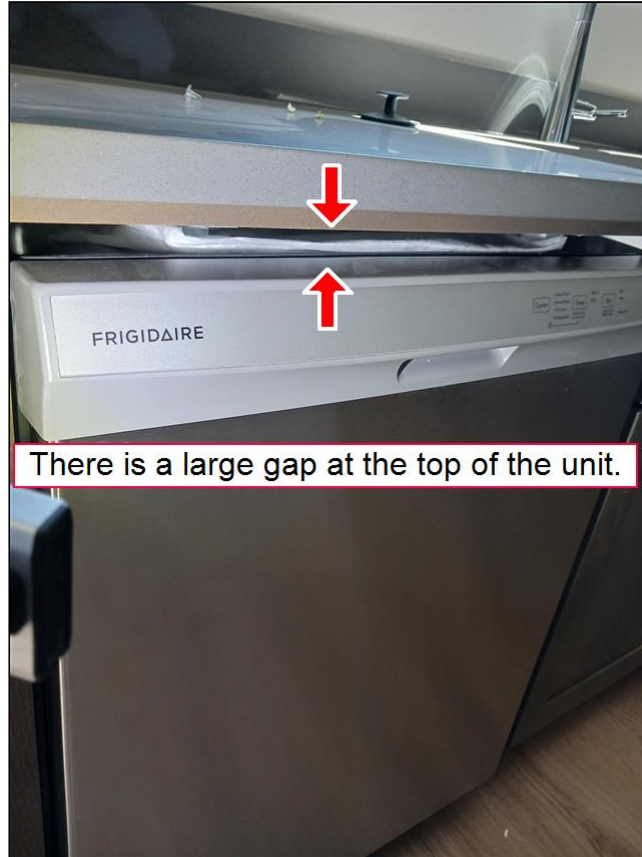
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

There is a large gap between the counter and the top of the dishwasher.

This is likely due to the unit not being adjusted to the counter height prior to installation.

Suggest having the dishwasher re-installed prior to close.



4.9 Item 1(Picture)

4.10 Ranges/Ovens/Cooktops

Range/Oven: FRIGIDAIRE

Comments:

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

Stove top/Oven functioned as designed.

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items



4.10 Item 1(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items



4.10 Item 2(Picture)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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4.11 Range Hood

Exhaust/Range hood: FRIGIDAIRE

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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4.12 Food Waste Disposer

Disposer Brand: MOEN

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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4.13 Microwave Cooking Equipment (Built in)

Built in Microwave: FRIGIDAIRE

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

The built-in appliances of the home were inspected and reported on with the above information. While I make every effort to find all areas of concern, some areas can go unnoticed. Please be aware that I have 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.

Appliances - Appliance evaluations are outside the scope of the standard home inspection in many areas and are only inspected if so indicated. When performed, evaluations are limited to a basic operators check of only listed units and generally exclude thermostatic or timer controls, energy efficiency considerations, cooking, cleaning adequacies, appliance accessories, washers/dryer, refrigerators, ice makers, and any portable appliances. Appliances typically have a 5-10 years' service life. Operation of all appliances should be confirmed during a per-closing inspection, have the owner demonstrate operation if possible. Obtain all operating instructions from the owner or manufacturer. Review \Water Temperature comments in Bathroom Section.

Appliance Utilities - Appliance inspections do not include evaluation of the adequacy or capacity of any utility or utility connections or compliance with code or manufacturer requirements. Upgrades of water, waste, gas or electric lines may be required to meet specifications of any particular appliance; especially when a new or larger capacity appliance is added.

Microwaves – Evaluation of these units are not included in the standard home inspection. The cooking adequacy of these units can vary. Follow manufacturer's guidelines; check periodically for leakage or other malfunctions.

Disposal – Any assessment of the garbage disposal is limited to a visual check of motor operation. No assessment of the unit's ability to grind / dispose of waste was made. This is a high-maintenance item.

5. Living Room

I will 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. I 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.

I am 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.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.0 Ceilings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.1 Walls
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.2 Floors
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5.3 Steps, Stairways, Balconies and Railings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.4 Doors (Representative number)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.5 Windows (Representative number)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.6 Outlets, Switches and Fixtures
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.7 Fire Place
Comments:				

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

Fire place insert operated as designed from the light switch.



5.7 Item 1(Picture)

5.8 Other

Comments:

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

(1) The fireplace screen is detached.

Suggest having the screen re-installed.



5.8 Item 1(Picture)

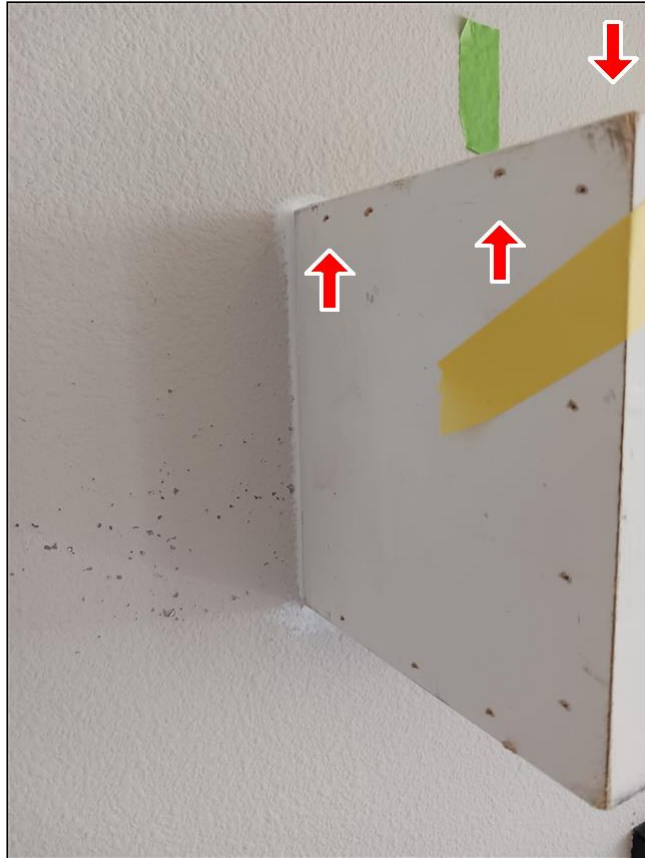
IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

(2) The mantel in the living room is not finished.

