



Home Inspection Report

Prepared for:



2814 SE 78th Ave

Check It Out Home Inspection, LLC

Prepared for: Jane Smith
2814 SE 78th Ave

Table of Contents

Definitions	2
General Information	2
Inspection Agreement	3
Grounds	6
Exterior	9
Roof	13
Attic	15
Kitchen	16
Bathroom	18
Laundry Room/Area	21
Bedroom	22
Interior	22
Fireplace/Wood Stove	24
Heating System	25
Crawl Space	26
Plumbing	27
Basement	29
Garage	29
Structure	31
Electrical	31
Summary	34

Check It Out Home Inspection, LLC

Prepared for: Jane Smith
2814 SE 78th Ave

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Serviceable	Functional with no obvious signs of defect. The item is capable of being used
Maintenance Repair	This condition warrants additional attention and Maintenance repairs.
Fair Condition	Item is functional but in the upper range of typical service life for this component. May require repair or replacement at any time.
Poor Condition	The general maintenance and upkeep on this component is poor. Recommend further evaluation and repairs by a qualified contractor, familiar with this system. Recommend budget considerations for repair/ replacement.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Safety Hazard	Correction of this condition is needed
Safety Upgrade	Upgrades are recommended for safety enhancement. This building may have been built before the era of current standards.
Structural GeoTech	Condition needs further review by qualified structural engineer/geo-technical engineer

General Information

Property Information

Property Address 2814 SE 78th Ave
City Portland State OR Zip 97206
Agents Name None
Phone 000-000-0000

Client Information

Client Name Jane Smith
Phone 000-123-4567
E-Mail janesmith@gmail.com

Inspection Company

Inspector Name Karen Krieger
Company Name Check It Out Home Inspection, LLC
Address Check It Out Home Inspection
City Portland State OR Zip 97206
Phone Check It Out Home Inspection, LLC
E-Mail Checkitouthomeinspection@gmail.com
File Number 0001-1
Amount Due \$450.00

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Prepared for: Jane Smith
2814 SE 78th Ave

General Information (Continued)

Pmt Received & Ck # Check #101

Conditions

Others Present Buyer's Agent, Buyer Property Occupied Yes

Year Built 1953 Entrance Faces West

Square Footage 2016

Inspection Date 12/17/2018

Start Time 9AM End Time 1PM

Electric On Yes

Gas/Oil On Yes

Water On Yes

Temperature 50

Weather Partly cloudy Soil Conditions Wet

Space Below Grade Basement, Crawl Space

Building Type Single family Garage Attached

Additions/Modifications Yes. Check permits.

Pest & Dry Rot Needed No

Inspection Agreement

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

Inspector Name: Karen Krieger

Company Name: Check It Out Home Inspection, LLC

1. Licensing numbers: Washington License #880, Oregon License #1876, CCB #223564

Address: 2814 SE 78th Ave.

City State Zip: Portland, OR 97206

Client Name: Jane Smith

Property Address: 2814 SE 78th Ave

City State Zip: Portland, OR 97206

Check It Out Home Inspection, LLC

Prepared for: Jane Smith
2814 SE 78th Ave

Inspection Agreement (Continued)

2. 

3. 

4. This agreement is made and entered into by and between Karen Krieger, referred to as "Inspector", and client as named above. In consideration of the promise and terms of this Agreement, the parties agree as follows:
1. The residence to be inspected is the address above, and for the fee stated in the report.
 2. The Inspector will perform a visual inspection and prepare a written report of the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection.
 3. The parties agree that the "Standards of Practice" (the "Standards") shall define the standard of duty and the conditions, limitations, and exclusions of the inspection and are incorporated by reference herein. If the State/ Province where the inspection is performed imposes more stringent standards or administrative rule, then those standards shall define the standard of duty and the conditions, limitations, and exclusions of the inspection.
 4. The parties agree and understand that the Inspector and its employees and its agents assume no liability or responsibility for the costs of repairing or replacing any unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage or bodily injury of any nature. If repairs or replacement are done without giving the Inspector the required notice, the Inspector will have no liability to the Client. The Client further agrees that the Inspector is liable only up to the cost of the inspection. This clause may be contrary to local law. Please verify applicability.
 5. The parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components, or systems inspected. INSPECTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM.
 6. If Client is married, Client represents that this obligation is a family obligation incurred in the interest of the family.
 7. This Agreement, including the terms and conditions on the reverse side, represents the entire agreement between the parties and there are no other agreements either written or oral between them. This Agreement shall be amended only by written agreement signed by both parties. This Agreement shall be construed and enforced in accordance with the laws of the State/ Province of WA or OR and if that State/ Province laws or regulations are more stringent than the forms of the agreement, the State/ Province law or rule shall govern.
- Client has read this entire Agreement and accepts and understands this Agreement as hereby acknowledged. If no State/Province regulations apply, this report adheres to the states Standard of Practice. See links below.
8. Systems, items, and conditions which are not within the scope of the building inspection include, but are not limited to: radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, fungi, other environmental hazards; termites, wood destroying organisms, pest infestation; security and fire protection systems; household appliances; humidifiers; paint, wallpaper and other treatments to windows, interior walls, ceilings, and floors; recreational equipment or facilities; pool/spa water purification systems (ozone generator/saltwater, etc.); underground storage tanks, energy efficiency measurements; motion or photo-electric sensor lighting; concealed or private secured systems; water wells; all overflow drains; heating systems accessories; solar heating systems; heat exchangers; sprinkling systems; water softener or purification systems; central vacuum systems; telephone, intercom or cable TV systems; antenna, lightning arrestors, load controllers; trees or plants; governing codes, ordinances, statutes, and covenants; and manufacturer specifications, recalls, and EIFS. Client understands that these systems, items, and conditions are excepted from this inspection. Any general comments about these systems, items, and conditions of the written report are informal only and DO NOT represent an inspection.
 9. The Inspection and report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against Inspector, its employees or agents, arising out of the services performed by Inspector under this Agreement, the Client agrees to indemnify, defend, and hold harmless Inspector from any and all damages, expenses, costs, and attorney fees arising from such a claim.
 10. The Inspection will not include an appraisal of the value or a survey. The written report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.
 11. In the event of a claim by the Client that an installed system or component of the premises which was inspected by the Inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector at least 72 hours prior to repairing or replacing such system or

Check It Out Home Inspection, LLC

Prepared for: Jane Smith
2814 SE 78th Ave

Inspection Agreement (Continued)

component. The Client further agrees that the Inspector is liable only if there has been a complete failure to follow the standards adhered to in the report or State/Province law. Furthermore, any legal action must be brought within two (2) years from the date of the inspection, or will be deemed waived and forever barred.

12. This inspection does not determine whether the property is insurable.

13. Exclusions of systems normally inspected.

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud, or misinterpretation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted first to a Non-Binding Mediation conference and absent a voluntary settlement through Non-Binding Mediation to be followed by final and Binding Arbitration, if necessary, as conducted by Construction Dispute Resolution Services, LLC or Resolute Systems, Inc. utilizing their respective Rules and Procedures. If you would like to utilize the Mediation or Arbitration services of another dispute resolution provider other than one of those so stated please submit your recommendation to us for our consideration. If the dispute is submitted to Binding Arbitration, the decision of the Arbitrator appointed there under shall be final and binding and the enforcement of the Arbitration Award may be entered in any Court or administrative tribunal having jurisdiction thereof.

