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 INTENEDED 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 SERVISES, MAY RELY UPON ANY REPERSENTATION 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: 8/8/2022	**Time:** 08:00 AM	**Report ID:** Sample_Report_1
Property: 1504 Georgia St NE Portland Or 97000	**Customer:** Clients Name	**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.

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.

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, clement 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.

Standards of Practice:	**In Attendance:**	**Type of building:**
Oregon State Standard of Practice	Customer	Single Family (1 story)
Approximate age of building:	**Temperature:**	**Weather:**
Over 60 years	Over 70	Cloudy

Ground/Soil surface condition:
Dry

Rain/Snow in last 3 days:
Yes

HOME FACES:
FRONT DOOR FACES WEST

1. Home: General

LIMITATIONS AND EXCLUSIONS:

General limitations: The requirements, obligations, and standards in this part apply to residential buildings with four or fewer dwelling units and their attached and detached garages and carports. As part of a particular home inspection, licensees are not required to perform actions or make determinations or recommendations beyond those identified in the Oregon Standards of Practice. Home inspections performed by licensees are not expected to be technically exhaustive. Home inspections performed by licensees are not required to identify or report on concealed, latent, or intermittent conditions.

The inspector is not required to inspect: Underground items including, but not limited to, lawn irrigation systems or underground storage tanks and other underground indications of their presence, whether abandoned or active, items that are not permanently installed, permanently installed decorative items, items in areas that the licensee does not enter, as provided in the New Mexico Standards of Practice. Detached structures other than garages and carports, common elements and common areas in multi-unit housing, such as condominium properties and cooperative housing, all occurrence of multiple similar components, provided that the licensee may be required to inspect one such component, outdoor cooking appliances. Ignite or extinguish fires, pilot lights, burners, and other open flames that require manual ignition, dismantle systems and components, except as required by the New Mexico Standards of Practice, operate any system or component which is shut down or otherwise inoperable, operate any system or component which does not respond to normal operating controls, operate shut-off valves and manual stop valves, reset, reprogram, or otherwise adjust devices, systems, and components affected by the home inspection required by the New Mexico Standards of Practice, probe surfaces that would be damaged or where no deterioration is visible or presumed to exist, use specialized tools, disturb insulation, move personal items, furniture, equipment, plant life, soil, snow, ice, or debris which obstructs access or visibility, enter areas that will, as determined by the licensee, likely be dangerous to the licensee or to other persons or likely to damage the property or its systems and components, enter any area or perform any procedure which may damage the property or its components or be dangerous to the licensee or other persons, enter under-floor crawlspaces and attics that are not readily accessible, identify and report cosmetic imperfections that do not affect a component's normally intended function or operation, describe or report on systems or components that are not included in the New Mexico Standards of Practice and that were not inspected, offer warranties or guarantees of any kind, offer or perform any engineering services, offer or perform any trade or professional service other than home inspection.

The inspector is not required to determine: Compliance with local codes, ordinances or regulations, the legality of property and its present use, conditions of title, boundaries and easements, and location in earthquake, flood, mining, or any other hazard zones, whether any permits were required or obtained for any work performed on the subject property, whether grandfathering applies to any condition in a system or component, condition of systems and components not readily accessible, strength, adequacy, effectiveness, and efficiency of systems and components, causes of adverse conditions observed and reported, methods, materials, and costs of corrections, future conditions, including but not limited to failure of systems and components, the age of installation of any system, structure, or component of a building, the remaining life expectancy of systems and components, whether items, materials, conditions, and components are subject to recall, controversy, litigation, product liability, and other adverse claims and conditions, operating costs of systems and components, acoustical properties of systems and components, presence of plants, animals, and other life forms and substances that may be hazardous or harmful to humans including, but not limited to, wood destroying organisms, molds, and mold-like substances, presence of environmental hazards including, but not limited to, allergens, toxins, carcinogens, electromagnetic radiation, noise, radioactive substances, and contaminants in building materials, soil, water, and air, effectiveness of permanently installed systems and methods used to control or remove suspected hazardous plants, animals, and environmental hazards, soil conditions relating to geotechnical or hydrologic specialties, advisability of purchasing of the property being inspected, insurability of the property, marketability or market value of the property, suitability of the property for specialized uses.

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and environmental hazards, soil conditions relating to geotechnical or hydrologic specialties, advisability of purchasing of the property being inspected, insurability of the property, marketability or market value of the property, suitability of the property for specialized uses.

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IN	NI	NP	RR	Items
			•	1.0 Electrical System: Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments:

The home's electrical configuration adheres to the standards of the time during which it was built (1958).

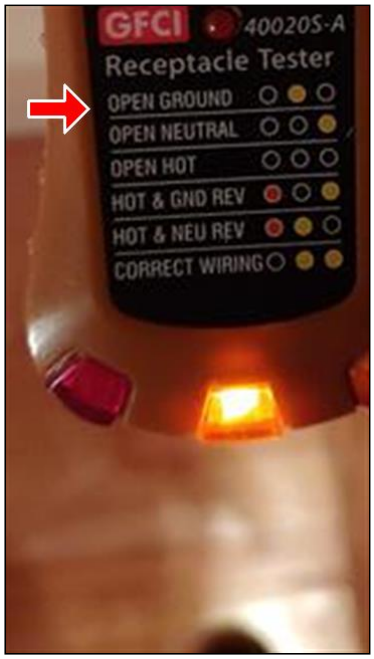
This could be a safety issue, as the original electrical conductors are only two-wire (no ground wire), whereas current building standards utilize three-wire conductors.

Most of the outlets throughout the home are original two-prong non-grounded outlets. Current building standards require a three-prong grounded outlet.

Current appliances require three-prong outlets.

If concerned with updating to current electrical standards, suggest consulting with a certified Electrician.

This is not a mandatory safety upgrade.



1.0 Item 1(Picture)

1.0 Item 2(Picture)

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

The inspector is required to inspect: Roofing material; roof drainage systems; flashings; skylights, chimneys, and roof penetrations; and signs of leaks or abnormal condensation on building components. Inspector shall describe: the type of roof covering materials; and report the methods used to observe the roofing as well as any general areas of the roof that was not examined and the reason the area was not examined.

The inspector is not required to: Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test. Inspect underground downspout diverter drainage pipes. Observe attached accessories including but not limited to solar systems, antennae, lightning arrestors, satellite dishes, de-icing equipment, or similar attachments. Remove snow, ice, debris, or other conditions that prohibit the observation of the roof. Confirm proper fastening or installation of any roof-covering material. Warrant or certify the roof or predict the service life expectancy.

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 is advisable, particularly if the roofing is old or age is unknown.

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IN	NI	NP	RR	Items
•				2.0 Roof Coverings

Viewed roof covering from: Walked roof

Roof Covering: Asphalt/Fiberglass Shingles

Comments:

At the time of the inspection the valley between the two ridge lines functioned as designed. However, this area will require periodic maintenance to prevent possible water infiltration into the attic or home. Any cracks in the roofing mastic (black sealant) will need to be re-sealed as soon as possible.

2.0 Item 1(Picture)

2.0 Item 2(Picture)

IN	NI	NP	RR	Items
			•	2.1 Flashings

Comments:

IN	NI	NP	RR	Items

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

IN NI NP RR Items

The step flashing on the chimney is improperly installed and the flashing sealant is beginning to deteriorate. Suggest consultation with a certified roofing company as to corrections.

2.1 Item 1(Picture)

2.1 Item 2(Picture)

☐ ☐ ☐ ☑ **2.2 Skylights, Chimneys and Roof Penetrations**

Chimney (exterior): Brick

Sky Light(s): Two

Comments:

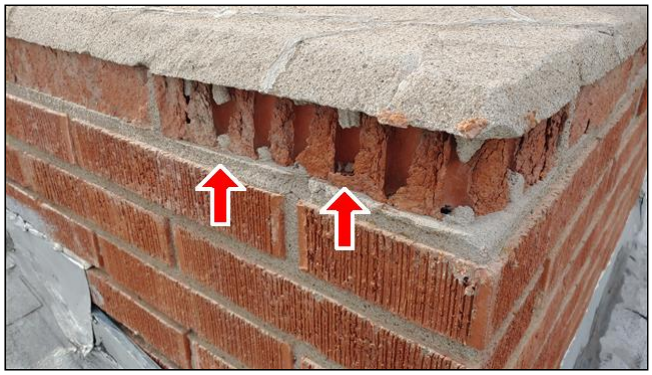
IN NI NP RR Items

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

IN NI NP RR Items

(1) The top row of brick around the chimney is beginning to spall and crack. Over time, this could lead to water damage to the chimney.

Suggest sealing the bricks or having the a new top layer of brick installed.



2.2 Item 1(Picture)

2.2 Item 2(Picture)

2.2 Item 3(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 roofing mastic around the skylight is beginning to deteriorate and crack. This could lead to leaking into the home. Suggest re-sealing the roofing mastic around the skylight.

This skylight could be the source of the water damage in the family room (skylight near the fire place).

2.2 Item 4(Picture)

2.2 Item 5(Picture)

☐ ☐ • ☐ **2.3 Roof Ventilation**

Roof Ventilation: None found

• ☐ ☐ ☐ **2.4 Roof Drainage Systems (gutters and downspouts)**

IN NI NP RR Items

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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. Air Conditioning

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

IN	NI	NP	RR	Items
•				**3.0 Cooling and Air Handler Equipment**

Comments:

IN	NI	NP	RR	Items

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

IN NI NP RR Items

The age of the AC unit was not able to be determined due to the manufacture (Adobeair Inc) went out of business 15 years ago. The model number indicates the unit was built in the mid 1980's.

The unit appeared to be in serviceable condition with no or little rust.

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3.0 Item 1(Picture)

3.0 Item 2(Picture)

3.0 Item 3(Picture)

3.0 Item 4(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 Normal Operating Controls**

Comments:

The AC unit functioned as designed from the thermostat.

