

# CASCADE PROPERTY INSPECTION

## BUY WITH CONFIDENCE

SERVING THE ENTIRE WILLAMETTE VALLEY  
Tel: Albany 541-7914098 Salem 503-3631588 : CCB# 170927  
cascadepropinspt@aol.com

## SUMMARY REPORT

**Client:** Joe Oregon  
**Realtor:** Joe Duncan, Willamette Valley Real Estate  
**Inspection Address:** 222 Willamette Valley, , OR  
**Inspection Date:** 9/26/2015  
**Inspected by:** David Gray

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

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### *Components and Conditions Needing Service*

#### **Exterior**

##### **House Wall Finish**

###### **House Wall Finish Observations**

- There are areas of the siding that are damaged all damaged siding should be evaluated by a licensed contractor. (see PDR diagram for locations)

##### **Exterior Components**

###### **Exterior support beams**

- There is loose stone around the support beam trim that needs serviced.

###### **Rear deck**

- The wood deck has some areas that have dry rot damage I. Recommend the entire deck be evaluated by a licensed contractor
- The wood deck should be sealed to prevent wood decay.

###### **Dryer vent**

- The dryer vent cover is completely plugged with lint.  
This is a extreme fire hazard and should be serviced immediately.  
The entire vent pipe should be cleaned and kept clean to prevent future issues.

#### **Roof/Attic**

##### **Composition Shingle Roof**

### **Roofing Material**

- A plywood seam or section of sheathing has buckled or lifted, which would be difficult to service, but is not likely to cause the roof to leak. However, this is not a guarantee. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.
- There are damaged roofing shingles in the front of the house that should be evaluated by a licensed roofing contractor.
- There are shingles that are lifting and are not sealed.  
Recommend these shingles be evaluated by a licensed roofer.
- There is a large amount of moss on the roof on the back side of the house.  
I recommend removing the moss and a licensed roofing contractor evaluate the shingles as they could be damaged or leak.

### **Gutters & Drainage**

- There are damaged gutters that should be evaluated for replacement.

## **Heat and Air Conditioning**

### **HVAC Split Systems**

#### **Common Observations**

- For the reasons indicated, the split-system needs to be serviced. This service should be scheduled within the inspection period, because a specialist might reveal additional defects or recommend upgrades that could affect your evaluation of the systems. The filter compartment very dirty and no current service stickers
- The system did not respond to cooling ,therefore the cooling system should be evaluated by a licensed HVAC contractor

#### **Circulating Fan**

- The blades on the circulating fan are dirty, which is indicative of poor maintenance. They should be cleaned, and the filters changed regularly, as part of a scheduled maintenance service.

#### **Return-Air Compartment**

- The return-air compartment is dirty. the evaporator coil and the ducts can become contaminated, and can be expensive to clean.

#### **Condensing Coil**

- The condensing coil does not respond, and should be serviced by an HVAC contractor.

#### **Thermostats**

- The thermostat is loose which could affect its function and should be serviced.

## **Living Areas**

### **Main Entry**

#### **Doors**

- The front door latch is loose and should be serviced.

## **Bedrooms**

### **Master Bedroom**

#### **Walls & Ceiling**

- There is a hole in the wall by a switch that should be repaired.

### **2nd Guest Bedroom**

#### **Doors**

- The door hinge screws are damaged and need serviced

Inspection Address: 222 Willamette Valley, , OR  
Inspection Date/Time: 9/26/2015

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## **Bathrooms**

### **Master Bathroom**

#### **Stall Shower**

- The floor in front of the shower needs caulk to prevent moisture damage to the floor.

## **Garage**

### **Double-Car Garage**

#### **Garage Door & Hardware**

- The bracket that attach's the opener to the door is loose and should be serviced.

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## WHOLE HOUSE INSPECTION REPORT

PREPARED FOR:

**Joe Oregon**

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### INSPECTION ADDRESS

222 Willamette Valley, , OR

### INSPECTION DATE

9/26/2015

### REPRESENTED BY:

Joe Duncan

Willamette Valley Real Estate



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## GENERAL INFORMATION

**Inspection Address:** 222 Willamette Valley, , OR  
**Inspection Date:** 9/26/2015  
**Inspected by:** David Gray

**Client Information:** Joe Oregon  
**Buyer's Agent:** Willamette Valley Real Estate  
Joe Duncan

**Furnished:** Yes

### PLEASE NOTE:

**This report is the exclusive property of Cascade Property Inspections and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.**

**The observations and opinions expressed within this report are those of Cascade Property Inspections and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of Practice of State of Oregon, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.**

**In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.**

Report File: 2025 Cougar Albany

## SCOPE OF WORK

You have contracted with Cascade Property Inspections to perform a generalist inspection in accordance with the standards of practice established by State of Oregon], a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at [www.epa.gov/iaq/pubs/insidest.htm](http://www.epa.gov/iaq/pubs/insidest.htm).