Washington state standards of practice:

<http://apps.leg.wa.gov/wac/default.aspx?cite=308-408C>

Oregon state standards of practice: <https://www.oregon.gov/CCB/Documents/pdf/Home%20Inspector%20Standards.pdf>

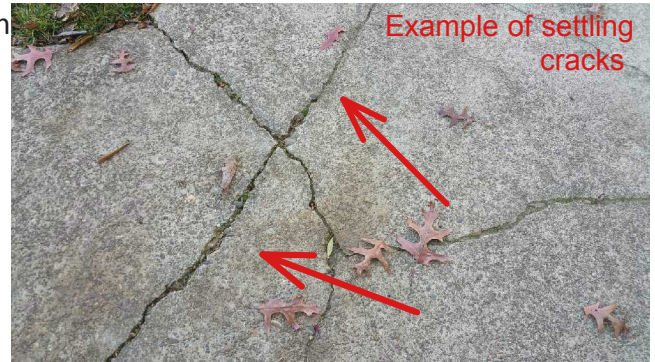
NPMA 33 Pest and dry rot form filled out upon request.

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2814 SE 78th Ave

Grounds

1. Serviceable, Safety Hazard Driveway Concrete - Common cracks. Settling cracks, Tripping hazards were noted in the driveway. Safety issue.



2. Serviceable, Safety Hazard Walks Concrete - Common cracks, Settling cracks. Tripping hazards were noted at the sidewalk. Safety issue.
3. Not Inspected Retaining Walls: Not inspected - Retaining walls are outside of standards of practice.
4. Serviceable Porch: Concrete - Common cracks. Flashing is not visible at the house junction
5. Serviceable, Safety Hazard Stairs Concrete - Uneven rise on steps creates trip hazard.
6. Serviceable, Safety Upgrade Railings: Metal - Railings are not to today's safety standards. Missing balusters.
7. Serviceable, Maintenance Repair Vegetation: Shrubs - Vegetation should be trimmed 1 foot away from exterior siding.
8. Serviceable Grading / Slope: Minor slope - Ground is saturated from recent rain.
9. Not Inspected Fences: Not inspected - Fences are outside of Standards of Practice.
10. Insects / Rodents Noted No
- Front Porch Porch /Patio Cover
11. Maintenance Repair, Fair Condition Construction Style Covered Roof / Wood Framing - Heavy corrosion at bottom of metal support post.



Rear Deck

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2814 SE 78th Ave

Grounds (Continued)

12. Maintenance Repair, Fair Condition Construction Style Wood frame and decking - Small areas of moisture damaged decking. Finish is very worn. Recommend resealing to slow moisture damage. Earth to wood contact at posts. Recommend monitoring for moisture damage.



13. Maintenance Repair, Fair Condition, Safety Hazard Stairs Wood - Uneven rise and run on steps creates trip hazard. Worn finish. Earth to wood contact. Recommend monitoring for moisture damage.



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Prepared for: Jane Smith
2814 SE 78th Ave

Grounds (Continued)

Stairs (continued)



14. Maintenance Repair, Poor Condition, Safety Hazard Railings Wood railings - Moisture damaged areas. Missing railing at stairs. Worn finish. Balusters are moisture damaged, not properly attached. Openings in railings are too wide, 4" is maximum.



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Prepared for: Jane Smith
2814 SE 78th Ave

Grounds (Continued)

Railings (continued)



Exterior

Front of house Exterior Surface

1. Serviceable Type: Manufactured stone veneer

Front of house Exterior Surface

2. Serviceable Type: Fiber Cement board siding - Not installed to today's standards, missing flashing at butt joints, exposed fasteners. Siding will need to be well maintained to prevent moisture from getting behind siding. This type of siding is only on a small area, so there are not many butt joints to maintain.

Main house Exterior Surface

3. Serviceable, Maintenance Repair Type: Aluminum siding - Faded paint. Small dented areas. Several loose areas. Small areas of damage.



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Prepared for: Jane Smith
2814 SE 78th Ave

Exterior (Continued)

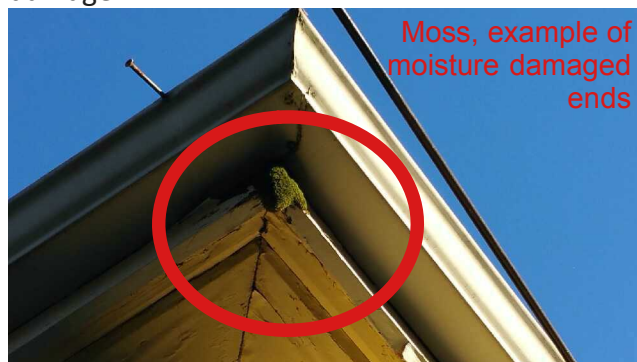
Type: (continued)



4. Serviceable, Maintenance Repair Trim: Wood - Paint is worn/ peeling. Recommend cutting garage trim 1/2" from concrete to prevent moisture damage. Aging caulk.



5. Maintenance Repair, Fair Condition Fascia: Wood - Paint is worn, peeling. Recommend painting to prevent moisture damage. Moisture damaged ends. Fascia boards are in contact with roof. Recommend trimming to prevent moisture damage.



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Prepared for: Jane Smith
2814 SE 78th Ave

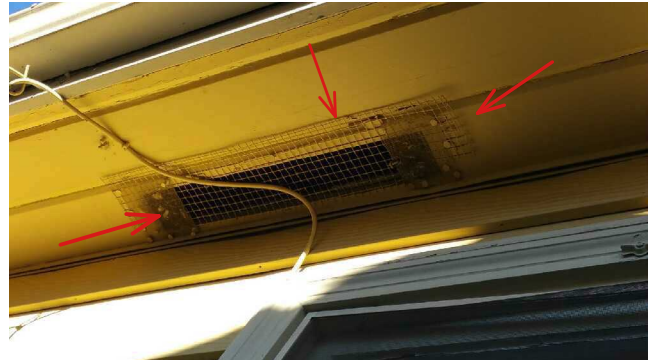
Exterior (Continued)

Fascia: (continued)



6. Serviceable, Maintenance Repair Windows: Wood - Glazing deteriorated/damaged

7. Serviceable, Maintenance Repair Soffits: Wood - Soffit vents have evidence of previous repairs. Recommend 1/4" screening over vents to prevent rodents from entering attic.



8. Serviceable Flashing: Metal flashings - Flashings are not applied over all horizontal trims, recommend keeping well caulked.

9. Serviceable Dryer Vent: Rigid plastic - Regular cleaning and inspection of dryer venting system is recommended. Dryer vents are a leading cause of house fires. Not well secured, but functional.