IN	NI	NP	RR	Items
•				**3.2 Automatic Safety Controls**
•				**3.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**
		•		**3.4 Presence of installed cooling source in each room**

Comments:

The lack of installed cooling in each room is due to the age of the home, and the fact that the home is cooled by a swamp cooler. This era of homes typically had the cooled air vented into a central hallway, with the air flow controlled by the opening and closing of windows and doors to channel the cool air around the home.

IN	NI	NP	RR	Items

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

4. Exterior

The inspector is required to inspect: Wall cladding, flashings, and trim; Exterior doors and a representative number of windows. Decks, balconies, stoops, steps, stairs, stairways, porches and applicable railings, guards, and handrails. Eaves, soffits, and fascia's where accessible and observable from the ground. Vegetation, grading, surface drainage, driveways, patios, adjacent walkways, exterior stoops, and landings. Retaining walls with respect to their effect on the condition of the building. Adjacent driveways, and other paved, masonry, or hardscape areas. Attached portals, and ramadas.

The inspector shall describe: Wall cladding materials.

The inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories. Items that are not visible or readily accessible from the ground, including windows and door flashing. Fences, privacy walls, and retaining walls. Erosion control and other earth stabilization measures. Presence of safety glazing in doors and windows, integrity of multiple-pane window glazing, or thermal window seals. Geological conditions, soil conditions, site engineering, property boundaries, encroachments, or easements. Adequacy of retaining walls, sea walls, waterfront bulkheads, docks, and piers. Ponds, fountains, or decorative water features. Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or presence or condition of buried fuel storage tanks, wastewater treatment systems septic systems or cesspools.

The inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

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

IN	NI	NP	RR	Items
•				**4.0 Wall Cladding, Flashing and Trim** **Siding Style:** Brick veneer **Siding Material:** Brick veneer
•				**4.1 Doors (Exterior)**
•				**4.2 Windows**
•				**4.3 Decks, Balconies, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings** **Appurtenance:** Covered porch
			•	**4.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)** **Driveway:** Concrete **Comments:**

IN NI NP RR Items

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

IN NI NP RR Items

(1) Vegetation should be trimmed back and kept from touching the siding or the house. Vegetation can hold moisture and increase the possibility of moisture damage to walls, siding and foundations.

4.4 Item 1(Picture)

4.4 Item 2(Picture)

(2) Due to the home having a crawl space, the gutter down spouts should terminate at least 3 feet from the exterior walls of the home to prevent water intrusion into the crawl space.

Suggest extending the down spouts.

4.4 Item 3(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 wall supporting the gate on the north side of the house has begun to detach from the house. This movement has resulted in a large gap that could allow water to get between the wall and the house wall.

Suggest sealing the crack.

4.4 Item 4(Picture)

4.4 Item 5(Picture)

IN	NI	NP	RR		
•				4.5	**Eaves, Soffits and Fascias**
•				4.6	**Plumbing Water Faucets (hose bibs)**
			•	4.7	**Outlets (Exterior)**

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 driveway light is coming loose from the soffit.

Suggest reattaching the light.

4.7 Item 1(Picture)

(2) The wall outlet on the North side of the garage is loose.

Suggest re-installing the outlet.

4.7 Item 2(Picture)

•				**4.8**	**Crawl space vents**

IN NI NP RR Items

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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.

5. Kitchen Components and Appliances

The inspector is required to inspect and operate: the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle, range, cook top, and permanently installed oven, trash compactor, garbage disposal, ventilation equipment or range hood and permanently installed microwave oven.

The inspector is not required to observe: Installed and free-standing kitchen appliances that are not listed in subsection A of this rule (NM Standards of Practice 16.66.7.23). Clocks, timers, self-cleaning oven function, thermostats for calibration or automatic operation, indicator lights, door seals, and other specialized features of the appliance. Operate or confirm the operation of every control and feature of an inspected appliance. Non built-in appliances, microwave oven heating function or microwave leakage. Refrigeration units, ice makers, and freezers. Central cleaning systems. Any system, component, or appliance that does not respond to normal user controls. Any system, component, or appliance that does not requires the use of a special code or key. Elevators or stair lifts.

The inspector is not required to operate: appliances in use; or any appliance that is shut down or otherwise inoperable or on which personal items are located. Remove personal items in or on the appliance. Ignite pilot lights, burners, and other open flames requiring manual ignition

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IN	NI	NP	RR	Items
•				**5.0 Ceiling**
•				**5.1 Walls**
			•	**5.2 Floor**

Comments:

The flooring shows signs of previous water damage near the refrigerator.

Suggest replacing damaged flooring.

5.2 Item 1(Picture)

IN	NI	NP	RR	Items
•				**5.3 Pantry/Closet Doors**

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

IN	NI	NP	RR	Items
•				5.4 Windows
			•	5.5 Counters and a representative number of Cabinets

Cabinetry: Wood

Countertop: Granite

Comments:

The kitchen counter grout at the back-splash is beginning to fail and crack.

Suggest re-grouting or caulking the back-splash.

5.5 Item 1(Picture)

•				5.6 Plumbing Drain and Vent Systems
			•	5.7 Plumbing Water Supply Faucets and Fixtures

Comments:

IN	NI	NP	RR	Items

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IN NI NP RR Items

The kitchen faucet leaks.

Suggest replacing faucet.

5.7 Item 1(Picture)

5.7 Item 2(Picture)

☐ ☐ ☐ ☑ **5.8 Outlets Wall Switches and Fixtures**

Comments:

IN NI NP RR Items

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IN NI NP RR Items

The overhead light switch for the pantry light does not function as designed.

Strongly suggest replacing switch.

5.8 Item 1(Picture)

5.8 Item 2(Picture)

5.8 Item 3(Picture)

☐ ☑ ☐ ☐ **5.9 Dishwasher**

Dishwasher Brand: KITCHEN AIDE

Comments:

The dishwasher was not inspected, as the water supply was shut off due to a leaking faucet.

Suggest a limited re-inspection after the faucet has been replaced and the water supply has been turned back on.

☐ ☐ ☐ ☑ **5.10 Ranges/Ovens/Cooktops**

Range/Oven: JENN AIR

Comments:

IN NI NP RR Items

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IN NI NP RR Items

(1) The stove does not have an anti-tip device. This is a safety issue as the oven could tip over if the door is opened and something heavy is placed on the door (like a child).

Suggest installing an anti-tip device.

5.10 Item 1(Picture)

(2) Stove top/Oven functioned as designed.

5.10 Item 2(Picture)

IN NI NP RR Items

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IN	NI	NP	RR	Items
•				**5.11 Range Hood** **Exhaust/Range hood:** JENN AIR
•				**5.12 Food Waste Disposer** **Disposer Brand:** UNKNOWN
		•		**5.13 Microwave Cooking Equipment (Built in)** **Built in Microwave:** NONE

IN	NI	NP	RR	Items

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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.

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 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.

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6. Family Room

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

Fire place notes: See Rooms (Sec. 6)

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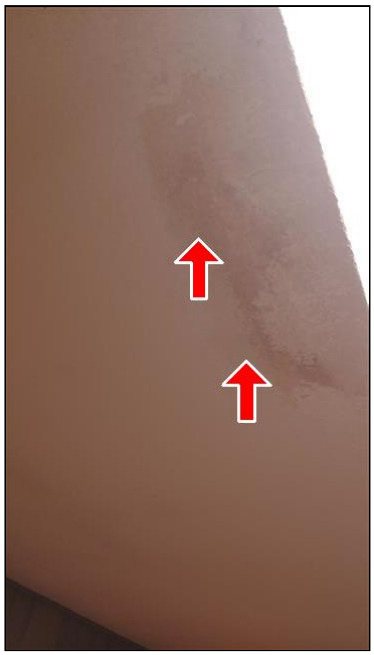
IN	NI	NP	RR	Items
			•	**6.0 Ceilings**

Comments:

There is an area of ceiling in the family room (fire place room) near the skylight that shows signs of past water damage. At the time of the inspection, the area was dry (it had rained the night before).

The damage is likely old and came from the roofing mastic cracks along the skylight (see section 2.2) .

If concerned, suggest consultation with a qualified roofing company or general contractor as to repairs.



6.0 Item 1(Picture)

•				**6.1 Walls**
			•	**6.2 Floors**

Comments:

IN	NI	NP	RR	Items

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

IN	NI	NP	RR	Items

The North wall of the family room (fire place room), shows signs of water damage. This is likely from a leaking laundry drain, or a water supply leak on the other side of the wall in the laundry room.

There was no evidence of water leaking or pooling in the crawl space (red arrows). However, there has been some deterioration of the sub-flooring around the drain pipe (blue arrows).

It appears water has previously pooled on the ledge of the wall cover in the laundry room and leaked down the drain pipe causing the damage (green arrow).

Strongly suggest having the water supply valves checked for leaks, as well as the drain pipe.

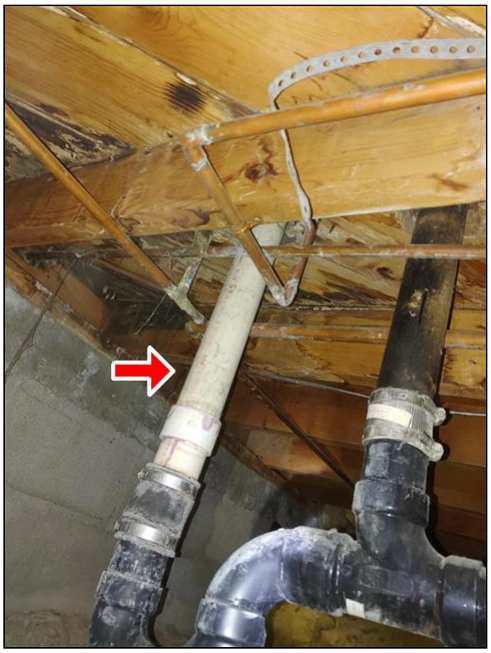
Strongly suggest consultation with a certified general contractor or a qualified flooring company as to repairs.