Suggest having the mantel finished prior to close.



5.8 Item 2(Picture)

IN NI NP RR Items

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The interior of the home was inspected and reported on with the above information. While I make 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 I have 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.

Indoor Air Quality/Molds - All houses are potentially subject to indoor air quality concerns due to numerous factors such as improper venting systems, off-gassing from construction materials, etc. Air quality can also be adversely affected by the growth of molds, fungi and other micro organisms - most are the results of excess moisture conditions. A home inspection does not include assessment of potential health or environmental contaminants or allergens. If leakage occurs or detrimental moisture conditions exist or develop the possibility of potentially harmful contaminants exist and there for should be immediately addressed. For air quality evaluations, a qualified testing firm should be contacted.

Windows and Doors - Windows and door evaluations are based on a random sampling of a representative number of units. All units should be checked by the buyer for possible operational concerns or other deficiencies prior to closing. Unless noted, presence of safety glazing at windows/ doors is not evaluated.

Double Glazed Units – Double or triple glazed (insulated) windows and doors are subject to hard-to-detect failure of the airtight seal between panes. This failure can result in moisture and/or staining of the unit that can vary seasonally and increase with time. While actual/suspect seal failure may be noted, it is not within the scope of a standard home inspection to assess the seal integrity of these type units. A check of all units when house is clear of furnishings, drapes, etc. is advised prior to closing.

Auxiliary Systems - A standard home inspection does not include evaluation of any auxiliary house components or system (or need for same) such as an in intercom, security systems, central vacuum, TV, home entertainment unit, doorbell, telephone or other equipment not part of primary systems. The appropriate service company should be contacted for information and assessment of element conditions.

Smoke/CO Detectors - Smoke/fire detection systems and fire extinguishers are generally recommended for all homes, and may be required in some areas. Carbon monoxide and gas detectors are also recommended for homes with fuel-burning appliances, fireplaces or attached garages. Any installed systems should be checked/serviced at least monthly. The potential for evaluated carbon monoxide levels exists in most homes, particularly if an attached garage of fuel burning units are present.

Section Footer: See section footer notes for rooms

6. Bedrooms

I will 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. I 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.

I am 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.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

	IN	NI	NP	RR	Items
•	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.0 Ceilings
•	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.1 Walls
•	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.2 Floors
•	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.3 Steps, Stairways, Balconies and Railings
•	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.4 Doors (Representative number)
•	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.5 Windows (Representative number)
•	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.6 Outlets, Switches and Fixtures

	IN	NI	NP	RR	Items
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The interior of the home was inspected and reported on with the above information. While I make 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 I have 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.

Indoor Air Quality/Molds - All houses are potentially subject to indoor air quality concerns due to numerous factors such as improper venting systems, off-gassing from construction materials, etc. Air quality can also be adversely affected by the growth of molds, fungi and other micro organisms - most are the results of excess moisture conditions. A home inspection does not include assessment of potential health or environmental contaminants or allergens. If leakage occurs or detrimental moisture conditions exist or develop the possibility of potentially harmful contaminants exist and there for should be immediately addressed. For air quality evaluations, a qualified testing firm should be contacted.

Windows and Doors - Windows and door evaluations are based on a random sampling of a representative number of units. All units should be checked by the buyer for possible operational concerns or other deficiencies prior to closing. Unless noted, presence of safety glazing at windows/ doors is not evaluated.

Double Glazed Units – Double or triple glazed (insulated) windows and doors are subject to hard-to-detect failure of the airtight seal between panes. This failure can result in moisture and/or staining of the unit that can vary seasonally and increase with time. While actual/suspect seal failure may be noted, it is not within the scope of a standard home inspection to assess the seal integrity of these type units. A check of all units when house is clear of furnishings, drapes, etc. is advised prior to closing.

Auxiliary Systems - A standard home inspection does not include evaluation of any auxiliary house components or system (or need for same) such as an in intercom, security systems, central vacuum, TV, home entertainment unit, doorbell, telephone or other equipment not part of primary systems. The appropriate service company should be contacted for information and assessment of element conditions.

Smoke/CO Detectors - Smoke/fire detection systems and fire extinguishers are generally recommended for all homes, and may be required in some areas. Carbon monoxide and gas detectors are also recommended for homes with fuel-burning appliances, fireplaces or attached garages. Any installed systems should be checked/serviced at least monthly. The potential for evaluated carbon monoxide levels exists in most homes, particularly if an attached garage of fuel burning units are present.

Section Footer: See section footer notes for rooms (Sec. 6)

7. Bathroom and Components

I will 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. I 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.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.0 Counters and Cabinets
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.1 Doors (Representative number)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.2 Windows
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.3 Plumbing Drain, Waste and Vent Systems
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.4 Plumbing Water Supply and Distribution Systems and Fixtures
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.5 Outlets Switches and Fixtures
Comments:				
It should be noted that the downstairs hall bathroom outlet (GFCI outlet), protects all of the bathroom outlets in the home.				
If an outlet up-stairs does not work, check the GFCI outlet in the downstairs bathroom.				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.6 Exhaust fan
Exhaust Fans: Fan only				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.7 Tile/Grout
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.8 Walls/Ceiling
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7.9 Other
Comments:				

IN	NI	NP	RR	Items
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IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

The trim around the bathtub in the main up-stairs bathroom was never finished.

Suggest having the trim finished prior to close.

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items



7.9 Item 1(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items



7.9 Item 2(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items



7.9 Item 3(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be submitted during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shown pans, etc. The function and water-tightness of fixture overflows or other internal fixture components generally cannot be assessed. The water-tightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

Eye Spy Home Inspections LLC will not fill bath tubs to the overflow to confirm its functionality, The company feels this would be an irresponsible waste of water.

Review comment in Mold/Microbial section.

Electric Wiring - Due to the high hazard potential of electric components in the bathroom area, any identified concern should be addressed immediately. Review GFCI comments in Kitchen Section.