10. Serviceable Basement Windows: Wood - Areas of peeling paint

11. Serviceable, Maintenance Repair, Defective, Safety Upgrade



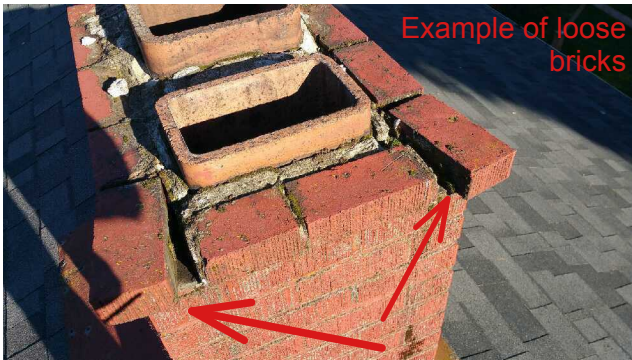
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2814 SE 78th Ave

Exterior (Continued)

Hose Bibs (continued)

12. Not Inspected Sprinkler Systems Not inspected - Sprinkler systems are outside of the Standards of Practice. Recommend asking the seller/builder for more information on the sprinkler system.
13. Serviceable Door Bell: Hard wired
14. Serviceable, Safety Upgrade Exterior Lighting: Surface mount - **Missing exterior lights by side garage door and rear slider.**
15. Not Present Exterior Electric Outlets: None provided
16. Insects / Rodents Noted No
- Roof Chimney
17. Maintenance Repair, Fair Condition Chimney: Brick - Chimney requires tuck point repairs due to deteriorated mortar. Recommend specialist evaluate and repair. Top course of bricks are loose. Deteriorated concrete at cap.



18. Serviceable, Maintenance Repair Flue/Flue Cap: Mortar - Recommend adding spark screen/raincap

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2814 SE 78th Ave

Exterior (Continued)

19. Serviceable, Maintenance Repair Chimney Flashing:
Metal - Lifted apron flashing. Recommend securing and sealing all fasteners.



Roof

Main Roof Surface

1. Method of Inspection: Walked
2. Serviceable, Maintenance Repair Material: Architectural grade asphalt composition shingle - General condition is serviceable with signs of weathering and aging. Regular maintenance and inspection recommended. Architectural grade shingles are rated to last approximately 25 years. Some loose nails at roof vents. Recommend sealing all exposed fasteners.
3. Type: Gable, Hip
4. Approximate Age: Not determined
5. Roof Layers 1

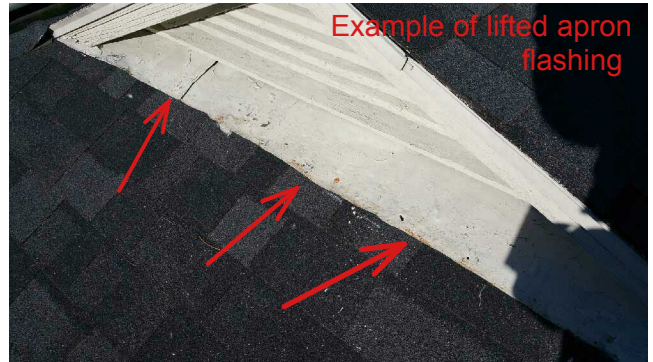


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Prepared for: Jane Smith
2814 SE 78th Ave

Roof (Continued)

6. Serviceable, Maintenance Repair Flashing: Metal - Areas of lifted apron flashing.



7. Serviceable Valleys: Asphalt shingle
8. Serviceable Plumbing Vents: Galvanized, Cast Iron

Roof Water Control

9. Serviceable, Maintenance Repair Gutters: Metal - Keeping gutters clean is crucial to keeping basements and crawlspaces dry. Recommend cleaning twice a year, and monitoring between cleanings. Gutters are debris filled, recommend cleaning. It is not raining today. Recommend monitoring gutters during rain to check functionality. Corrosion at corners. Recommend monitoring during rain, may need to be resealed. Loose nails, Dented areas.



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Prepared for: Jane Smith
2814 SE 78th Ave

Roof (Continued)

10. Serviceable, Maintenance Repair Downspouts: Metal - Recommend moving all storm water 6 feet from house, if possible.



11. Not Inspected Sub-Surface Drains: Underground/ Not visible - Unable to determine condition of subsurface drainage system. Recommend disconnecting downspouts and running hose water through pipes to verify where storm water is being placed, if possible.

Attic

Garage, wall hatch Attic

1. Method of Inspection: Partially entered attic.
2. Not Inspected Unable to Inspect: Partial - Traversing attic would damage insulation. Safety and footing, Roof line
3. Serviceable Roof Framing: 2X4 Rafter
4. Serviceable Sheathing: Ship lap decking
5. Serviceable Moisture Penetration: None noted - Dry moisture stains
6. Serviceable Ventilation: Soffit vents, Roof Vents - Vents covered or blocked by insulation, Recommend 1/4" screening at soffit vents to keep animals out.
7. Serviceable Insulation: Fiberglass, Blown in - Insulation compressed from people walking through attic. Recommend topping off compressed insulation.
8. Serviceable Insulation Depth: 12" - Recommend additional insulation be installed for improved energy efficiency and comfort, A well insulated attic will pay for itself quickly, and extend the life of the heating and cooling systems.
9. Not Inspected Exhaust Fan Vent/ Ducting: Not visible - All venting not visible or verified.
10. Serviceable Wiring/Lighting: 110 VAC - Most not visible.
11. Insects / Rodents Noted No - Potential for rodents due to improper screens at soffit vents.

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2814 SE 78th Ave

Kitchen

Main Kitchen

1. Serviceable Sink: Stainless Steel - Minor Wear
2. Serviceable, Maintenance Repair Plumbing/Fixtures:
Standard - Water is very hot. May want to adjust at water heater to prevent scalding. 120 degrees is a safe temperature. Faucet spray head leaks from control button, not functioning properly.



3. Serviceable Counter Tops: Granite slab - Small chip at edge of sink.



4. Serviceable Cabinets: Wood - Not fully visible due to personal items. Cabinet doors and/or drawers need adjustment. Minor wear, Small areas of damage
5. Serviceable Floor: Hardwood - Minor wear, Not fully visible due to appliances.

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Prepared for: Jane Smith
2814 SE 78th Ave

Kitchen (Continued)

6. Serviceable, Maintenance Repair Walls: Painted drywall/plaster - Small areas of damaged drywall.



- | | |
|--------------------------|---|
| 7. Serviceable | Ceiling: Painted drywall/plaster |
| 8. Serviceable | Cooking Appliances: Frigidaire - Stove lacks anti-tip device. Safety upgrade. |
| 9. Serviceable | Ventilator: Microwave fan vent type - Grease filter very dirty |
| 10. Serviceable | Disposal: In-Sinkerator |
| 11. Serviceable | Dishwasher: Frigidaire - Difficult to latch, have to push hard. |
| 12. Air Gap Present? Yes | |
| 13. Serviceable | Refrigerator: Frigidaire - Bottom door shelf partially damaged |



- | | |
|-----------------|--|
| 14. Serviceable | Microwave: Frigidaire |
| 15. Serviceable | Electrical: 110 VAC GFCI |
| 16. Serviceable | Windows: Single pane, Wood - Difficult to operate, over sink. Window not tested due to lack of access. |

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Prepared for: Jane Smith
2814 SE 78th Ave

Kitchen (Continued)

17. Maintenance Repair, Fair Condition HVAC Source: None - No heat duct present. Heat is coming from under cabinet to left of stove, missing register.