IN	NI	NP	RR	Items

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

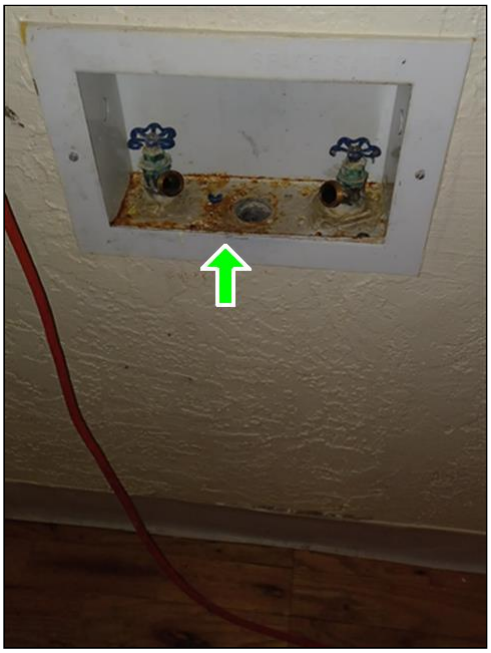
IN NI NP RR Items

6.2 Item 1(Picture)



6.2 Item 2(Picture)

6.2 Item 3(Picture)



6.2 Item 4(Picture)

[ ] [ ] [ ] [•] **6.3 Doors (Representative number)**

Comments:

IN NI NP RR Items

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

IN NI NP RR Items

The exterior door from the family room has a dead-bolt, requiring a key to open it from the inside.

This is a safety hazard, as it may be difficult to locate the key in an emergency.

Suggest replacing the dead bolt with one that can be opened from the inside without a key.

6.3 Item 1(Picture)

•				6.4	**Windows (Representative number)**
	•			6.5	**Outlets, Switches and Fixtures**

Comments:

See section 1.0

•				6.6	**Fire Place/Insert**

Comments:

IN NI NP RR Items

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

IN NI NP RR Items

Suggest having the fire place serviced by a licensed chimney sweep before use.

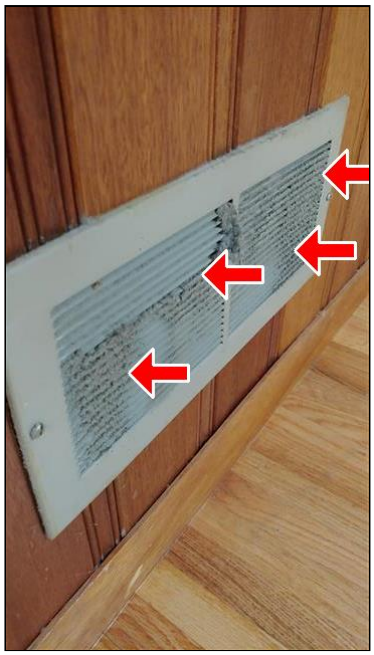
6.6 Item 1(Picture)

☐ ☐ ☐ ☑ **6.7 OTHER**

Comments:

The family room's (fire place room) South wall HVAC duct has substantial lint build-up.

Suggest having the ducts cleaned prior to moving in.



6.7 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)

7. Living Room

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

Fire place notes: See Rooms (Sec. 6)

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

IN	NI	NP	RR	Items
•				**7.0 Ceilings**
•				**7.1 Walls**
•				**7.2 Floors**
		•		**7.3 Steps, Stairways, Balconies and Railings**
•				**7.4 Doors (Representative number)**
•				**7.5 Windows (Representative number)**
	•			**7.6 Outlets, Switches and Fixtures**

Comments:

See section 1.0

7.6 Item 1(Picture)

		•		**7.7 Fire Place**

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

8. Bedrooms

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

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

IN	NI	NP	RR	Items
•				**8.0 Ceilings**
•				**8.1 Walls**
•				**8.2 Floors**
•				**8.3 Doors (Representative number)**
•				**8.4 Windows (Representative number)**
•				**8.5 Outlets, Switches and Fixtures** **Comments:** See section 1.0.
			•	**8.6 Other** **Comments:**

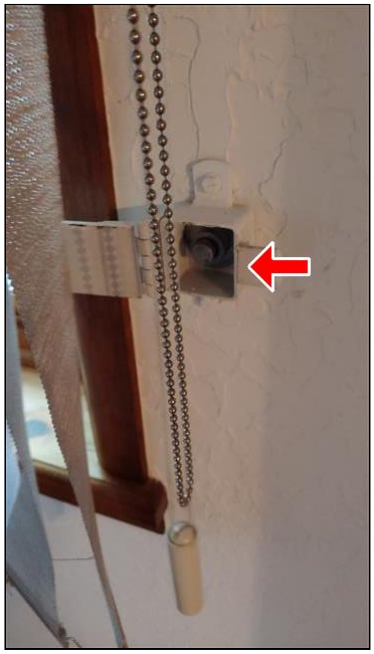
IN NI NP RR Items

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

IN	NI	NP	RR	Items

The security window door (off the master bedroom's office) does not function as designed. It will not open and the release button has been compressed.

This is a safety hazard. Strongly suggests consultation with a security window company as to repairs.



8.6 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. Bathroom and Components

The inspector is required to inspect: Walls, ceiling, and floors, steps, stairways, balconies, railings, guards, and handrails. Counters and a representative number of permanently installed cabinets, and a representative number of doors and windows. The operation of bathroom exhaust systems. Report signs of abnormal or harmful water penetration into the building or signs of active or abnormal condensation on building components.

The inspector is not required to inspect: Test shower pans, tubs, and shower surrounds or enclosures for leakage or functional overflow protection. Safety glazing, coatings on and the hermetic seals between panes of window glass, security bar release and opening mechanisms, paint, wallpaper, and other finish treatments on interior walls, ceilings, and floors, floor coverings or carpet, draperies, blinds, or other window treatments, recreational equipment, or facilities. Move drop ceiling tiles. Inspect central vacuum systems. I am not required to move personal items, furniture, equipment, or plant life that obstruct access or visibility.

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

IN	NI	NP	RR	Items
•				**9.0 Counters and Cabinets**
•				**9.1 Doors (Representative number)**
•				**9.2 Windows**
			•	**9.3 Plumbing Drain, Waste and Vent Systems**

Comments:

The toilet in the hall bathroom is loose and beginning to peel the tiles off the floor.

Suggest consultation with a licensed Plumber as to corrections.

9.3 Item 1(Picture)

9.3 Item 2(Picture)

•				**9.4 Plumbing Water Supply and Distribution Systems and Fixtures**
			•	**9.5 Outlets Switches and Fixtures**

IN	NI	NP	RR	Items

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

IN NI NP RR Items

Comments:

The bathroom outlet has a hot neutral/reverse.

Suggest further evaluation by a certified Electrician for repair or replacement.

9.5 Item 1(Picture)

9.5 Item 2(Picture)

☐ ☐ ☑ ☐ **9.6 Exhaust fan**

Exhaust Fans: Fan with light

☐ ☐ ☐ ☑ **9.7 Tile/Grout**

Comments:

IN NI NP RR Items

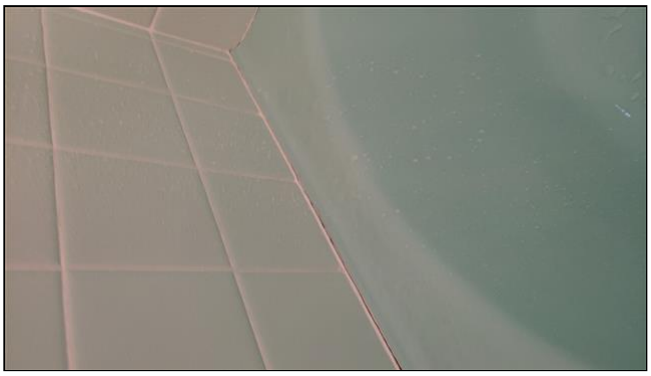
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

(1) The caulk on the back edge of the bathtub is beginning to fail/crack.

Suggest re-caulking the bath tub.

9.7 Item 1(Picture)



9.7 Item 2(Picture)

IN NI NP RR Items

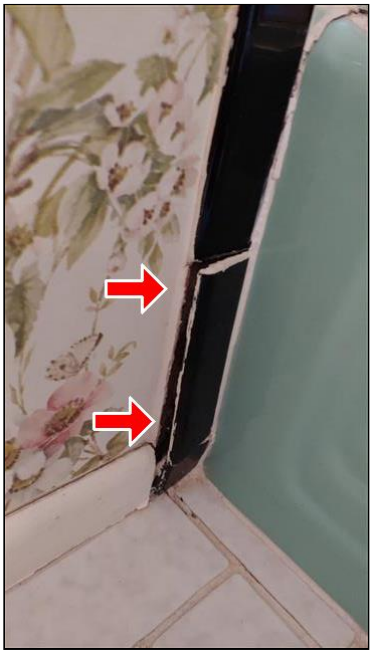
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

(2) The wall tile near the back of the tub is beginning to detach from the wall. This is likely due to water spilling out during showers when the door was not fully closed.

Suggest re-attaching the tiles and making sure the shower door is completely closed while showering.

9.7 Item 3(Picture)



9.7 Item 4(Picture)

•				**9.8**	**Walls/Ceiling**

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

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 simulated 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 watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

Eye Spy Home Inspections LLC will not fill bathtubs to the overflow to confirm its functionality (outside the scope of a standard home inspection), the company feels this would be an irresponsible waste of water.

Water Temperatures – Reasonable water temperature should be provided at all fixtures. Temperatures more than 120F represent a potential scalding hazard.