Jetted Tubs: mechanical/electrical equipment evaluations are limited to visible components. Stall shower pans are not visible for evaluation due to design. Tile work or enclosure items addresses wall covering at bathtub/stall shower only. Ground-Fault Circuit Interrupters (GFCI) may be connected in series.

Section Footer: See section footer notes for rooms

8. Laundry Room

I will 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. I 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.

I am 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.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

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8.0 Walls

Clothes Dryer Vent Material: None
Dryer Power Source: 220 Electrical
Washer Drain Size: 2" Diameter
Ceiling Material: Drywall
Wall Material: Drywall
Floor Covering: Vinyl flooring

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8.1 Ceilings

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8.2 Floors

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8.3 Outlets, Wall Switches & Fixtures

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8.4 Clothes Dryer Vent Pipe

•			
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8.5 Dryer Plug Type

Comments:

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

This is the dryer plug format to acquire when purchasing a dryer.



8.5 Item 1(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Section Footer: See section footer notes for rooms (Sec. 6)

9. Garage

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage and insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assembly between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of the garage door(s) with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information relating to garage elements and conditions may be found under other headings in this report, including ROOF, EXTERIOR and ADDITIONAL INFORMATION SECTIONS.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

9.0 Garage Ceiling

9.1 Garage Walls (Including Firewall Separation)

Comments:

The soffit in the garage has not been painted.

Suggest having the soffit painted.



9.1 Item 1(Picture)

9.2 Garage Floor

9.3 Garage Door (s)
Garage Door Type: One manual, One automatic
Garage Door Material: Metal

9.4 Occupant Door from Garage to inside home

9.5 Garage GFCIs

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Any areas obstructed at the time of the inspection should be cleared and checked prior to closing. The integrity of the fire separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches must be maintained for proper protection. Review manufacturer use and safety instructions for garage door(s) and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. any malfunctioning doors or door operators should be repaired prior to use. Any door operators without auto-retract capabilities should be upgraded for safety. Storage of combustibles in a garage can create a potential hazard, including the possible ignition of vapors, and should be restricted.

Overhead Door Operator – If present, inspection is limited to a check of operation utilizing hard wired controls. Remote devices and control sensitivity are not checked. Regularly test and service door pursuant to manufacturers guidelines. Controls should be mounted a safe distance above the floor and the remote control should be secured from use by children.

10. Plumbing System

The home 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 home 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. I 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 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, 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.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.0 Plumbing Drain, Waste and Vent Systems
				Plumbing Waste Line: ABS
				Water Heater Location: Garage

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.1 Plumbing Water Supply and Distribution Systems and Fixtures
				Water Source: Public
				Water Filters: None
				Plumbing Water Supply (into home): Not visible
				Plumbing Water Distribution (inside home): PEX

Comments:

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

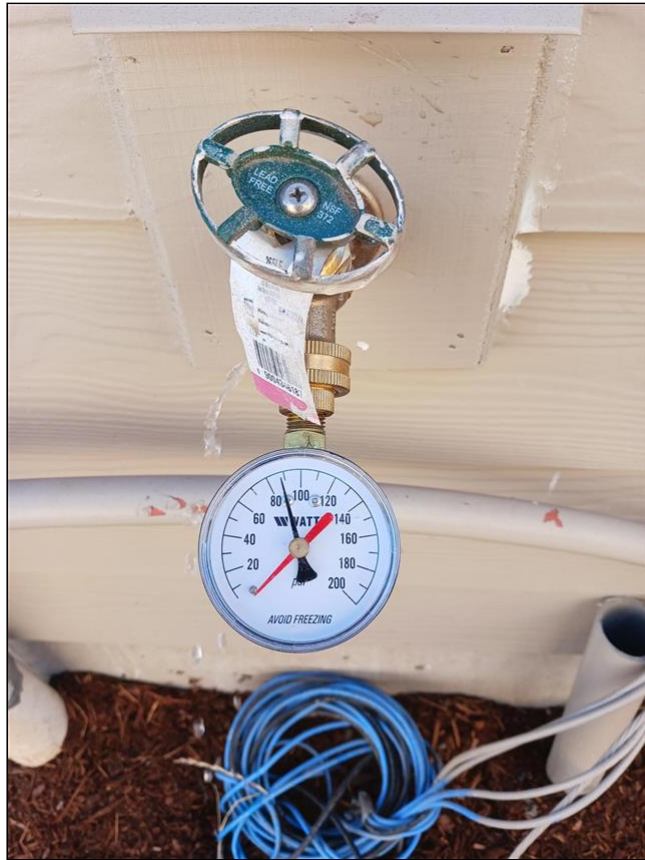
IN NI NP RR Items

The water pressure should be between 40psi and 80pis. The home's water pressure is adequate.

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items



10.1 Item 1(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items



10.1 Item 2(Picture)

10.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Water Heater Power Source: Gas (quick recovery)

Water Heater Capacity: Tankless

Water Heater Manufacturer: RINNAI

10.3 Main Water Shut-off Device

Comments:

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

(1) Location of the main water shut-off to the main bedroom bathroom is under the first sink.



10.3 Item 1(Picture)

(2) Main water shut-off to the kitchen is located under the sink cabinet.



10.3 Item 2(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

(3) Main water shut-off to the home is located in the garage.

This shut-off valve should be accessible at all times.



10.3 Item 3(Picture)

10.4 Fuels Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

10.5 Main Fuel Shut-off
Comments:

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

(1) Location of the main gas shut-off for the water heater.



10.5 Item 1(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

(2) Main gas shut-off for the furnace.



10.5 Item 2(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

(3) The main gas shut-off for the house is at the gas meter outside.



10.5 Item 3(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

The plumbing in the home was inspected and reported on with the above information. While I make 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 I have your best interest in mind. Any repair items mentioned in this report should be considered before purchase. I recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Water Supply/Waste Disposal - Neither the source, type nor quality of water supply, nor the method of waste disposal is determined as part of a standard home inspection. Advise obtaining documentation/verification of type systems. If a private water and/or waste system exists, independent evaluation by a specialist is recommended.

Plumbing Components - Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe conditions. The function and effectiveness of laundry standpipes, vent pipes, floor drains, fixture over flows, anti-siphon devices and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, ie; leaks may develop, water flow may drop, drains may become blocked, etc. The detection of sewer gases and the condition/function of sub-slab or in ground piping is excluded from a standard inspection. In ground piping is subject to blockage/collapse.