18. Insects / Rodents Noted No

Bathroom

1st floor main Bathroom

- | | |
|------------------------------------|--|
| 1. Serviceable | Toilets: ProFlo |
| 2. Serviceable | Sink/Basin: Porcelain |
| 3. Serviceable | Faucets/Traps: Standard - Water is very hot. May want to adjust at water heater to prevent scalding. 120 degrees is a safe temperature. Shower diverter not functioning properly, all water is not flowing to showerhead, Worn finish, corrosion. Missing buttons on shower faucets that cover screws. |
| 4. Serviceable | Counter/Cabinet: Wood - Not fully visible due to personal items. , Minor wear |
| 5. Serviceable, Maintenance Repair | Ventilation: No ventilation, Window only - No ventilation present. Recommend installing an exhaust fan on a timer or humidistat to reduce indoor humiditt. |



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Prepared for: Jane Smith
2814 SE 78th Ave

Bathroom (Continued)

6. Maintenance Repair, Fair Condition Tub/Surround: Porcelain tub and ceramic tile surround - Chipped or rusting tub, Recommend caulk where tub meets floor. Drain stopper is missing, Tub is slow draining, but functional. Overflow drain leaks into basement. Tenant has bucket catching leak. Tile appears nonprofessionally installed. Grout has been installed at corners and transitions, caulk is recommended.



- | | |
|----------------------------------|--|
| 7. Serviceable | Ceiling: Painted drywall/plaster |
| 8. Serviceable | Walls: Painted drywall/plaster - Small areas of damaged paint finish, Door missing doorstop to prevent damage to wall behind door. |
| 9. Serviceable | Floor: Vinyl - Minor wear |
| 10. Serviceable | Doors: Standard |
| 11. Serviceable | Windows: Single pane, Wood - Difficult to operate. |
| 12. Serviceable | Electrical: 110 VAC GFCI |
| 13. Serviceable | HVAC Source: Heating system register |
| Master, Basement Bathroom | |
| 14. Serviceable | Ceiling: Painted drywall/plaster |
| 15. Serviceable | Walls: Painted drywall/plaster |
| 16. Serviceable | Floor: Vinyl |
| 17. Serviceable | Doors: Standard |

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Prepared for: Jane Smith
2814 SE 78th Ave

Bathroom (Continued)

- | | |
|-------------------------------------|---|
| 18. Not Present | Windows: None |
| 19. Serviceable | Electrical: 110 VAC |
| 20. Serviceable | Counter/Cabinet: Composite, Wood - Not fully visible due to personal items. ,
Minor wear |
| 21. Serviceable | Sink/Basin: One piece sink/counter top - Minor wear |
| 22. Serviceable | Faucets/Traps: Standard - Water is very hot. May want to adjust at water heater to
prevent scalding. 120 degrees is a safe temperature. |
| 23. Serviceable, Maintenance Repair | Tub/Surround: Porcelain tub and ceramic tile
surround - Minor wear. Tile appears
nonprofessionally installed. Grout at corners
and transitions, caulk is preferred. Grout is
cracking in these areas, may allow moisture
behind tile. Recommend replacing with
caulk. |
| 24. Serviceable | Toilets: ProFlo |
| 25. Serviceable | HVAC Source: Heating system register |
| 26. Serviceable | Ventilation: Electric ventilation fan |



Bathroom

Half Bathroom

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2814 SE 78th Ave

Laundry Room/Area

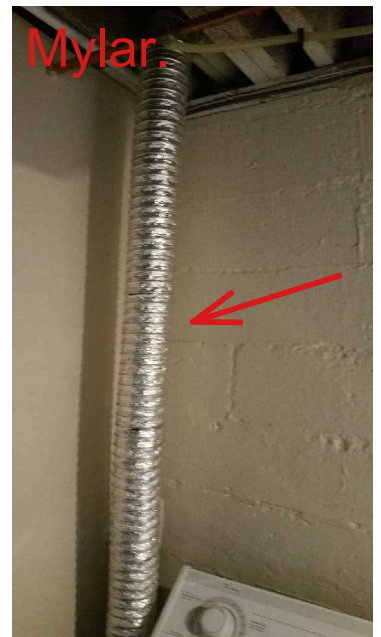
Basement Laundry Room/Area

1. Serviceable Ceiling: Exposed framing - Exposed light bulb fixtures. Recommend LED bulbs be used for safety. Exposed wires. Recommend drywall be installed for safety.
 2. Serviceable Walls: Painted drywall/plaster, Concrete - Not fully visible due to appliances
 3. Serviceable Floor: Poured concrete - Areas of peeling paint.
 4. Serviceable Windows: Single pane, Wood - Not operated. Debris from window wells will fall into house. Appear operable.
 5. Serviceable, Maintenance Repair Electrical: 110 VAC - Loose outlet.
 6. Not Present HVAC Source: None
 7. Serviceable Laundry Tub: Concrete - Peeling paint in sink.
-
8. Serviceable Laundry Tub Drain: Metal
 9. Serviceable Washer Hose Bib: Gate valves
 10. Serviceable Washer and Dryer Electrical: 110-240 VAC
 11. Serviceable, Maintenance Repair, Safety Hazard Dryer Vent: Mylar - Regular cleaning and inspection of dryer venting system is recommended. Dryer vents are a leading cause of house fires. Mylar ribbed flexible vent pipe is considered a fire hazard, unless it is UL listed type. Recommend replacing with smooth walled metal pipe.

Sink condition



Mylar.



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Laundry Room/Area (Continued)

- | | |
|-------------------|-------------------------------------|
| 12. Not Inspected | Dryer Gas Line: Not visible |
| 13. Serviceable | Washer Drain: Drains to laundry tub |
| 14. Not Inspected | Floor Drain: Not visible |

Bedroom

Master, basement, 2 on first floor Bedroom

- | | |
|----------------|--|
| 1. Serviceable | Closet: Standard, Walk In |
| 2. Serviceable | Ceiling: Painted drywall/plaster |
| 3. Serviceable | Walls: Painted drywall/plaster |
| 4. Serviceable | Floor: Carpet, Hardwood - Minor wear, Not fully visible due to furniture/rugs |
| 5. Serviceable | Doors: Standard |
| 6. Serviceable | Windows: Wood, Dual pane, Single pane - Basement master has dual pane egress window. The rest are single pane. |
| 7. Serviceable | Electrical: 110 VAC |
| 8. Serviceable | Smoke Detector: Battery Type - May 2014 |
| 9. Serviceable | HVAC Source: Heating system register |

Bedroom

Bedroom

Bedroom

Interior

For more information about smoke alarms: http://www.oregon.gov/OSP/SFM/pages/com_ed_section.aspx