10. Laundry Room

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

The inspector is required to inspect: Dryer hookup energy sources, dryer ventilation or exhaust system. Walls, ceiling, and floors, steps, stairways, balconies, railings, guards, and handrails. Counters and a representative number of permanently installed cabinets, and a representative number of doors and windows. Report signs of abnormal or harmful water penetration into the building or signs of active or abnormal condensation on building components.

The inspector is not required to inspect: Clothes-washing machine connections. Laundry washer with respect to operation or performance, laundry dryer with respect to operation or performance. Safety glazing, coatings on and the hermetic seals between panes of window glass, security bar release and opening mechanisms, paint, wallpaper, and other finish treatments on interior walls, ceilings, and floors, floor coverings or carpet, draperies, blinds, or other window treatments. Move drop ceiling tiles. Inspect central vacuum systems. I am not required to move personal items, furniture, equipment, or plant life that obstruct access or visibility.

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

IN	NI	NP	RR	Items
•				**10.0 Walls**

Clothes Dryer Vent Material: Flexable Metal
Dryer Power Source: Gas Connection
Washer Drain Size: 1 1/2" Diameter
Ceiling Material: Drywall
Wall Material: Drywall
Floor Covering: Hardwood T&G

•				**10.1 Ceilings**
•				**10.2 Floors**
•				**10.3 Outlerts, Wall Switches & Fixtures**
•				**10.4 Clothes Dryer Vent Pipe**
		•		**10.5 Dryer Plug Type**
			•	**10.6 Other**

Comments:

IN	NI	NP	RR	Items

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

IN NI NP RR Items

There appears to be some evidence of water damage in the fireplace room north wall, which is opposite the laundry room drain (see section 6.2)

10.6 Item 1(Picture)

10.6 Item 2(Picture)

10.6 Item 3(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)

11. Hallway

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

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

IN	NI	NP	RR	Items
•				**11.0 Ceilings**
•				**11.1 Walls**
			•	**11.2 Floors**

Comments:

There is some trim missing on the south side of the hallway flooring.

Suggest replacing trim.

11.2 Item 1(Picture)

IN	NI	NP	RR	Items
•				**11.3 Doors (Representative number)**
		•		**11.4 Windows (Representative number)**
			•	**11.5 Outlets, Switches and Fixtures**

Comments:

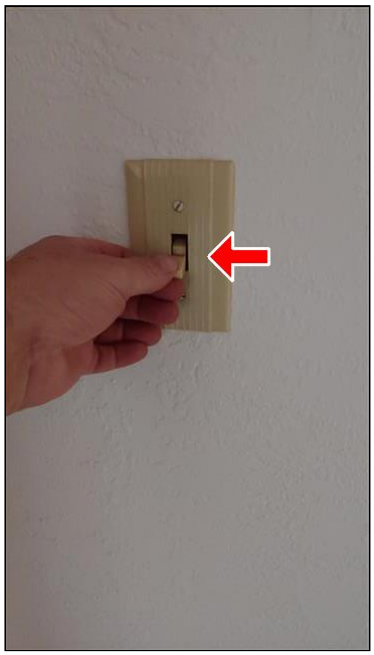
IN	NI	NP	RR	Items

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

IN NI NP RR Items

(1) The overhead light switch in the hall (near the hall closet) has a short.

Strongly suggest consultation with a certified Electrician as to corrections.



11.5 Item 1(Picture)

11.5 Item 2(Picture)

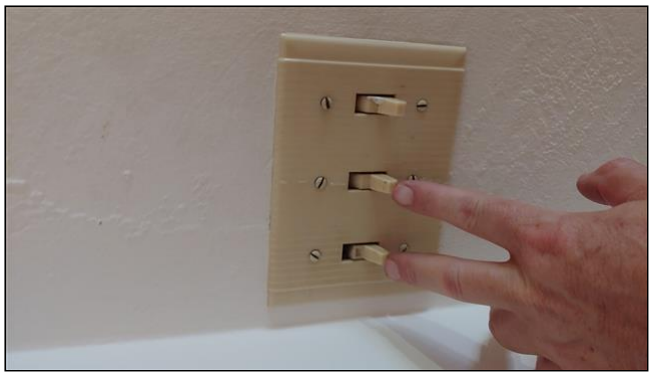
11.5 Item 3(Picture)

IN NI NP RR Items

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

IN	NI	NP	RR	Items

(2) The last two switches at the East end of the hallway near master bedroom did not seem to have a function. Suggest consultation with Sellers as to functionality of these switches.



11.5 Item 4(Picture)

11.5 Item 5(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)

12. Garage

The inspector is required to inspect: Walls, ceiling, and adjoining living spaces. Doors entering living space from garage. Presence of burners, burner ignition devices, or heating elements permanently installed in the garage. Presence of vehicle barrier when heating or water heating elements are in the path of the vehicle. Scuttle access to attics, including pull-down stairs inside garage. Garage (vehicle) door, automatic door operator and safety features present. Damage, unsealed penetrations, and openings to walls and ceilings adjoining living spaces. Presence of heating or cooling supply or return ductwork inside the garage space. Burners, burner ignition devices, and other heating elements, switches, and thermostats, that may generate a glow, spark, or flame capable of igniting flammable vapors that are installed less than 18 inches above the garage floor, unless the unit is listed for garage floor instillation.

The inspector is not required to: Operate garage doors manually. Verify or certify automatic garage door remote control operation, verify or certify the proper operation of any pressure-activated auto-reverse or related safety features of the garage door. Inspect or operate equipment housed in the garage, except as otherwise noted. Move personal items, furniture, or equipment which obstructs access or visibility. Burners, burner ignition devices, and other heating elements, switches, and thermostats, that are not a minimum of 18 inches above the lowest garage floor elevation, unless it is listed for garage floor instillation.

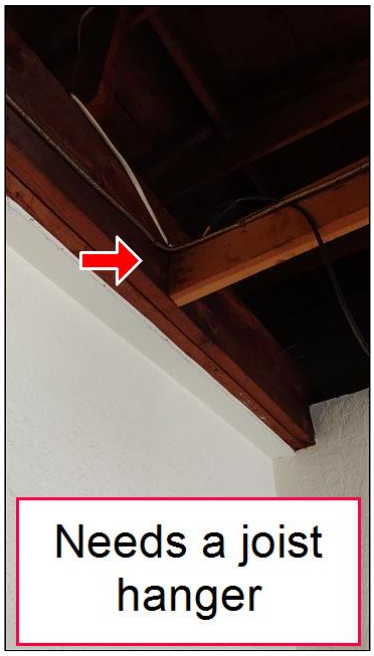
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN	NI	NP	RR	Items
			•	**12.0 Garage Ceiling**

Comments:

Due to the age of the home, many rafters in the overhead of the garage do not meet current safety standards.

Strongly suggest consultation with a certified contractor as to upgrades or corrections.



12.0 Item 1(Picture)

12.0 Item 2(Picture)

•				**12.1 Garage Walls (Including Firewall Separation)**
•				**12.2 Garage Floor**
•				**12.3 Garage Door (s)**

IN	NI	NP	RR	Items

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

IN	NI	NP	RR	Items

Garage Door Type: Two automatic
Garage Door Material: Metal
Comments:

IN	NI	NP	RR	Items

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

IN NI NP RR Items

The garage door functions as designed from the wall switch. However, the East garage door has current safety features, while the West door does not have any safety features.

If concerned, suggest up-dating the west side garage door with current safety features.

12.3 Item 1(Picture)


12.3 Item 2(Picture)

12.3 Item 3(Picture)


12.3 Item 4(Picture)

• **12.4 Occupant Door from Garage to inside home**

IN NI NP RR Items

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

IN	NI	NP	RR	Items
			•	**12.5 Garage GFCIs**

Comments:

None of the outlets in the garage are GFCI protected.

Current building standards require all outlets in a garage to be GFCI protected. Due to the age of this house, these standards did not apply when the house was built.

The lack of GFCI protection is a safety issue.

Suggest having GFCI outlets installed in the garage.

IN	NI	NP	RR	Items

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

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.

Inspection of the garage is limited to readily visible and accessible elements. Elements and areas concealed from view cannot be inspected. Garages tend to be filled with stored personal items and other belongings that restrict visibility and hide potential concerns, such as water damage and insect infestation, etc . 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.

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. Malfunctioning doors or door operators need 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.

13. Plumbing System

The inspector is required to inspect: Interior water supply and distribution system, including fixtures and fixture trim components, faucets, valves, drain stops, shower arms and showerheads, flush handles, etc., interior drain, waste, and venting systems, including fixtures, Water heating equipment and hot water supply systems, vent systems, flues, and chimneys, fuel storage and fuel distribution systems, sewage ejectors, sump pumps, and related piping,

The inspector will describe: interior water supply and distribution piping materials; drain, waste, and vent piping materials; water heating equipment, including energy source, location of main water supply shutoff device and location of main fuel supply shut-off 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 inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of vent systems, flues or chimneys that are not readily accessible, water softening or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Determine whether water supply and waste disposal systems are public or private. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks, inspect or test for gas or fuel leaks or indications thereof. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks, Evaluate time to obtain hot water at fixtures or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation, geothermal, and other renewable energy water heating systems. Ignite pilot lights, burners, and other open flames requiring manual ignition.

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

IN	NI	NP	RR	Items
•				**13.0 Plumbing Drain, Waste and Vent Systems**

Plumbing Waste Line: PVC, Cast iron, ABS

Water Heater Location: Car Port

IN	NI	NP	RR	Items
•				**13.1 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): Copper

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 80psi. The home's water pressure is adequate.

13.1 Item 1(Picture)

IN NI NP RR

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

Water Heater Power Source: Gas (quick recovery)

Water Heater Capacity: Tankless

Water Heater Manufacturer: RINNAI

Comments:

IN NI NP RR Items

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

IN NI NP RR Items

The hot water system is an on-demand water heater. Due to the numerous on-demand water heater systems and their widely varying installation requirements, I suggest further evaluation by a qualified HVAC company that is familiar with Rinnai on-demand water heater systems.