Domestic Hot Water - The adequacy of the domestic hot water supply or temperatures was not determined. Evaluations are limited to assessment of visual conditions and confirmation of heated water flow to the fixtures. Newer tanks should be drained periodically, but many old tanks are best left alone.

11. Electrical System

The home 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 home 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 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 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.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

11.0 Service Entrance Conductors

Electrical Service Conductors: Below ground

11.1 Location of Main and Distribution Panels

Comments:

The main panel box is located in the garage.



11.1 Item 1(Picture)

11.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Panel capacity: 200 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: Eaton

Comments:

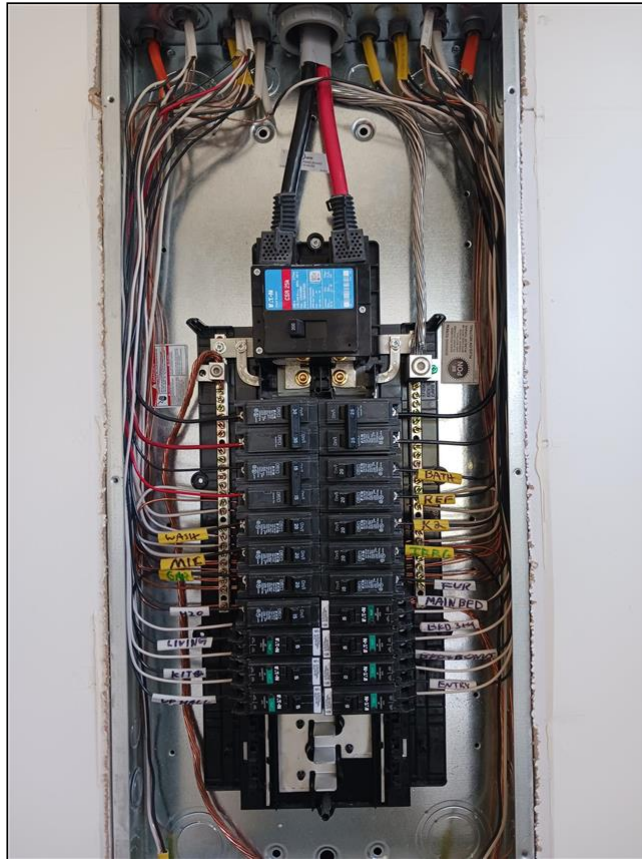
IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

The distribution panel functioned as designed at the time of the inspection.

There should be a clear space in front of the main electrical panel at least 30 inches wide x 3 feet deep x 6 foot 6 inches tall.



11.2 Item 1(Picture)

- 11.3 **Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage**

Branch wire 15 and 20 AMP: Copper

Wiring Methods: Romex

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

- 11.5 **Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls**

- 11.6 **Operation of GFCI (Ground Fault Circuit Interrupters)**

- 11.7 **Smoke Detectors**

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

•				11.8 Carbon Monoxide Detectors
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IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

The electrical system of the home was inspected and reported on with the above information. While I make 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 I have your best interest in mind. Any repair items mentioned in this report should be considered before purchase. I recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Electrical System - Evaluations and material descriptions are based on a limited/random check of components. Accordingly, it is not possible to identify every possible condition or concern in a standard inspection.

Panel Labeling - No determination was made of individual circuit distribution or accuracy of any circuit labeling. Recommend tracing and labeling, or confirm correct labeling, of all circuits.

Auxiliary/Low Voltage Systems - Evaluation of ancillary, low voltage electric or electronic equipment (TV, doorbell, computer, cable, lightning protection, surge protection, low voltage lighting, intercoms, site lighting, alarms etc,) is not performed as part of a standard home inspection.

12. Heating

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. I shall describe: Energy source; and heating equipment and distribution type. I will operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home 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.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

12.0 Heating Equipment

Heat Type: Forced Air

Energy Source: Gas

Number of Heat Systems (excluding wood): Two

Heat System Brand: BRYANT

12.1 Normal Operating Controls

Comments:

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

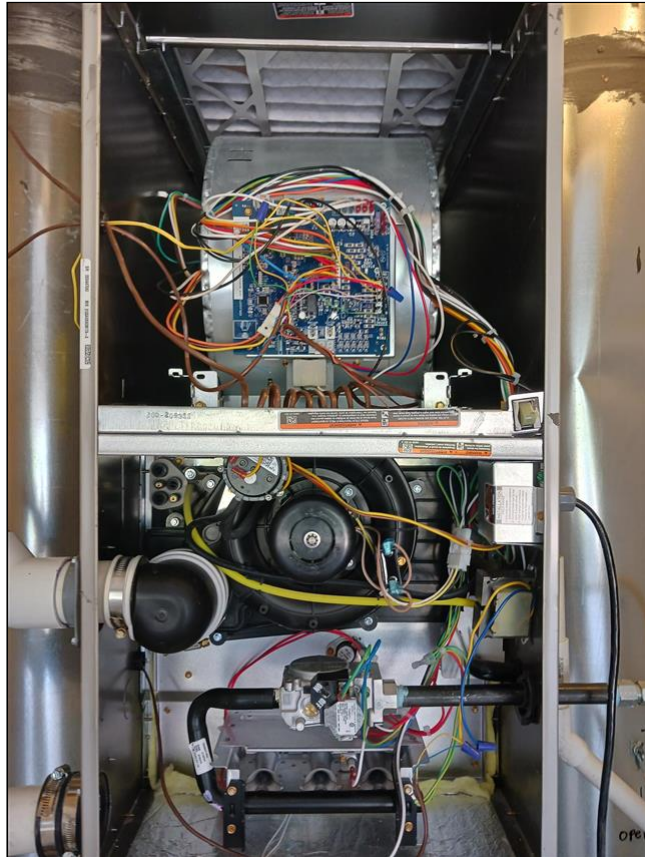
At the time of the inspection, the furnace did not function.

It appears the furnace was disabled due to on-going construction in the home. This helps prevent dust from being drawn into the heating system.

It is likely the builders pulled a fuse on the circuit board.