General Interior

- | | |
|------------------------------------|--|
| 1. Serviceable | Entry Doors: Wood - Deadbolt not properly installed, but functional. Worn paint. Metal type weatherstripping is not very effective. |
| 2. Serviceable | Interior Doors: Standard |
| 3. Serviceable, Maintenance Repair | Patio/ Deck/ Exterior Door: Vinyl sliding - Broken thermal seal(s). This will cause fogging between the 2 panes of glass. Cosmetic issue only, will only minimally impact the energy efficiency of the |



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Interior (Continued)

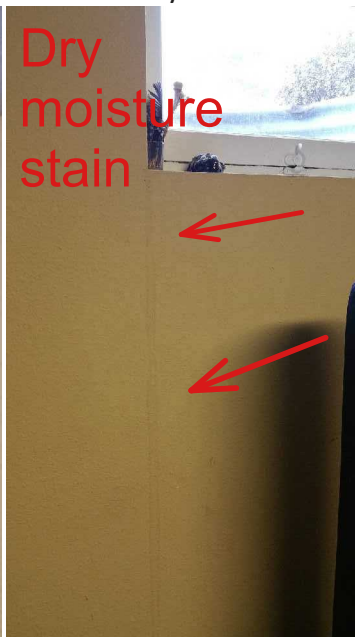
Patio/ Deck/ Exterior Door: (continued)

window. Recommend a window specialist evaluate. These can be difficult to detect, especially in dry weather.

- 4. Serviceable Windows: Wood - Difficult to operate.
- 5. Not Inspected Window Screens: Not inspected - Screens are outside the scope of the inspection. Screens are missing throughout
- 6. Serviceable Closets: Standard
- 7. Serviceable, Maintenance Repair Ceilings: Painted drywall/plaster - Small area of damaged drywall at basement ceiling near stairway.



- 8. Serviceable Walls: Painted drywall/plaster - Not fully visible due to personal items, Minor wear



Check It Out Home Inspection, LLC

Prepared for: Jane Smith
2814 SE 78th Ave

Interior (Continued)

- | | |
|--|---|
| 9. Serviceable | Floors: Carpet, Poured concrete, Hardwood - Minor wear, Not fully visible due to furniture/rugs |
| 10. Serviceable | HVAC Source: Heating system register |
| 11. Not Inspected | Central Vac System Not inspected - Central vacuum systems are outside of Standards of Practice. Recommend testing system before closing to verify functionality. |
| 12. Not Inspected | Security System Not inspected - Security systems are outside of Standards of Practice. Recommend calling the security company for more information about the system. |
| 13. Serviceable | Smoke Detector: Battery Type - May 2012 upstairs hall, basement family room |
| 14. Serviceable | CO Monitors Battery Operated - 2013 upstairs, 2011 basement, CO alarms are rated to last 5 to 7 years, depending on manufacturer. Replace according to manufacturer specifications. |
| 15. Serviceable, Safety Upgrade Stairs (Interior): | Carpeted stairs, wood handrails - Railings are not to today's safety standards. Open stairways are a potential safety concern. Railings missing returns. Clothing can get caught on ends. |



16. Insects / Rodents Noted No

Fireplace/Wood Stove

Living Room Fireplace

1. Serviceable, Maintenance Repair Fireplace Construction: Brick - Recommend routine cleaning and servicing.
2. Type: Wood burning
3. Not Inspected Flue: Not visible
4. Serviceable Damper: Metal
5. Serviceable Hearth: Flush mounted

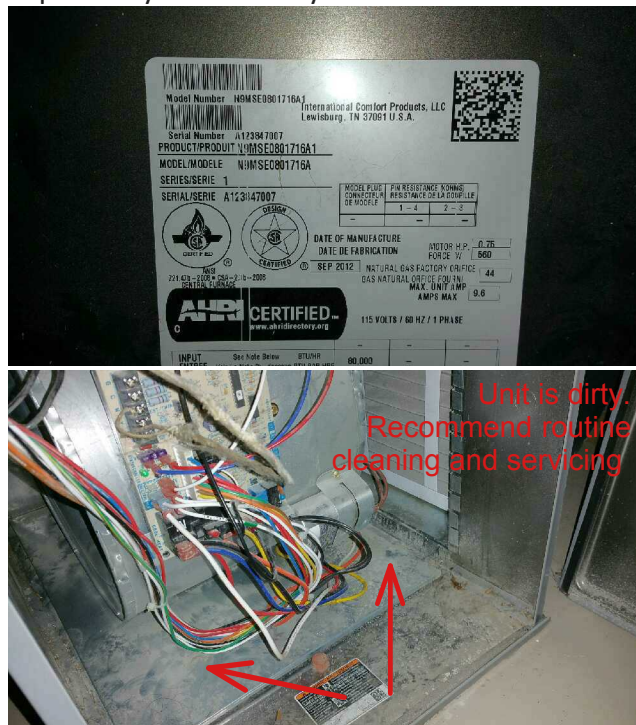
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Prepared for: Jane Smith
2814 SE 78th Ave

Heating System

Main Heating System

1. Serviceable, Maintenance Repair Heating System Operation: Appears functional - The unit does not appear to have been serviced within the last year. Most manufacturers recommend yearly cleaning and servicing. Unit is dirty. Gas furnace life expectancy is 20 to 25 years.



2. Manufacturer: Heil
3. Model Number: See photo Serial Number: See photo
4. Type: Forced air, gas Capacity: 80,000 BTUHR
5. Area Served: Whole building Approximate Age: 2012
6. Fuel Type: Natural gas
7. Serviceable Flue Pipe: PVC
8. Serviceable Burners: Gas burners
9. Serviceable Combustion Air Supply: Outside Air
10. Serviceable Distribution: Registers
11. Serviceable Thermostats: Standard
12. Serviceable, Maintenance Repair Blower Fan/Filter: Direct drive with reusable filter - Filter is dirty. Recommend filter change. Dirty filters make a furnace work harder than necessary and will reduce the life of the furnace.
13. Unable to Inspect: Partial

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Heating System (Continued)

Heating System

Crawl Space

1. Method of Inspection: From the access only
2. Serviceable Access: Basement, wall hatch
3. Serviceable Moisture Penetration: None noted.
4. Maintenance Repair, Poor Condition Ventilation: Vents - **Vents blocked, Vent screens are damaged, Vents should be kept open year round for maximum ventilation. If ductwork is insulated, water pipes and floors should also be insulated to prevent freezing pipes and cold floors.**



5. Not Present Insulation: None
6. Maintenance Repair, Poor Condition Vapor Barrier: None - **No moisture or vapor barrier present. Recommend installing vapor barrier to reduce humidity in crawlspace.**
7. Serviceable Wiring Methods Romex
8. Not Present Heating Ductwork: Not present
9. Insects / Rodents Noted No

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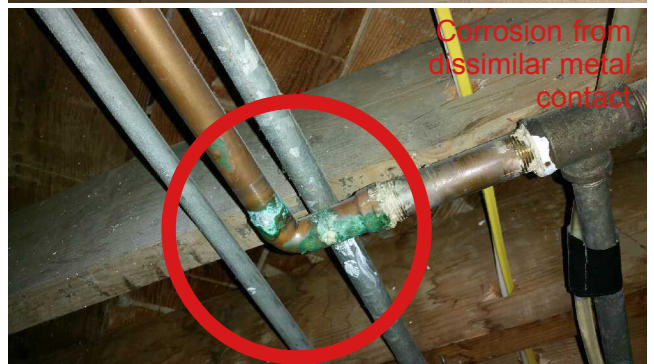
Plumbing

Interior

1. Serviceable Service Line: Copper
2. Serviceable Main Water Shutoff: Basement, wall access - Valve was not tested, Water meter was still when no water was running



3. Serviceable, Fair Condition Water Supply Lines: Galvanized, Copper, Flexible tubing - Not fully visible due to construction style of the home. Cast iron and galvanized pipes are rated to last 50 years. Galvanized piping corrodes from inside causing decreased flow rates and will eventually require updating, Galvanized pipes are rated fair condition due to age. , Presence of flexible tubing indicates galvanized pipes may have failed and been replaced in areas. Recommend monitoring for leaking galvanized pipes.