13.2 Item 1(Picture)

13.2 Item 2(Picture)

13.2 Item 3(Picture)

13.2 Item 4(Picture)

13.2 Item 5(Picture)

☐ ☑ ☐ ☐ **13.3 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

I could not locate the main shut-off for water.

Please ask the Sellers for the location. Otherwise, a water key will be needed at the street meter, or one will need to be installed by plumber.

• **13.4 Fuels Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)**

• **13.5 Main Fuel Shut-off**

Comments:

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

13.5 Item 1(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 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.

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 overflows, 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.

14. Electrical System

The inspector is required to inspect: Service drop (overhead) or the readily accessible components of the service lateral (underground), service entrance conductor and cables, service equipment and main disconnects, service and system grounding. Interior components of service distribution panelboards and secondary panelboards by removing the panelboards dead front cover. (A) When, as determined by the licensee, primary electrical distribution panelboards or secondary panelboards and their related dead front covers and fasteners are readily accessible, the inspector will remove the dead front covers of such panelboards to examine readily accessible components installed on their interiors. (B) Use of tools to remove dead front covers is specifically excluded when dead front covers or their fasteners are painted or otherwise sealed into place or when they cannot be removed with a standard, non-power-assisted slot head or Phillips head screwdriver or hex head nut driver. (C) Exception for home inspector safety: The home inspector is not required to remove the covers of the service and distribution panels when hazardous conditions are present. The home inspector should use caution whenever removing the covers of service and distribution panels. Before touching the fasteners and cover, the home inspector should use available voltage test tools to verify if the panel assembly, panel dead front, and fasteners have live voltage conditions. Example tools include voltage sniffers, neon bulb testers, three light testers or voltmeters. Conductors (wiring methods), overcurrent protection devices, presence of labeling, of overcurrent protection devices, ground fault circuit interrupter (GFCI) protection devices, arc fault circuit interrupter (AFCI) protection devices. A representative number of installed lighting fixtures, switches, and receptacles; and the polarity and grounding of all readily accessible receptacles within six feet of interior plumbing fixtures, in the garage or carport, and on the exterior of inspected structures.

The inspector shall report: Service location type: overhead service drop or underground service lateral, amperage and voltage rating of the service, service and system grounding and bonding (i.e. concrete encased, ground rod, equipment cold-water metal pipe), location of main service entry and distribution panelboards and the associated disconnects, predominant branch circuit wiring methods, presence or absence of smoke detectors and alarms, presence or absence of carbon monoxide detectors and alarms, presence or absence of ground fault circuit interrupter ("GFCI") protection devices, presence or absence of arc fault circuit interrupter (" AFCI") protection devices, any unused circuit-breaker panel opening that was not filled, the presence of solid conductor aluminum branch-circuit wiring. Any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, there was evidence of arcing or excessive heat, or where the receptacle was not grounded or was not secured to the wall. Wiring methods which are not consistent with generally established practices (terminations, multiple tapping of hot and neutral conductors, insulation, over-stripping, securing and protection of conductors, bonding of components, etc.). Condition of visible conductors and insulation (damaged, scorched, burned, or melted insulation; nicked conductors; cut off strands of multiple strand conductors, anti-oxidant compound on aluminum conductors, etc.), corrosion on components; and the presence a utility interactive system (i.e. solar, wind turbine, and electric vehicle charging systems).

The inspector is not required to: Inspect remote control devices, low voltage wiring systems and components, ancillary wiring systems and components not a part of the primary electrical power distribution system, private or emergency electrical supply systems, spark or lightning arrestors, operate electrical systems that are shut down, test or operate overcurrent protection devices except ground fault and arc fault circuit interrupters, test or operate any overcurrent device or safety device in the electrical service panel or elsewhere that may adversely affect the personal property or activity of the resident, determine the accuracy of the labeling of all overcurrent protection devices, calculate or measure amperage, voltage, and impedance, determine (present or future) service capacity amperage, voltage, or the capacity, when not readily accessible, of the electrical system or main service equipment, determine the age and type of smoke alarms and carbon monoxide alarms, test or determine the interconnectivity or effectiveness of smoke alarms and carbon monoxide alarms, verify that smoke or carbon monoxide alarms are interconnected or suitable for the hearing-impaired. Insert any tool, probe, or testing device inside panels or dismantle any electrical device or control other than to remove the primary electrical distribution panelboards or secondary panelboards and their related dead front covers and fasteners when no hazard conditions exist and when readily accessible. Remove the covers of junction, fixture, receptacle, or switch boxes unless specifically required by this standard; and the home inspector is not required to remove electrical device covers when removal would damage or mar any painted surface or covering materials.

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

IN	NI	NP	RR	Items
•				**14.0 Service Entrance Conductors**

Electrical Service Conductors: Below ground

IN	NI	NP	RR	Items
•				**14.1 Location of Main and Distribution Panels**

Comments:

IN	NI	NP	RR	Items

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

IN NI NP RR Items

The main panel box is located in the garage.

14.1 Item 1(Picture)

IN	NI	NP	RR
•			

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

Panel capacity: 100 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: SQUARE D

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.

14.2 Item 1(Picture)

14.2 Item 2(Picture)

•				**14.3 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage**

Branch wire 15 and 20 AMP: Copper

Wiring Methods: Romex

IN NI NP RR Items

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

IN	NI	NP	RR	Items
•				**14.4 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)**
		•		**14.5 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls**

Comments:

See Section 1.0

•				**14.6 Operation of GFCI (Ground Fault Circuit Interrupters)**
		•		**14.7 Smoke Detectors**

Comments:

There were no smoke detectors in the bedrooms. Smoke detectors should be in each bedroom and outside sleeping areas.

This is a safety issue.

Suggest installing smoke detectors.

•				**14.8 Carbon Monoxide Detectors**

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 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.

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 (Phone, 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.

Photoelectric smoke alarms are the recommended. I did not verify the type of alarms in the home. Smoke alarms and carbon monoxide alarms have a limited service life and I did not verify the age of the alarms. Testing smoke and carbon monoxide alarms may not guarantee that the alarms will function as intended during actual emergency conditions. Smoke alarms and carbon monoxide alarms need to be installed according to the manufacturer’s instructions and I did not verify complete compliance with those instructions.

15. Heating

The inspector is required to inspect: Permanently installed heating equipment and distribution systems, using normal operating controls; and vent systems, flues, and chimneys. The licensee shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The inspector shall report: Energy sources; and heating systems.

The inspector is not required to: Interior of vent systems, flues, and chimneys that are not readily accessible, adequacy of combustion air components, heat exchangers, humidifiers and dehumidifiers, electric air cleaning and sanitizing devices, portable heating equipment, heating systems using ground-source, water-source, solar, and renewable energy technologies, heat-recovery and similar whole-house mechanical ventilation systems, fuel tanks or underground or concealed fuel supply systems. Light or ignite pilot flames and burners, operate automatic safety controls. Determine uniformity, temperature, flow, balance, distribution, size, capacity, British thermal unit ("BTU"), or supply adequacy of the heating system. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.

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

IN	NI	NP	RR	Items
•				**15.0 Heating Equipment**

Heat Type: Forced Air

Energy Source: Gas

Number of Heat Systems (excluding wood): None

Heat System Brand: RHEEM

Comments:

IN	NI	NP	RR	Items

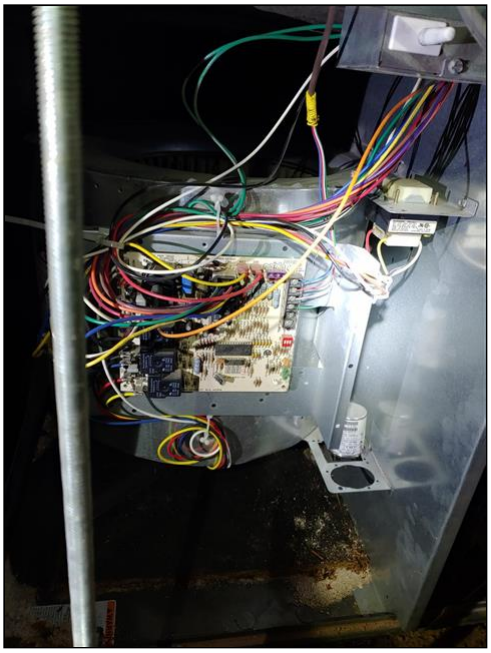
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

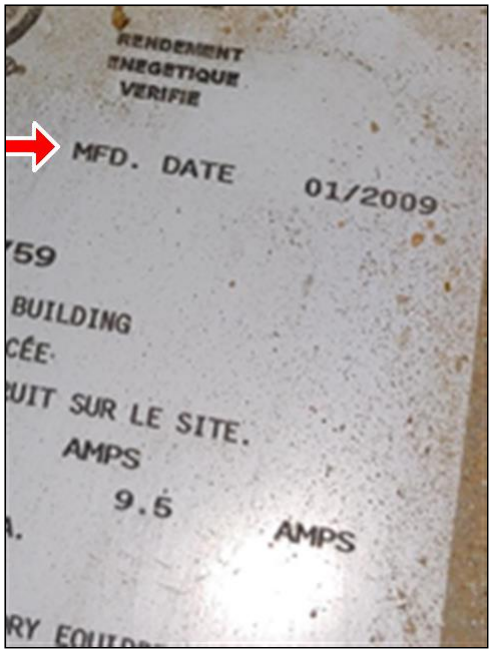
The serial number of this furnace indicates that it was manufactured in January of 2009, making the furnace 13 years old.

While most manufacturers' designed service life is 12-15 years, many furnaces do function well past the manufacturers' service life. However, there is no guarantee of life expectancy after the service life has been reached.