Strongly suggest the furnace be functional prior to close.

Suggest a partial re-inspection after the unit has been made operational.



12.1 Item 1(Picture)

12.2 Automatic Safety Controls

Comments:

See Section 12.1

12.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Ductwork: Unknown

Filter Type: Disposable

Filter Size: UNKNOWN

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

Comments:

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

The dampers on the furnace ducts do not function properly.

The damper should be adjustable and stay in the position they are placed. The dampers move freely within the ducts and are not adjustable.

Suggest this is resolved prior to close.

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items



12.3 Item 1(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items



12.3 Item 2(Picture)

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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12.4 Presence of installed heat source in each room

Comments:

See section 12.1

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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12.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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12.6 Solid Fuel heating Devices (Fireplaces, Woodstove)

Types of Fireplaces: Vented gas logs

Operable Fireplaces: None

Number of Woodstoves: None

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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12.7 Gas/LP Firelogs and Fireplaces

Comments:

See Section 5.7

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

The heating and cooling system of this home was inspected and reported on with the above information. While I make 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 I have your best interest in mind. Any repair items mentioned in this report should be considered before purchase. I recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Central Heating - Evaluation is limited to an operational check of conventional residential systems. No design or heating adequacy evaluation, thermostat calibration assessment, heating loss analyses or active/passive solar systems evaluations are performed as a part of a standard inspection. Furthermore, no specific evaluations were performed related to the presence of any fuel storage tanks or asbestos - containing materials. Independent evaluation is required to address any possible asbestos or tank concerns.

The heating and cooling system of this home was inspected and reported on with the above information. While I make 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 I have your best interest in mind. Any repair items mentioned in this report need be considered before purchase. I strongly recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

13. Attic/ Roof Structure

The home inspector shall observe and describe visible structural components including; foundations, floors and floor structure, walls and wall structure, columns or piers, ceilings and ceiling structure; and and roof and roof structure. The Oregon certified home inspector shall: Probe or sound structural components where deterioration is suspected, except where probing would damage any finished surface; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed or restricted, when entry could damage any property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; report inaccessible areas; 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.

ATTIC: Limitation /Obstructions - Due to typical design/accessibility constraints (insulation, storage, etc.) evaluation of the attic, including structural components, is generally limited. Any specifically noted limitations/obstructions are intended to highlight limitations beyond the norm. A complete check of the attic should be made when non-permanent limitations are removed. Review Infiltration/Leakage comments in Interior Section.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

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13.0 Roof Structure & Attic

Method used to observed attic: From Entry
Roof Structure: Engineered Wood Trusses
Ceiling Structure: Not visible due to insulation
Attic Info: Attic Access
Attic Insulation: Blown In Insulation

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13.1 Insulation in Attic

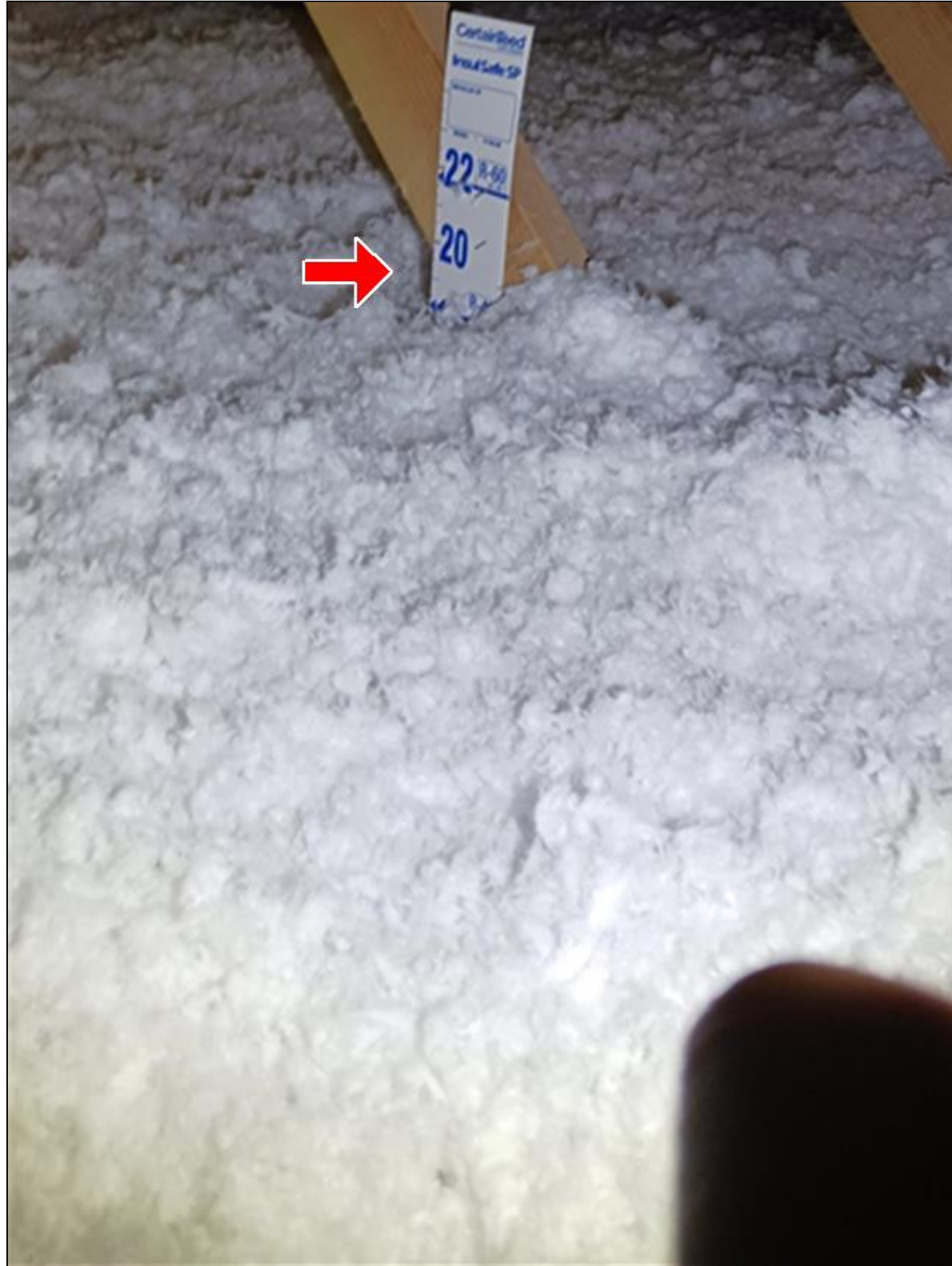
Comments:

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

There is insulation in the attic.