4. Serviceable, Fair Condition Waste Lines: ABS, Galvanized, Cast iron - Not fully visible due to construction style of the home. Cast iron and galvanized pipes are rated to last 50 years. Galvanized piping corrodes from inside causing decreased flow rates and will eventually require updating, Galvanized pipes are rated fair condition due to age. , Cast iron pipes are rated fair condition due to age.
5. Serviceable Vent Pipes: Cast iron, Galvanized
6. Not Inspected Basement Floor Drain: Not visible

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Plumbing (Continued)

Basement Water Heater

7. Serviceable Water Heater Operation: Functional at time of inspection
8. Manufacturer: Craftmaster
9. Model Number: See photo Serial Number: See photo
10. Type: Electric Capacity: 50 Gal.
11. Approximate Age: 2008 Area Served: Whole building
12. Serviceable TPRV and Drain Tube: Copper
13. Serviceable Seismic Strap Metal
14. Gas / Fuel Service
15. Serviceable Gas Meter: Exterior surface mount at side of home
17. Serviceable Main Gas Valve: Located at gas meter
18. Serviceable Gas Service Line: Galvanized - Not fully visible.
19. Maintenance Repair Fuel Tank: Suspect past oil use / tank. Recommend evaluation of oil tank and soil conditions. There is always the possibility of underground tanks/ oil contamination from previous home/industry.
20. Suspected Asbestos: Yes - Possible asbestos containing material at ductwork. Recommend testing before removing.



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Basement

- | | |
|----------------------------|--|
| 1. Serviceable | Ceiling: Painted drywall/plaster, Exposed framing - Exposed wires. Recommend drywall be installed for safety. |
| 2. Serviceable | Walls: Painted drywall/plaster, Painted concrete |
| 3. Serviceable | Floors: Vinyl , Carpet, Painted concrete |
| 4. Serviceable | Ventilation: Windows |
| 5. Not Inspected | Insulation: Not visible |
| 6. Serviceable | Moisture Location: None noted - Recommend running a dehumidifier to reduce humidity in basement. All basements should be monitored for moisture. |
| 7. Serviceable | Window Wells: Uncovered |
| 8. Insects / Rodents Noted | No |

Garage

1. Type of Structure: Attached Garage Car Spaces: 1
2. Serviceable Ceiling: Exposed framing - Exposed wires. Recommend drywall be installed for safety.
3. Serviceable, Defective Walls: Exposed framing, fibrous wood wallboard - Fibrous wood wallboard is not proper firewall material. Recommend installing drywall at walls adjacent to living space for fire safety. Not fully visible due to personal items Damaged window, cracked, small hole.



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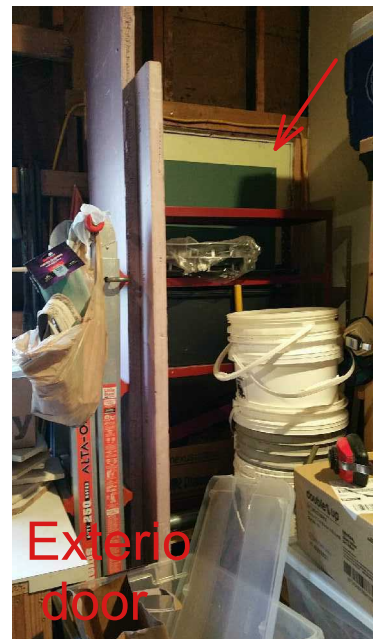
Garage (Continued)

4. Serviceable Floor/Foundation: Poured concrete - Not fully visible due to stored items. Common cracks.



5. Serviceable Interior Entry Door: Solid Wood - Missing fire rating label. Big step down to garage floor.

6. Fair Condition, Not Inspected Exterior Entry Door: Wood - Door not accessible due to stored items inside and out. Window is boarded. Could not view entire door, or operate it.



7. Serviceable, Safety Upgrade Garage Vehicle Doors: Roll up, Metal - Control buttons are less than 5' from threshold. , Recommend adjusting the pressure reverse to owners liking.
8. Serviceable Vehicle Door Operation: Mechanized

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Garage (Continued)

- 9. Serviceable Garage Door Opener: 110 volt
- 10. Serviceable Sensors: Electronic sensors
- 11. Serviceable, Safety Upgrade Electrical: 110 volt - GFCI outlets recommended to bring garage up to today's safety standard.
- 12. Insects / Rodents Noted No

Structure

- 1. Serviceable Structure Type: Wood frame
- 2. Serviceable Foundation: Poured concrete - Not fully visible.
- 3. Not Inspected Beams: Unable to determine
- 4. Serviceable Bearing Walls: Wood Frame
- 5. Serviceable Floor/Slab: Conventional wood framing, Poured slab
- 6. Serviceable Subfloor: Dimensional wood
- 7. Insects / Rodents Noted No

Electrical

GFCI outlets have a design life of approximately 10 years. It is recommended that older GFCI's be replaced as needed and as per the manufacturers recommendations.

- 1. Serviceable Service Entrance: Above Ground From Mast - Mast looks newer.
- 2. Service Size Amps: 125 Volts: 110-240 VAC
- 3. Main Service Feed / Conductors Aluminum

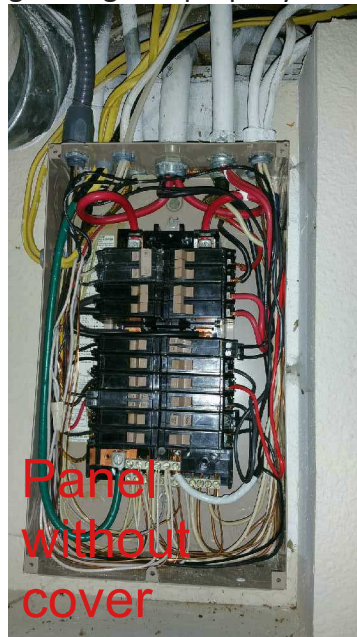
Basement Electric Panel

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Electrical (Continued)

4. Serviceable, Maintenance Repair, Safety Upgrade Manufacturer: Cutler-Hammer - Breaker labeling missing or incomplete. Home inspectors do not verify the accuracy of labeling. Recommend breakers be properly labeled. One is labeled as stove and house has gas range. Improperly terminated wires.