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to

mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at [www.epa.gov/radon/images/hmbuygud.pdf](http://www.epa.gov/radon/images/hmbuygud.pdf), and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

# Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

## Structural Elements

### Identification of Wall Structure

#### *Informational Conditions*

The walls are conventionally framed with wooden studs.

### Identification of Floor Structure

#### *Informational Conditions*

The floor structure consists of posts piers girders and joists sheathed with plywood or diagonal boards.

### Identification of Ceiling Structure

#### *Informational Conditions*

The ceiling structure consists of engineered joists that are part of a prefabricated truss system.

### Identification of Roof Structure

#### *Informational Conditions*

The roof structure consists of a prefabricated truss system.

## Raised Foundation

### General Comments

#### *Informational Conditions*

This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than 1/4" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you



consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

#### **Raised Foundation Type**

##### *Informational Conditions*

The raised foundation is relatively new and should meet commonly accepted structural standards. However, you may wish to have this confirmed by a specialist.

#### **Method of Evaluation**

##### *Informational Conditions*

We cannot access all areas of the foundation crawlspace, due to the obstruction of ducts pipes or conduits.

#### **Crawlspace Observations**

##### *Informational Conditions*

The crawlspace is accessible and in acceptable condition.



#### **Foundation or Stem Walls**

##### *Informational Conditions*

The foundation bolts are obscured by the floor sheathing. However, given the type of the foundation and the age of the structure, the bolts can logically be assumed to be present.

#### **Intermediate Floor Framing**

##### *Informational Conditions*

The intermediate floor framing is in acceptable condition. There may be some deviations from plumb, level, etc, but none that would have any serious structural significance.

#### **Electrical**

##### *Informational Conditions*

The electrical components that are visible within the crawlspace appear to be in acceptable condition.

#### **Ventilation**

##### *Informational Conditions*

The ventilation in the foundation crawlspace appears to be standard and adequate.

#### **Floor Insulation**

##### *Informational Conditions*

The floor insulation is in acceptable condition.

## **Exterior**

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

## Grading & Drainage

### General Comments

#### *Informational Conditions*

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

### Moisture & Related Issues

#### *Informational Conditions*

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

### Interior-Exterior Elevations

#### *Informational Conditions*

There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

## House Wall Finish

### House Wall Finish Type

#### *Informational Conditions*

The house walls are finished with composite and cement fiber board siding.



### House Wall Finish Observations

#### *Components and Conditions Needing Service*

There are areas of the siding that are damaged all damaged siding should be evaluated by a licensed contractor. (see PDR diagram for locations)

There are areas of the siding that is damaged - *Continued*



## Exterior Components

### Exterior support beams

#### *Components and Conditions Needing Service*

There is loose stone around the support beam trim that needs serviced.



### Rear deck

#### *Informational Conditions*

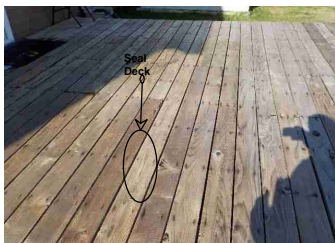
I recommend a rail around the deck for safety

#### *Components and Conditions Needing Service*

The wood deck has some areas that have dry rot damage. I. Recommend the entire deck be evaluated by a licensed contractor



The wood deck should be sealed to prevent wood decay.



### Dryer vent

#### *Components and Conditions Needing Service*

The dryer vent cover is completely plugged with lint.  
This is a extreme fire hazard and should be serviced immediately.  
The entire vent pipe should be cleaned and kept clean to prevent future issues.



## Roof/Attic

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

### Composition Shingle Roof

#### **Method of Evaluation**

##### *Informational Conditions*

We were unable to access the second-story roof due to its height, and evaluated it with the use of binoculars from various vantage points.

#### **Estimated Age**

##### *Informational Conditions*

The roof appears to be the same age as the residence, or \_\_\_\_ years old.

#### **Roofing Material**

##### *Components and Conditions Needing Service*

A plywood seam or section of sheathing has buckled or lifted, which would be difficult to service, but is not likely to cause the roof to leak. However, this is not a guarantee. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

There are damaged roofing shingles in the front of the house that should be evaluated by a licensed roofing contractor.

There is damaged roofing shingles in the front - *Continued*



There are shingles that are lifting and are not sealed.  
Recommend these shingles be evaluated by a licensed roofer.