13.1 Item 1(Picture)

13.2 Bath Room Exhaust Vents

Comments:

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

All bathroom vents are vented to the roof.



13.2 Item 1(Picture)

13.3 Ventilation fans & Therostatic Controls (Attic)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Insulation- An energy assessment or audit is outside the scope of the standard home inspection. Any comment on amounts and/or materials are for general information purposes only and were not verified. Some insulation may contain or release potentially hazardous materials: avoid disturbing. Wall insulation is not readily visible. Pre-1970's homes are more likely to have been constructed with insulation levels significantly below present-day standards.

14. Structural Components

The home inspector shall observe and describe visible structural components including; foundations, floors and floor structure, walls and wall structure, columns or piers, ceilings and ceiling structure; and roof and roof structure. The Oregon certified home inspector shall: Probe or sound structural components where deterioration is suspected, except where probing would damage any finished surface; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed or restricted, when entry could damage any property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; report inaccessible areas; 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.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

14.0 Foundations, Basements and Crawlspace

Foundation: Poured concrete
Method used to observe Crawlspace: Crawled

14.1 Columns or Piers

Columns or Piers: Wood piers

14.2 Insulation under Floor System

Floor System Insulation: Batts

Comments:

Some of the insulation in the crawl space has come loose and is hanging down. This will decrease the effectiveness of the insulation.

Suggest having the insulation re-installed prior to closing.



14.2 Item 1(Picture)

14.3 Vapor Retarders (On ground in crawlspace or basement)

14.4 Ventilation of Foundation Area (crawlspace or basement)

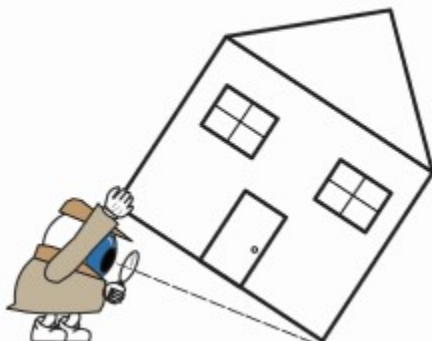
IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Insulation- An energy assessment or audit is outside the scope of the standard home inspection. Any comment on amounts and/or materials are for general information purposes only and were not verified. Some insulation may contain or release potentially hazardous materials: avoid disturbing. Wall insulation is not readily visible. Pre-1970's homes are more likely to have been constructed with insulation levels significantly below present-day standards.

General Summary

EYE SPY HOME INSPECTIONS, LLC



Eye Spy Home Inspections LLC

OCHI#1892
CCB#245309
ASHI# 259667

Customer
Home Buyer

Address
1956 NW St
Portland Or 97205

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 home. 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. Home: General

1.0 Property

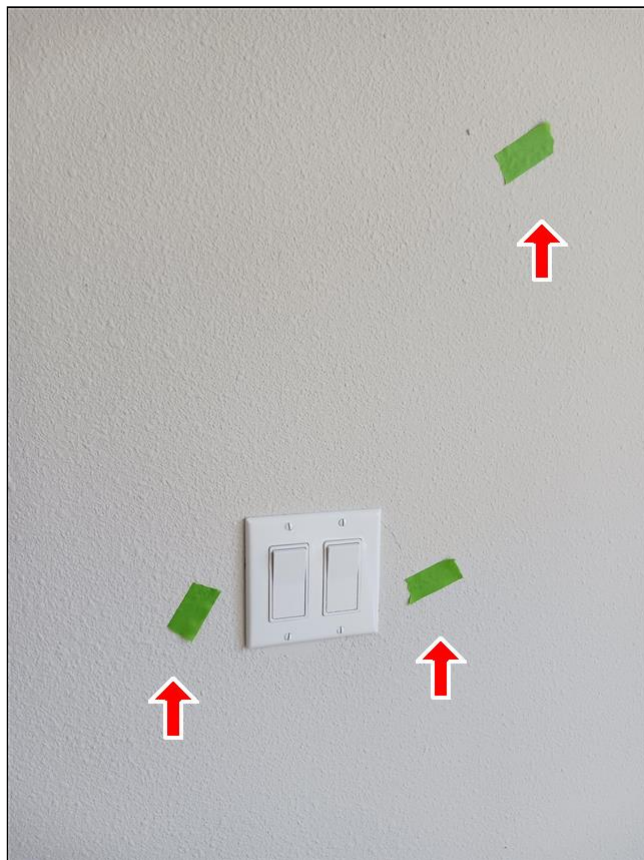
Repair or Replace

At the time of the inspection, the builders of the home had not done their final inspection. The home was dirty, dusty, and had been inspected for flaws. Different colors of tape had been placed throughout the home to indicate scratches, need of paint, paint over-spray, etc. It is likely the intent of the builders is to correct all of this prior to the final walk through and closing.

Strongly suggest a limited re-inspection prior to close if possible.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)

3. Exterior

3.1 Doors (Exterior)

Repair or Replace

The right side garage door trim has exposed wood and exposed caulk.

This will lead to deterioration of the wood trim and a premature failure of the caulk.

Strongly suggest having the garage door trim painted before closing.



3.1 Item 1(Picture)



3.1 Item 2(Picture)

3.8 Other

Repair or Replace

The side yard gate lock is still wrapped in tape from when the fence was painted.

Suggest removing the tape.



3.8 Item 1(Picture)

3.9 Crawl space vents

Repair or Replace

The plastic "wells" in front of the crawlspace vents are not installed or are missing.

Suggest adding more wells and completing installation.