15.0 Item 1(Picture)



15.0 Item 2(Picture)



15.0 Item 3(Picture)

IN NI NP RR Items

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

IN NI NP RR Items

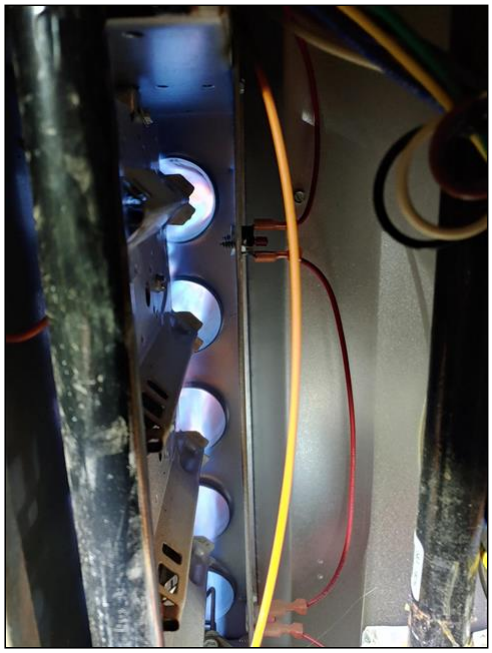
• **15.1 Normal Operating Controls**

Comments:

The furnace functioned properly from the thermostat.

However, the door of the furnace is sprung and no longer closes properly. This causes the door safety shut-off switch to stay open, causing the furnace to remain off (red arrow). Eye Spy Home Inspections, LLC was able to test the unit by holding the door safety switch closed (by hand).

Suggest consultation by a qualified Rheem HVAC company representative for corrections.



15.1 Item 1(Picture)

15.1 Item 2(Picture)

• **15.2 Automatic Safety Controls**

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

Ductwork: Insulated
Filter Type: Not found
Filter Size: UNKNOWN

• **15.4 Presence of installed heat source in each room**

• **15.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)**

Comments:

See section 7.7

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 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.

16. Attic/ Roof Structure

The inspector is required to inspect: All structural components within the attic.

The inspector shall report: Method used to inspect attic, roof structure, ceiling structure if accessible. Whether insulation is present or not and insulation type.

The inspector is not required to: Provide engineering or architectural services or analysis, offer an opinion about the adequacy of structural systems and components, enter attics or crawlspaces when access is obstructed or when entry could damage the property, enter attics or crawlspaces when the licensee suspects dangerous or adverse situations, traverse attic load-bearing components that are concealed by insulation or by other materials, move insulation, determine the adequacy of the insulation.

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

IN	NI	NP	RR	Items
•				**16.0 Roof Structure & Attic** **Method used to observed attic:** From Entry **Roof Stucture:** 2x6 Rafters **Ceiling Structure:** 2x6 Joists **Attic Info:** Storage (Over Garage) **Attic Insulation:** Blown In Insulation
•				**16.1 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

Attic has adequate insulation.

16.1 Item 1(Picture)

•				**16.2 Electrical Wiring in Attic (Visible)**
•				**16.3 Bath Room Exhaust Vents**

Comments:

All bathroom vents are vented to the roof.

		•		**16.4 Ventilation fans & Therostatic Controls (Attic)**

IN NI NP RR Items

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

The attic 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. Due to typical design and 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. 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.

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.

17. Structural Components

The inspector is required to inspect: The licensee shall inspect all structural components, including but not limited to foundation and framing.

The inspector shall report: Methods used to inspect basements, underfloor crawlspaces and attics, foundation, floor structures, wall structures, ceiling structures, and roof structures. Insulation and vapor retarder in unfinished spaces, absence of insulation in unfinished spaces at conditioned surfaces. Ventilation of unfinished spaces, including attics, enclosed rafter spaces, crawlspaces, and foundation areas; and kitchen, bathroom, laundry, and similar exhaust systems.

The inspector is not required to: Disturb insulation, determine the adequacy of insulation, report on concealed insulation, vapor retarders, or venting equipment integrated with household appliances, determine the adequacy of ventilation. Provide engineering or architectural services or analysis, offer an opinion about the adequacy of structural systems and components, enter underfloor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, move stored items or debris, operate sump pumps with inaccessible floats, identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems.

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

IN	NI	NP	RR	Items
•				**17.0 Foundations, Basements and Crawlspaces**

Foundation: Masonry block

Method used to observe Crawlspace: Crawled

IN	NI	NP	RR	Items
•				**17.1 Walls (Structural)**

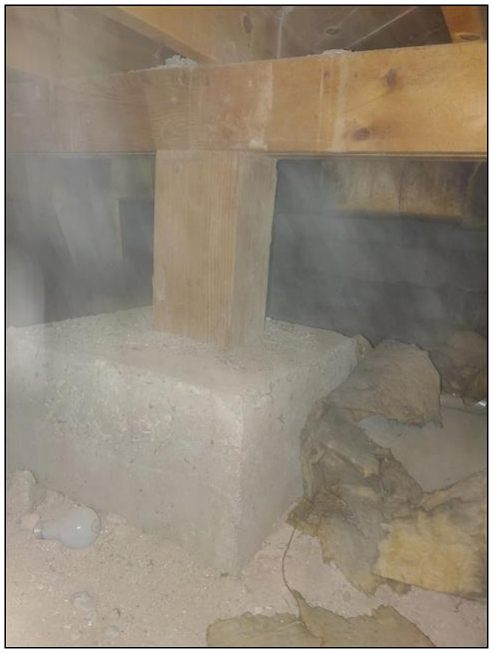
Wall Structure: 2 X 6 Wood

IN	NI	NP	RR	Items
•				**17.2 Columns or Piers**

Columns or Piers: Conrete piers, Wood columns

Comments:

Columns and piers functioned as designed.



17.2 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
•				**17.3 Floors (Structural)**
		•		**17.4 Insulation under Floor System**
				Floor System Insulation: NONE
		•		**17.5 Vapor Retarders (On ground in crawlspace or basement)**
•				**17.6 Ventilation of Foundation Area (crawlspace or basement)**

IN	NI	NP	RR	Items

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

The structure 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. 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.

Structural Evaluation – Evaluation of walls, ceiling or floor components is generally limited to readily visible structural conditions. Aesthetic or cosmetic factors (paint or wallpaper), or the conditions of finished materials or coverings are not considered unless specially noted. It is not possible to determine the wall insulation type or conditions of surfaces or hidden structural concerns that may exist under floor cover, carpeting, paneling, drop ceilings, etc. If the type of flooring is a concern, it should be confirmed prior to closing.

Inspection Limitations - The inspection of major structural elements is limited to an assessment of a representative portion of the readily accessible visual components. Design and adequacy factors are not considered. Insulation is not normally moved/disturbed; hidden or latent concerns cannot be identified. Any obstructed area or areas where evaluation was otherwise prevented should be inspected when limiting conditions are removed.

Water Penetration: General Considerations - Most houses have the potential for surface or subsurface water penetration. Regardless of any specific report comments, it would be prudent in all cases to discuss local conditions and concerns with the present owner and local authorities. Any comments made in this report are based on evidence/indication present at time of the inspection only. It is not possible to accurately determine the extent of past working conditions or predict future concerns. If there are indications of prior remedial work intended to reduce water penetration concerns, documentation should he obtained from the owner and/or installer. Experience indicates that the majority of water penetration concerns are due to a combination of factors commonly related to inadequate foundation grading and drainage provisions. In many situations, relativity straightforward measures will have a direct effect on the condition.

General Summary

Eye Spy Home Inspections LLC

OCHI#1892
CCB#210454
ASHI#259667

Customer
Clients Name

Address
1504 Georgia St NE
Portland Or 97000

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 Electrical System: Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Repair or Replace

The home's electrical configuration adheres to the standards of the time during which it was built (1958).

This could be a safety issue, as the original electrical conductors are only two-wire (no ground wire), whereas current building standards utilize three-wire conductors.

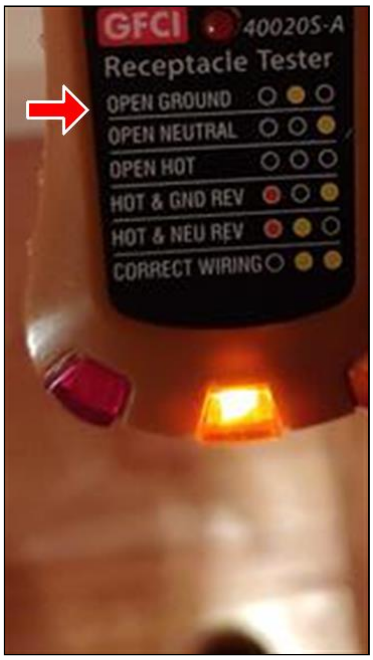
Most of the outlets throughout the home are original two-prong non-grounded outlets. Current building standards require a three-prong grounded outlet.

Current appliances require three-prong outlets.

If concerned with updating to current electrical standards, suggest consulting with a certified Electrician.

1. Home: General

This is not a mandatory safety upgrade.



1.0 Item 1(Picture)


1.0 Item 2(Picture)

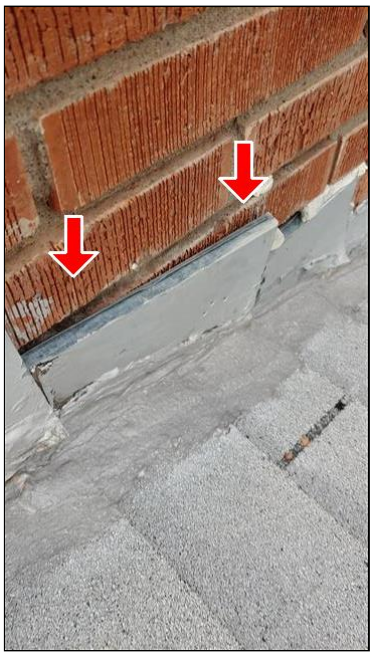

1.0 Item 3(Picture)

2. Roofing / Chimneys

2.1 **Flashings**

Repair or Replace

The step flashing on the chimney is improperly installed and the flashing sealant is beginning to deteriorate. Suggest consultation with a certified roofing company as to corrections.