There is a large amount of moss on the roof on the back side of the house.  
I recommend removing the moss and a licensed roofing contractor evaluate the shingles as they could be damaged or leak.



### Flashings

#### Informational Conditions

The roof flashings are in acceptable condition.

### Gutters & Drainage

#### Components and Conditions Needing Service

There are damaged gutters that should be evaluated for replacement.



## Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

## Gas Water Heaters

### General Comments

#### *Informational Conditions*

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

### Age Capacity & Location

#### *Informational Conditions*

Hot water is provided by a \_\_13\_\_ year old, \_\_40\_\_ gallon water heater that is located in the garage.



### Common Observations

#### *Informational Conditions*

The water heater is functional but beyond its warranty period.

#### **Water Shut-Off Valve & Connectors**

##### *Informational Conditions*

The shut-off valve and water connectors are functional.

#### **Gas Shut-Off Valve & Connector**

##### *Informational Conditions*

The gas control valve and its connector at the water heater are functional.

#### **Vent Pipe & Cap**

##### *Informational Conditions*

The vent pipe is functional.

#### **Relief Valve & Discharge Pipe**

##### *Functional Components and Conditions*

The water heater is equipped with a mandated pressure-temperature relief valve.

#### **Drain Valve**

##### *Informational Conditions*

The drain valve is in place and presumed to be functional.

#### **Drain Pan & Discharge Pipe**

##### *Informational Conditions*

The water heater is equipped with a drain pan and a discharge pipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak.

#### **Combustion Air Vents**

##### *Functional Components and Conditions*

The water heater does have appropriate combustion-air vents.

#### **Seismic Straps**

##### *Informational Conditions*

The water heater is seismically secured.

## **Waste & Drainage Systems**

### **General Comments**

#### *Informational Conditions*

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

### **Type of Material**

#### *Informational Conditions*

The visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS.

### **Drain Waste & Vent Pipes**

#### *Informational Conditions*

Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

# Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

## Main Panel

### General Comments

#### *Informational Conditions*

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

### Service Entrance

#### *Informational Conditions*

The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

### Panel Size & Location

#### *Informational Conditions*

The residence is served by a \_200\_ amp, 220 volt panel, located in the garage .

### Panel Cover Observations

#### *Informational Conditions*

The exterior panel cover is in acceptable condition.

### Wiring Observations

#### *Informational Conditions*

The visible portions of the wiring has no visible deficiencies.



The visible portions of the wiring has no visible deficiencies - *Continued*



### **Circuit Breakers**

#### *Informational Conditions*

There are no visible deficiencies with the circuit breakers.

### **Grounding**

#### *Informational Conditions*

The panel is grounded to foundation steel, known also as a UFR ground.

## **Heat and Air Conditioning**

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

## **HVAC Split Systems**

### **Age & Location**

#### *Informational Conditions*

Central heat and air-conditioning are provided by a single split-system, consisting of a 13 year-old furnace with an evaporator coil that is located in garage\_\_\_, and a 9 year-old condensing coil that is located in side yard.



### **Common Observations**

#### *Components and Conditions Needing Service*

For the reasons indicated, the split-system needs to be serviced. This service should be scheduled within the inspection period, because a specialist might reveal additional defects or recommend upgrades that could affect your evaluation of the systems. The filter compartment very dirty and no current service stickers

The system did not respond to cooling ,therefore the cooling system should be evaluated by a licensed HVAC contractor

### **Furnace**

#### *Informational Conditions*

The furnace is functional.

### **Vent Pipe**

#### *Informational Conditions*

The vent pipe has no visible deficiencies.

### **Circulating Fan**

#### *Components and Conditions Needing Service*

The blades on the circulating fan are dirty, which is indicative of poor maintenance. They should be cleaned, and the filters changed regularly, as part of a scheduled maintenance service.

### **Gas Valve & Connector**

#### *Informational Conditions*

The gas valve and connector are in acceptable condition.

### **Combustion-Air Vents**

#### *Informational Conditions*

The combustion-air vents appear to be adequate to support complete combustion.

### **Return-Air Compartment**

#### *Components and Conditions Needing Service*

The return-air compartment is dirty. the evaporator coil and the ducts can become contaminated, and can be expensive to clean.



### **Evaporator Coil**

#### *Informational Conditions*

I did not test as the air conditioning was not operating at the time of inspection

### **Condensing Coil**

#### *Components and Conditions Needing Service*

The condensing coil does not respond, and should be serviced by an HVAC contractor.

### **Condensing Coil Disconnect**

#### *Informational Conditions*

The electrical disconnect at the condensing coil is functional.

### **Refrigerant Lines**

#### *Informational Conditions*

The refrigerant lines are in acceptable condition.