3.9 Item 1(Picture)



3.9 Item 2(Picture)



3.9 Item 3(Picture)

4. Kitchen Components and Appliances

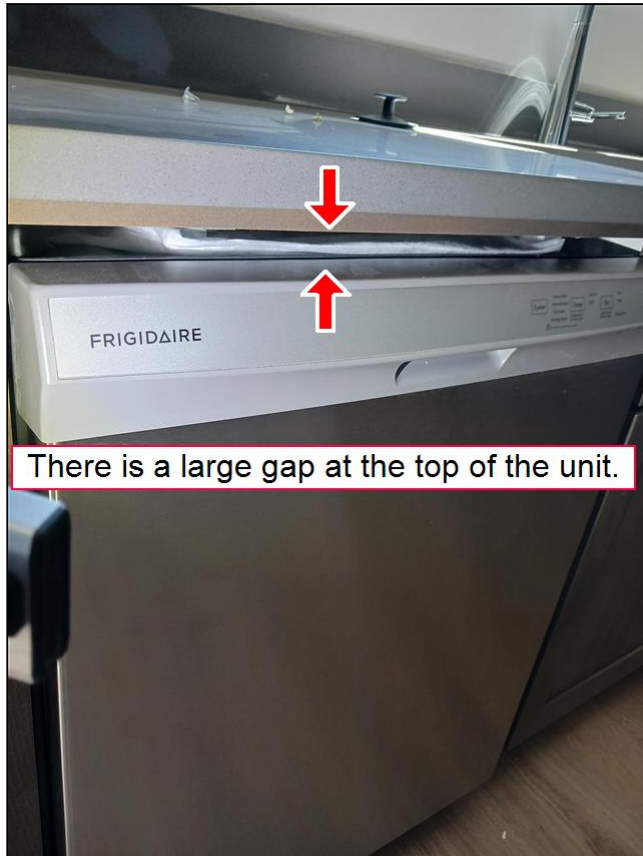
4.9 Dishwasher

Repair or Replace

There is a large gap between the counter and the top of the dishwasher.

This is likely due to the unit not being adjusted to the counter height prior to installation.

Suggest having the dishwasher re-installed prior to close.



4.9 Item 1(Picture)

5. Living Room

5.8 Other

Repair or Replace

(1) The fireplace screen is detached.

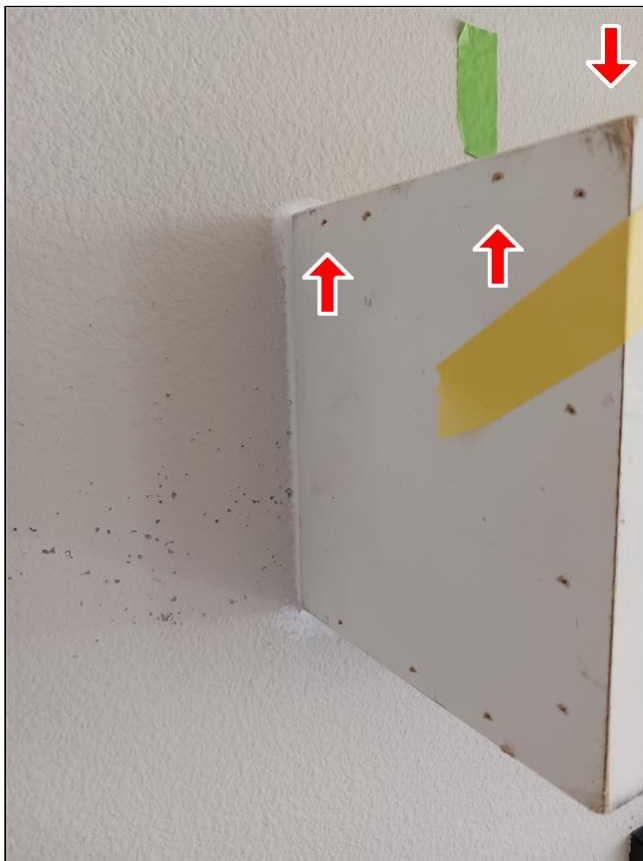
Suggest having the screen re-installed.



5.8 Item 1(Picture)

(2) The mantel in the living room is not finished.

Suggest having the mantel finished prior to close.



5.8 Item 2(Picture)

7. Bathroom and Components

7.9 Other

Repair or Replace

The trim around the bathtub in the main up-stairs bathroom was never finished.

Suggest having the trim finished prior to close.



7.9 Item 1(Picture)



7.9 Item 2(Picture)



7.9 Item 3(Picture)

9. Garage

9.1 Garage Walls (Including Firewall Separation)

Repair or Replace

The soffit in the garage has not been painted.

Suggest having the soffit painted.



9.1 Item 1(Picture)

12. Heating

12.1 Normal Operating Controls

Repair or Replace

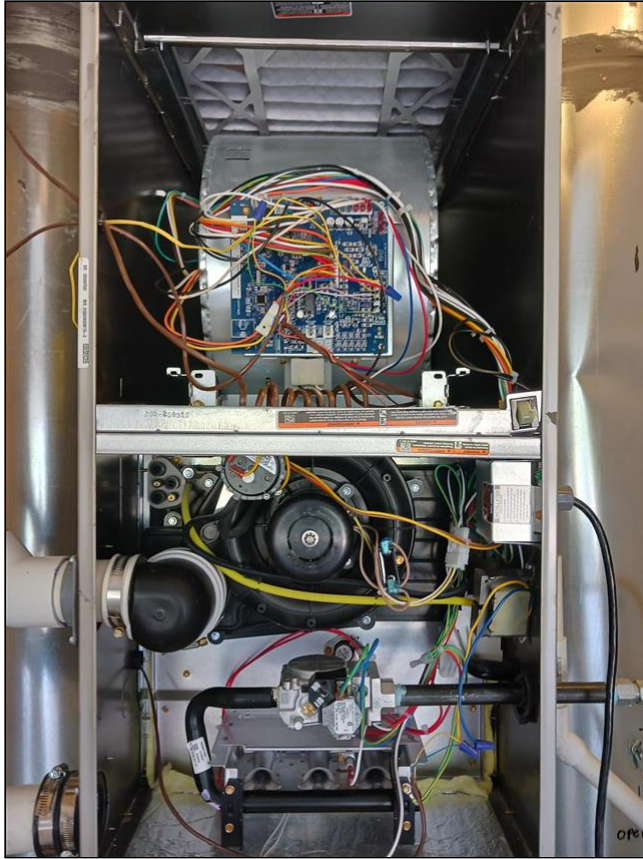
At the time of the inspection, the furnace did not function.