2.1 Item 1(Picture)


2.1 Item 2(Picture)

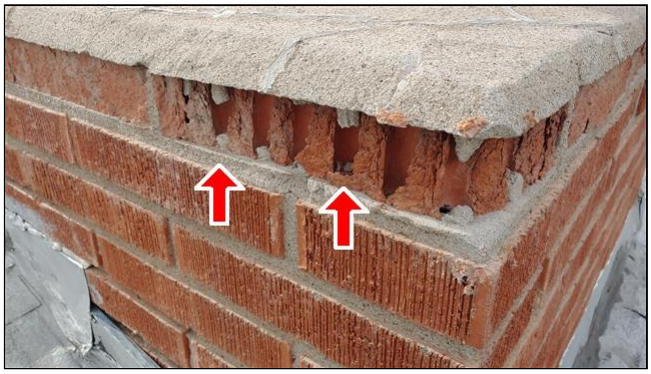
2. Roofing / Chimneys

2.2 Skylights, Chimneys and Roof Penetrations

Repair or Replace

(1) The top row of brick around the chimney is beginning to spall and crack. Over time, this could lead to water damage to the chimney.

Suggest sealing the bricks or having the a new top layer of brick installed.



2.2 Item 1(Picture)

2.2 Item 2(Picture)

2.2 Item 3(Picture)

(2) The roofing mastic around the skylight is beginning to deteriorate and crack. This could lead to leaking into the home. Suggest re-sealing the roofing mastic around the skylight.

This skylight could be the source of the water damage in the family room (skylight near the fire place).

2. Roofing / Chimneys

2.2 Item 4(Picture)

2.2 Item 5(Picture)

4. Exterior

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

Repair or Replace

(1) Vegetation should be trimmed back and kept from touching the siding or the house. Vegetation can hold moisture and increase the possibility of moisture damage to walls, siding and foundations.

4.4 Item 1(Picture)

4.4 Item 2(Picture)

(2) Due to the home having a crawl space, the gutter down spouts should terminate at least 3 feet from the exterior walls of the home to prevent water intrusion into the crawl space.

4. Exterior

Suggest extending the down spouts.

4.4 Item 3(Picture)

(3) The wall supporting the gate on the north side of the house has begun to detach from the house. This movement has resulted in a large gap that could allow water to get between the wall and the house wall.

Suggest sealing the crack.

4.4 Item 4(Picture)

4.4 Item 5(Picture)

4.7 Outlets (Exterior)

Repair or Replace

(1) The driveway light is coming loose from the soffit.

4. Exterior

Suggest reattaching the light.

4.7 Item 1(Picture)

(2) The wall outlet on the North side of the garage is loose.

Suggest re-installing the outlet.

4.7 Item 2(Picture)

5. Kitchen Components and Appliances

5.2 **Floor**

Repair or Replace

The flooring shows signs of previous water damage near the refrigerator.

5. Kitchen Components and Appliances

Suggest replacing damaged flooring.

5.2 Item 1(Picture)

5.5 Counters and a representative number of Cabinets

Repair or Replace

The kitchen counter grout at the back-splash is beginning to fail and crack.

Suggest re-grouting or caulking the back-splash.

5.5 Item 1(Picture)

5.7 Plumbing Water Supply Faucets and Fixtures

5. Kitchen Components and Appliances

Repair or Replace
The kitchen faucet leaks.

Suggest replacing faucet.

5.7 Item 1(Picture)

5.7 Item 2(Picture)

5.8 Outlets Wall Switches and Fixtures

Repair or Replace
The overhead light switch for the pantry light does not function as designed.

Strongly suggest replacing switch.


5.8 Item 1(Picture)


5.8 Item 2(Picture)


5.8 Item 3(Picture)

5.10 Ranges/Ovens/Cooktops

Repair or Replace
(1) The stove does not have an anti-tip device. This is a safety issue as the oven could tip over if the door is opened and something heavy is placed on the door (like a child).

Suggest installing an anti-tip device.

5. Kitchen Components and Appliances

5.10 Item 1(Picture)

(2) Stove top/Oven functioned as designed.

5.10 Item 2(Picture)

6. Family Room

6.0 **Ceilings**

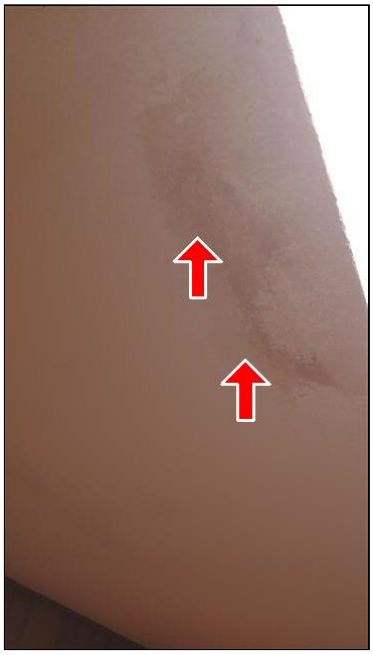
Repair or Replace

There is an area of ceiling in the family room (fire place room) near the skylight that shows signs of past water damage. At the time of the inspection, the area was dry (it had rained the night before).

6. Family Room

The damage is likely old and came from the roofing mastic cracks along the skylight (see section 2.2) .

If concerned, suggest consultation with a qualified roofing company or general contractor as to repairs.



6.0 Item 1(Picture)

6.2 **Floors**

Repair or Replace

The North wall of the family room (fire place room), shows signs of water damage. This is likely from a leaking laundry drain, or a water supply leak on the other side of the wall in the laundry room.

There was no evidence of water leaking or pooling in the crawl space (red arrows). However, there has been some deterioration of the sub-flooring around the drain pipe (blue arrows).

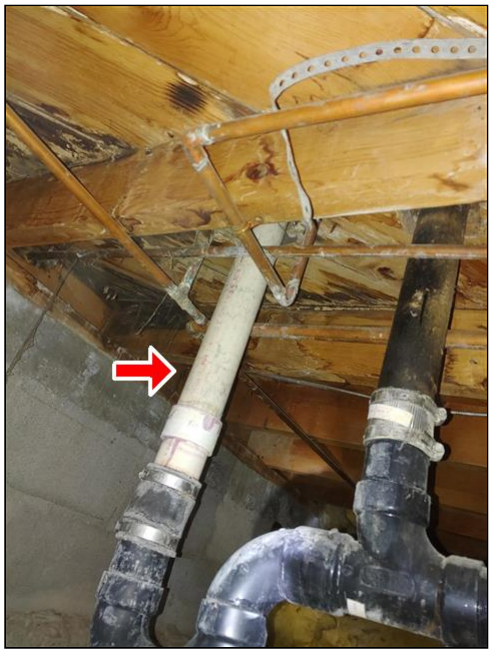
It appears water has previously pooled on the ledge of the wall cover in the laundry room and leaked down the drain pipe causing the damage (green arrow).

Strongly suggest having the water supply valves checked for leaks, as well as the drain pipe.

Strongly suggest consultation with a certified general contractor or a qualified flooring company as to repairs.

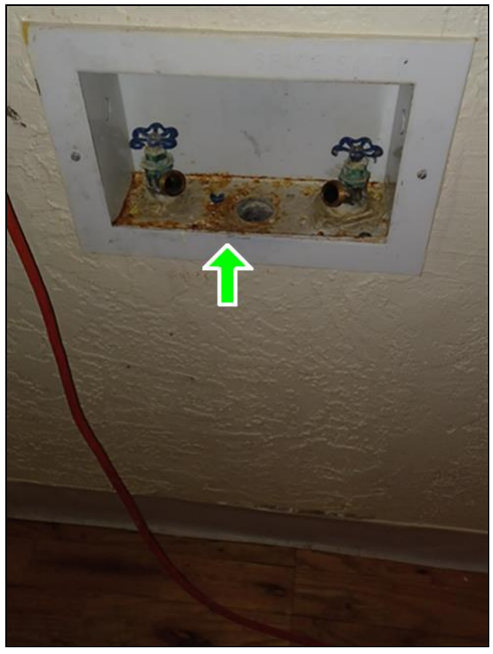
6. Family Room

6.2 Item 1(Picture)



6.2 Item 2(Picture)

6.2 Item 3(Picture)



6.2 Item 4(Picture)

6.3 **Doors (Representative number)**

Repair or Replace

The exterior door from the family room has a dead-bolt, requiring a key to open it from the inside.

This is a safety hazard, as it may be difficult to locate the key in an emergency.

Suggest replacing the dead bolt with one that can be opened from the inside without a key.

6. Family Room

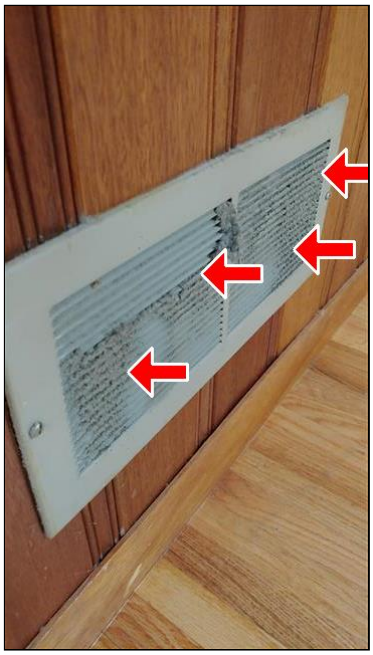
6.3 Item 1(Picture)

6.7 **OTHER**

Repair or Replace

The family room's (fire place room) South wall HVAC duct has substantial lint build-up.