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Electrical (Continued)

- 5. Maximum Capacity: 125 Amps
 - 6. Serviceable Ground: Ground is present. Ground system is not fully visible.
 - 7. Serviceable 120 VAC Branch Circuits: Copper
 - 8. Serviceable 240 VAC Branch Circuits: Aluminum, Copper
 - 9. Serviceable Main Breaker Size: No single main breaker exists, Split bus design
 - 10. Serviceable Breakers: Copper and Aluminum
 - 11. Serviceable Wiring Methods Romex
 - 12. Serviceable Interior Wiring & Lighting: 110 VAC
 - 13. Is the panel bonded? Yes
 - Sub-Panel
-

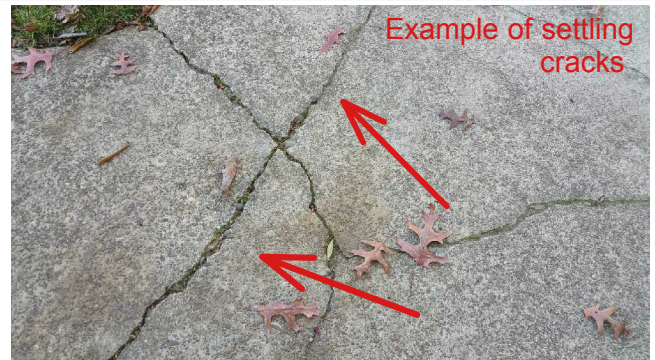
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Summary

Grounds

1. Driveway Concrete - Common cracks. Settling cracks, Tripping hazards were noted in the driveway. Safety issue.



2. Walks Concrete - Common cracks, Settling cracks. Tripping hazards were noted at the sidewalk. Safety issue.
3. Stairs Concrete - Uneven rise on steps creates trip hazard.
4. Railings: Metal - Railings are not to today's safety standards. Missing balusters.
5. Vegetation: Shrubs - Vegetation should be trimmed 1 foot away from exterior siding.
6. Front Porch /Patio Cover Construction Style Covered Roof / Wood Framing - Heavy corrosion at bottom of metal support post.



7. Rear Deck Construction Style Wood frame and decking - Small areas of moisture damaged decking. Finish is very worn. Recommend resealing to slow moisture damage. Earth to wood contact at posts. Recommend monitoring for moisture damage.



8. Rear Deck Stairs Wood - Uneven rise and run on steps creates trip hazard. Worn finish. Earth to wood contact. Recommend monitoring for moisture damage.

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Grounds (Continued)

Stairs (continued)



9. Rear Deck Railings Wood railings - Moisture damaged areas. Missing railing at stairs. Worn finish. Balusters are moisture damaged, not properly attached. Openings in railings are too wide, 4" is maximum.



Exterior

10. Main house Exterior Surface Type: Aluminum siding - Faded paint. Small dented areas. Several loose areas. Small areas of damage.



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Summary (Continued)

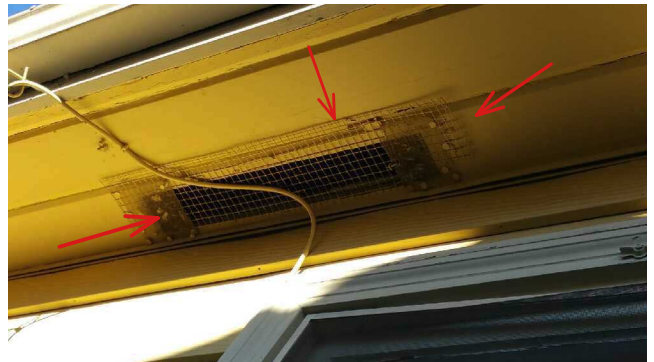
11. Trim: Wood - Paint is worn/ peeling. Recommend cutting garage trim 1/2" from concrete to prevent moisture damage. Aging caulk.



12. Fascia: Wood - Paint is worn, peeling. Recommend painting to prevent moisture damage. Moisture damaged ends. Fascia boards are in contact with roof. Recommend trimming to prevent moisture damage.



13. Windows: Wood - Glazing deteriorated/damaged
14. Soffits: Wood - Soffit vents have evidence of previous repairs. Recommend 1/4" screening over vents to prevent rodents from entering attic.



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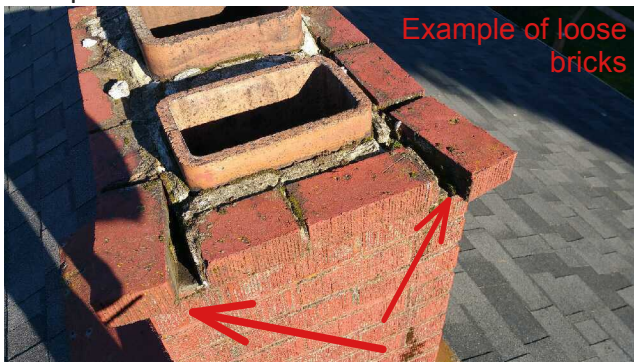
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Summary (Continued)

15. Hose Bibs Not anti-siphon type - Recommend anti-siphon valves as safety upgrade. Broken/damaged handle, rear bib.



16. Exterior Lighting: Surface mount - Missing exterior lights by side garage door and rear slider.
17. Roof Chimney Chimney: Brick - Chimney requires tuck point repairs due to deteriorated mortar. Recommend specialist evaluate and repair. Top course of bricks are loose. Deteriorated concrete at cap.



18. Roof Chimney Flue/Flue Cap: Mortar - Recommend adding spark screen/raincap
19. Roof Chimney Chimney Flashing: Metal - Lifted apron flashing. Recommend securing and sealing all fasteners.



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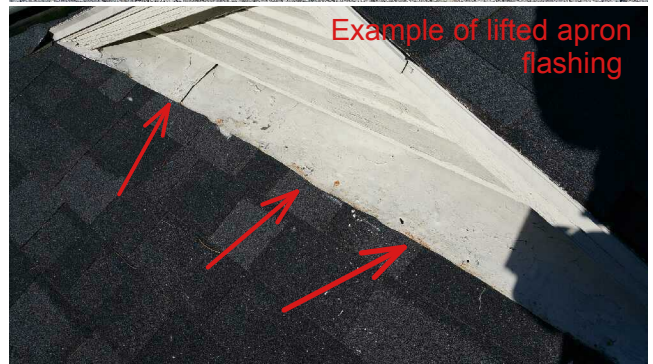
Summary (Continued)

Roof

20. Main Roof Surface Material: Architectural grade asphalt composition shingle - General condition is serviceable with signs of weathering and aging. Regular maintenance and inspection recommended. Architectural grade shingles are rated to last approximately 25 years. Some loose nails at roof vents. Recommend sealing all exposed fasteners.



21. Flashing: Metal - Areas of lifted apron flashing.



22. Gutters: Metal - Keeping gutters clean is crucial to keeping basements and crawlspaces dry. Recommend cleaning twice a year, and monitoring between cleanings. Gutters are debris filled, recommend cleaning. It is not raining today. Recommend monitoring gutters during rain to check functionality. Corrosion at corners. Recommend monitoring during rain, may need to be resealed. Loose nails, Dented areas.