It appears the furnace was disabled due to on-going construction in the home. This helps prevent dust from being drawn into the heating system.

It is likely the builders pulled a fuse on the circuit board.

Strongly suggest the furnace be functional prior to close.

Suggest a partial re-inspection after the unit has been made operational.



12.1 Item 1(Picture)

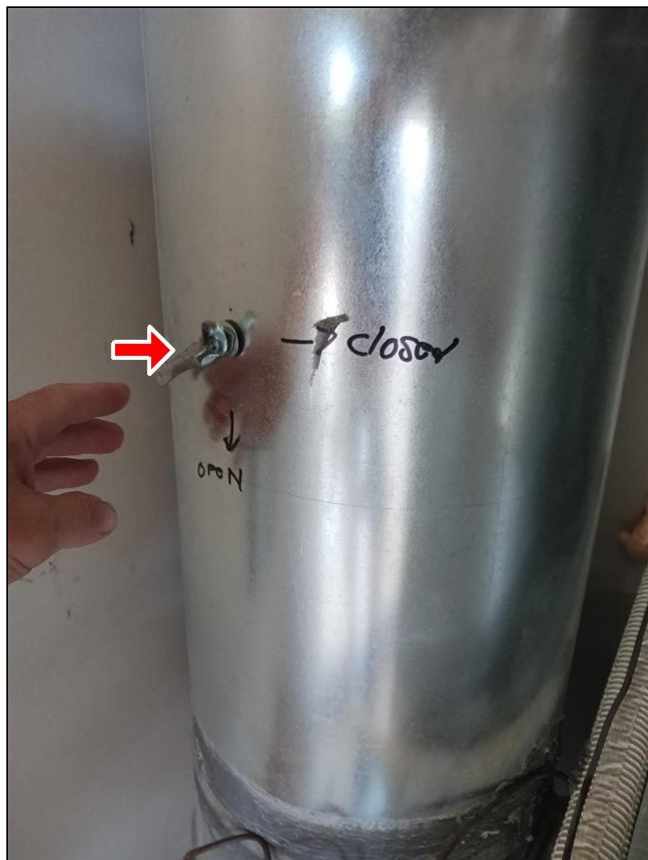
12.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

The dampers on the furnace ducts do not function properly.

The damper should be adjustable and stay in the position they are placed. The dampers move freely within the ducts and are not adjustable.

Suggest this is resolved prior to close.



12.3 Item 1(Picture)



12.3 Item 2(Picture)

14. Structural Components

14.2 Insulation under Floor System

Repair or Replace

Some of the insulation in the crawl space has come loose and is hanging down. This will decrease the effectiveness of the insulation.

Suggest having the insulation re-installed prior to closing.

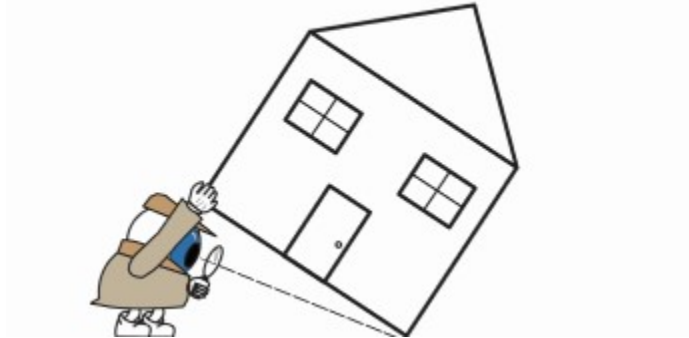


14.2 Item 1(Picture)

Home 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. Home 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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EYE SPY HOME INSPECTIONS, LLC



Eye Spy Home Inspections LLC

David Diffendorfer

OCHI#1892
CCB#245309
ASHI# 259667



TO THE HOME INSPECTOR: THE FOLLOWING ARE INSTRUCTIONS ON HOW TO INCLUDE YOUR INSPECTION AGREEMENT

Free of charge:

HG Staff will set up one of our sample agreements with your information for free as a sample demonstration on format, selecting fields to auto-populate etc using one of our sample agreement forms. You can do this yourself too if you have a specific agreement you have had prepared using your own contract agreement form, or we will do it for you for an extra fee at your request.

How To Use One Of Our Sample Agreements:

1. At the menu line in HG software choose "Office" then "Edit Report Docs" and find one of the sample agreements you like. They are named agreement-sample1.html and so forth.
2. Clean up the text as necessary using the built in editor and wherever you want a word to be replaced with the name, address, invoice amount etc. simply click on the drop down menu at the top labeled "Insert Merge Field" and choose the word to be populated with real name information.
3. Save As. Use the button with a disk on it and the "+" on it to save it as "disclaim.html". Now you are ready to use the online click agreement and it will also insert a copy of your agreement in the report.

How To Add Your Own Agreement:

1. At the menu line in HG software choose "Office" then "Edit Report Docs" and choose the Disclaim File:
2. Clear out this content and paste in yours. Note: if pasting from MS Word you must paste it first in MS notepad (Start /All Programs: Accessories: notepad), then copy from note pad and paste it here.
3. Next, clean up the text as necessary from the paste in, and wherever you want a word to be replaced with the name, address, invoice amount etc. simply click on the drop down menu at the top labeled "Insert Merge Field" and choose the word to be populated with real name information.
4. Save. Now you are ready use the online click agreement and it will also insert a copy of your agreement in the report.

Fees: Inspectors who need help using their own agreement can ask us for a fee to help them format and place in correctly. Fee is based on number of pages and if there are tables, drawings etc and how much work is involved. A simple contract with a few pages can be done easily following the instructions above, or watch a video tour at our support page on our website.

Disclaimer: The sample agreements we offer are samples. They have been used and are being used by inspectors but at your own risk. We strongly advise an attorney to review and make edits as necessary. By using any of our sample agreements you hold harmless HomeGauge and SHGI Corp and its owners. There, our disclaimer is over.