Suggest having the ducts cleaned prior to moving in.



6.7 Item 1(Picture)

8. Bedrooms

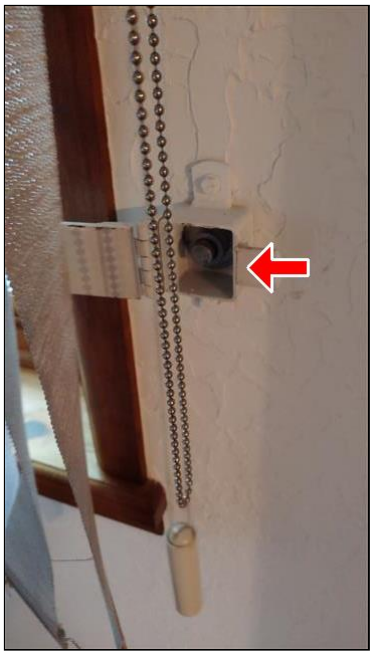
8.6 **Other**

8. Bedrooms

Repair or Replace

The security window door (off the master bedroom's office) does not function as designed. It will not open and the release button has been compressed.

This is a safety hazard. Strongly suggests consultation with a security window company as to repairs.



8.6 Item 1(Picture)

9. Bathroom and Components

9.3 Plumbing Drain, Waste and Vent Systems

Repair or Replace

The toilet in the hall bathroom is loose and beginning to peel the tiles off the floor.

Suggest consultation with a licensed Plumber as to corrections.

9. Bathroom and Components

9.3 Item 1(Picture)

9.3 Item 2(Picture)

9.5 **Outlets Switches and Fixtures**

Repair or Replace

The bathroom outlet has a hot neutral/reverse.

Suggest further evaluation by a certified Electrician for repair or replacement.

9.5 Item 1(Picture)

9.5 Item 2(Picture)

9.7 **Tile/Grout**

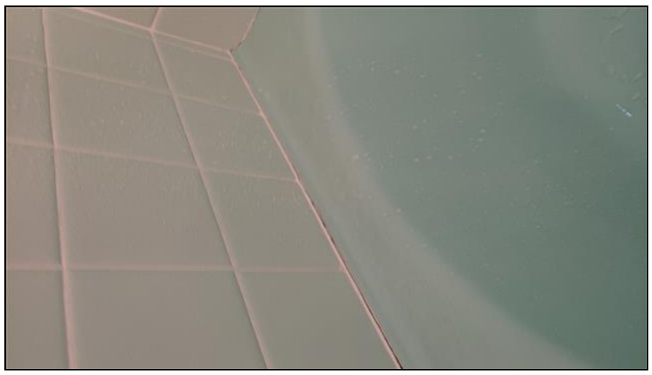
Repair or Replace

(1) The caulk on the back edge of the bathtub is beginning to fail/crack.

9. Bathroom and Components

Suggest re-caulking the bath tub.

9.7 Item 1(Picture)

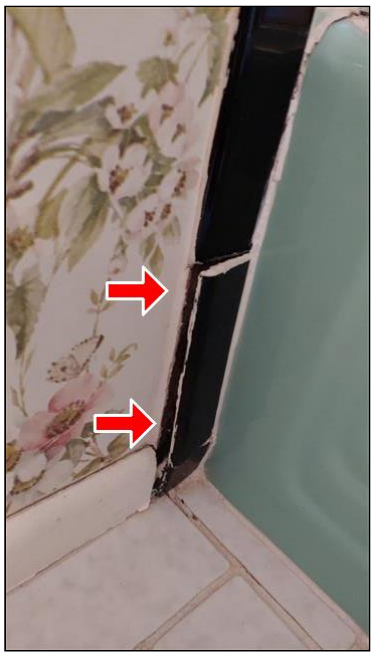


9.7 Item 2(Picture)

(2) The wall tile near the back of the tub is beginning to detach from the wall. This is likely due to water spilling out during showers when the door was not fully closed.

Suggest re-attaching the tiles and making sure the shower door is completely closed while showering.

9.7 Item 3(Picture)



9.7 Item 4(Picture)

10. Laundry Room

10.6 Other

Repair or Replace

There appears to be some evidence of water damage in the fireplace room north wall, which is opposite the laundry room drain (see section 6.2)

10.6 Item 1(Picture)

10.6 Item 2(Picture)

10.6 Item 3(Picture)

11. Hallway

11.2 Floors

Repair or Replace

There is some trim missing on the south side of the hallway flooring.

Suggest replacing trim.

11. Hallway

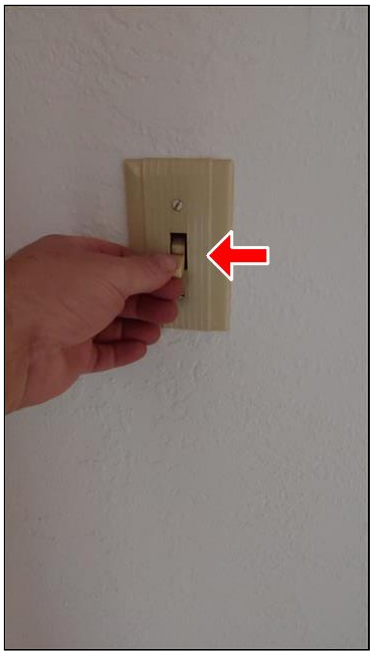
11.2 Item 1(Picture)

11.5 Outlets, Switches and Fixtures

Repair or Replace

(1) The overhead light switch in the hall (near the hall closet) has a short.

Strongly suggest consultation with a certified Electrician as to corrections.



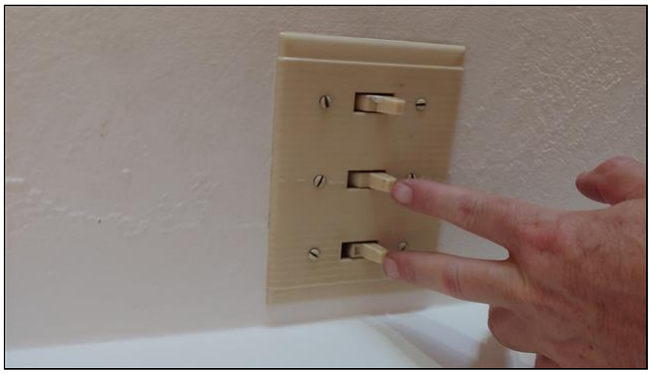
11.5 Item 1(Picture)

11.5 Item 2(Picture)

11.5 Item 3(Picture)

(2) The last two switches at the East end of the hallway near master bedroom did not seem to have a function. Suggest consultation with Sellers as to functionality of these switches.

11. Hallway



11.5 Item 4(Picture)

11.5 Item 5(Picture)

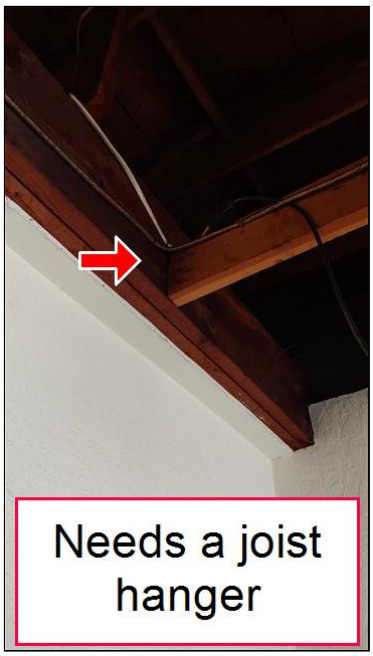
12. Garage

12.0 Garage Ceiling

Repair or Replace

Due to the age of the home, many rafters in the overhead of the garage do not meet current safety standards.

Strongly suggest consultation with a certified contractor as to upgrades or corrections.



12.0 Item 1(Picture)

12.0 Item 2(Picture)

12.5 Garage GFCIs

Repair or Replace

None of the outlets in the garage are GFCI protected.

Current building standards require all outlets in a garage to be GFCI protected. Due to the age of this house, these standards did not apply when the house was built.

The lack of GFCI protection is a safety issue.

12. Garage

Suggest having GFCI outlets installed in the garage.

15. Heating

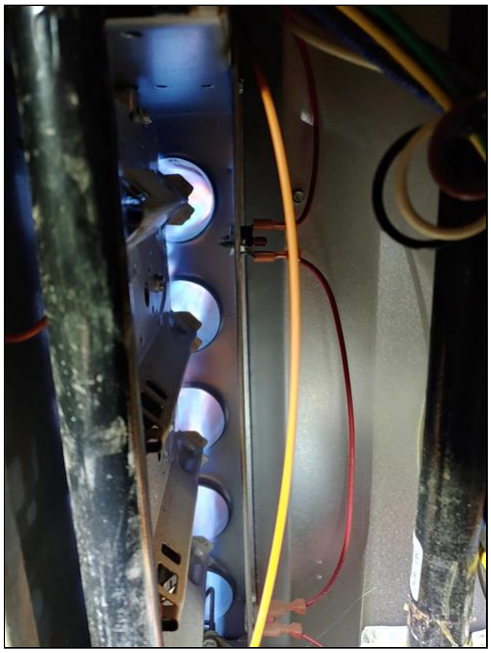
15.1 Normal Operating Controls

Repair or Replace

The furnace functioned properly from the thermostat.

However, the door of the furnace is sprung and no longer closes properly. This causes the door safety shut-off switch to stay open, causing the furnace to remain off (red arrow). Eye Spy Home Inspections, LLC was able to test the unit by holding the door safety switch closed (by hand).

Suggest consultation by a qualified Rheem HVAC company representative for corrections.



15.1 Item 1(Picture)

15.1 Item 2(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

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Eye Spy Home Inspections LLC

David Diffendorfer

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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.

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