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Summary (Continued)

23. Downspouts: Metal - Recommend moving all storm water 6 feet from house, if possible.



Kitchen

24. Main Kitchen Plumbing/Fixtures: Standard - Water is very hot. May want to adjust at water heater to prevent scalding. 120 degrees is a safe temperature. Faucet spray head leaks from control button, not functioning properly.



25. Main Kitchen Walls: Painted drywall/plaster - Small areas of damaged drywall.



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Summary (Continued)

26. Main Kitchen HVAC Source: None - No heat duct present. Heat is coming from under cabinet to left of stove, missing register.



Bathroom

27. 1st floor main Bathroom Ventilation: No ventilation, Window only - No ventilation present. Recommend installing an exhaust fan on a timer or humidistat to reduce indoor humidity.
28. 1st floor main Bathroom Tub/Surround: Porcelain tub and ceramic tile surround - Chipped or rusting tub, Recommend caulk where tub meets floor. Drain stopper is missing, Tub is slow draining, but functional. Overflow drain leaks into basement. Tenant has bucket catching leak. Tile appears nonprofessionally installed. Grout has been installed at corners and transitions, caulk is recommended.



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Summary (Continued)

29. Master, Basement Bathroom Tub/Surround: Porcelain tub and ceramic tile surround - Minor wear. Tile appears nonprofessionally installed. Grout at corners and transitions, caulk is preferred. Grout is cracking in these areas, may allow moisture behind tile. Recommend replacing with caulk.



Laundry Room/Area

30. Basement Laundry Room/Area Electrical: 110 VAC - Loose outlet.
31. Basement Laundry Room/Area Dryer Vent: Mylar - Regular cleaning and inspection of dryer venting system is recommended. Dryer vents are a leading cause of house fires. Mylar ribbed flexible vent pipe is considered a fire hazard, unless it is UL listed type. Recommend replacing with smooth walled metal pipe.



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Summary (Continued)

Interior

32. Patio/ Deck/ Exterior Door: Vinyl sliding - Broken thermal seal(s). This will cause fogging between the 2 panes of glass. Cosmetic issue only, will only minimally impact the energy efficiency of the window. Recommend a window specialist evaluate. These can be difficult to detect, especially in dry weather.



33. Ceilings: Painted drywall/plaster - Small area of damaged drywall at basement ceiling near stairway.



34. Stairs (Interior): Carpeted stairs, wood handrails - Railings are not to today's safety standards. Open stairways are a potential safety concern. Railings missing returns. Clothing can get caught on ends.



Fireplace/Wood Stove

35. Living Room Fireplace Construction: Brick - Recommend routine cleaning and servicing.

Heating System

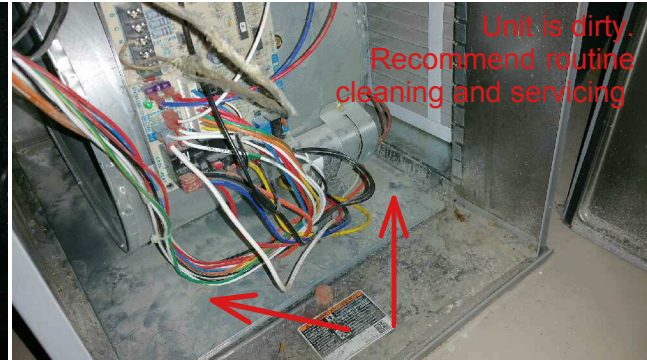
36. Main Heating System Heating System Operation: Appears functional - The unit does not appear to have been serviced within the last year. Most manufacturers recommend yearly cleaning and servicing. Unit is dirty. Gas furnace life expectancy is 20 to 25 years.

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Heating System (Continued)

Heating System Operation: (continued)



37. Main Heating System Blower Fan/Filter: Direct drive with reusable filter - Filter is dirty. Recommend filter change. Dirty filters make a furnace work harder than necessary and will reduce the life of the furnace.

Crawl Space

38. Ventilation: Vents - Vents blocked, Vent screens are damaged, Vents should be kept open year round for maximum ventilation. If ductwork is insulated, water pipes and floors should also be insulated to prevent freezing pipes and cold floors.



39. Vapor Barrier: None - No moisture or vapor barrier present. Recommend installing vapor barrier to reduce humidity in crawlspace.

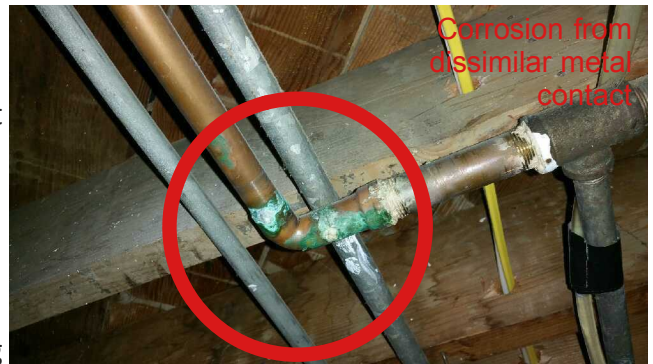
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Summary (Continued)

Plumbing

40. Water Supply Lines: Galvanized, Copper, Flexible tubing
- Not fully visible due to construction style of the home. Cast iron and galvanized pipes are rated to last 50 years. Galvanized piping corrodes from inside causing decreased flow rates and will eventually require updating, Galvanized pipes are rated fair condition due to age. , Presence of flexible tubing indicates galvanized pipes may have failed and been replaced in areas. Recommend monitoring for leaking galvanized pipes.



41. Waste Lines: ABS, Galvanized, Cast iron - Not fully visible due to construction style of the home. Cast iron and galvanized pipes are rated to last 50 years. Galvanized piping corrodes from inside causing decreased flow rates and will eventually require updating, Galvanized pipes are rated fair condition due to age. , Cast iron pipes are rated fair condition due to age.
42. Fuel Tank: Suspect past oil use / tank. Recommend evaluation of oil tank and soil conditions. There is always the possibility of underground tanks/ oil contamination from previous home/industry.

Garage

43. Walls: Exposed framing, fibrous wood wallboard - Fibrous wood wallboard is not proper firewall material. Recommend installing drywall at walls adjacent to living space for fire safety. Not fully visible due to personal items Damaged window, cracked, small hole.



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Summary (Continued)

44. Exterior Entry Door: Wood - Door not accessible due to stored items inside and out. Window is boarded. Could not view entire door, or operate it.



45. Garage Vehicle Doors: Roll up, Metal - Control buttons are less than 5' from threshold. , Recommend adjusting the pressure reverse to owners liking.
46. Electrical: 110 volt - GFCI outlets recommended to bring garage up to today's safety standard.

Electrical

47. Basement Electric Panel Manufacturer: Cutler-Hammer - Breaker labeling missing or incomplete. Home inspectors do not verify the accuracy of labeling. Recommend breakers be properly labeled. One is labeled as stove and house has gas range. Improperly terminated wires.

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Electrical (Continued)

Manufacturer: (continued)