### **Thermostats**

#### *Components and Conditions Needing Service*

The thermostat is loose which could affect its function and should be serviced.

### **Registers**

#### *Informational Conditions*

The registers are reasonably clean and functional.

### **Flexible Ducting**

#### *Informational Conditions*

The ducts have no visible deficiencies. They are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation.

## Living Areas

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

### Main Entry

#### Doors

##### *Components and Conditions Needing Service*

The front door latch is loose and should be serviced.

### Living Room

#### No Recommended Service

##### *Informational Conditions*

We have evaluated the living room, and found it to be in acceptable condition.

### Dining Room

#### No Recommended Service

##### *Informational Conditions*

We have evaluated the dining room, and found it to be in acceptable condition.

### Family Room

#### No Recommended Service

##### *Informational Conditions*

We have evaluated the family room, and found it to be in acceptable condition.

### Office or Library

#### No Recommended Service

##### *Informational Conditions*

We have evaluated the office/ library, and found it to be in acceptable condition.

# Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

## Kitchen

### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Functional Components and Conditions*

The walls and ceiling are in acceptable condition.

### Sink & Countertop

#### *Informational Conditions*

The sink and countertop are functional.

### Cabinets

#### *Functional Components and Conditions*

The cabinets are functional, and do not have any significant damage.

### Valves & Connectors

#### *Functional Components and Conditions*

The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

### Faucet

#### *Functional Components and Conditions*

The sink faucet is functional.

### Trap and Drain

#### *Functional Components and Conditions*

The trap and drain are functional.

### Garbage Disposal

#### *Functional Components and Conditions*

The garbage disposal is functional.

### Gas Range

#### *Functional Components and Conditions*

The gas range is functional, but was neither calibrated nor tested for its performance.

### Dishwasher

#### *Functional Components and Conditions*

The dishwasher is functional.

### Exhaust Fan or Downdraft

#### *Functional Components and Conditions*

The exhaust fan or downdraft is functional.

### Lights

#### *Informational Conditions*

The light is functional.

### Outlets

#### *Functional Components and Conditions*

The outlets that were tested are functional and include ground-fault protection.

## Stairs

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

### Main Stairs

#### No Recommended Service

##### *Informational Conditions*

We have evaluated the stairs and landing, and found them to be in acceptable condition.

## Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

### Primary Attic

#### Attic Access Location

##### *Informational Conditions*

The attic can be accessed through a hatch in the master bedroom closet.

#### No Recommended Service

##### *Informational Conditions*

We have evaluated the attic in compliance with industry standards, and found it to be in acceptable condition.



## Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

## Master Bedroom

### Location

#### *Informational Conditions*

The master bedroom is located \_\_\_\_.

### Doors

#### *Functional Components and Conditions*

The door is functional.

### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Components and Conditions Needing Service*

There is a hole in the wall by a switch that should be repaired.

### Dual-Glazed Windows

#### *Informational Conditions*

The windows that were unobstructed were checked, and found to be functional.

### Closets

#### *Functional Components and Conditions*

The closet and its components are functional.

### Lights

#### *Functional Components and Conditions*

The lights are functional.

### Outlets

#### *Functional Components and Conditions*

The outlets that were unobstructed and able to be tested are functional.

## 1st Guest Bedroom

### Location

#### *Informational Conditions*

The 1st guest bedroom is located \_1st right\_\_.

### Doors

#### *Functional Components and Conditions*

The door is functional.

### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### Dual-Glazed Windows

#### *Informational Conditions*

The windows that were unobstructed were checked, and found to be functional.

### Closets

#### *Functional Components and Conditions*

The closet and its components are functional.

### Lights

#### *Functional Components and Conditions*

The lights are functional.

### Outlets

#### *Functional Components and Conditions*

The outlets that were unobstructed and able to be tested are functional.

## 2nd Guest Bedroom

### Location

#### *Informational Conditions*

The 2nd guest bedroom is located \_2nd right\_.

### Doors

#### *Components and Conditions Needing Service*

The door hinge screws are damaged and need serviced

### Flooring

#### *Informational Conditions*

The floor has no significant defects.

### Walls & Ceiling

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### Dual-Glazed Windows

#### *Informational Conditions*

The windows that were unobstructed were checked, and found to be functional.

### Closets

#### *Functional Components and Conditions*

The closet and its components are functional.

### Lights

#### *Functional Components and Conditions*

The lights are functional.

### Outlets

#### *Functional Components and Conditions*

The outlets that were unobstructed and able to be tested are functional.

## 3rd Guest Bedroom

### Location

#### *Informational Conditions*

The 3rd guest bedroom is located right of stairs 1st left\_\_\_\_\_.

### No Recommended Service

#### *Informational Conditions*

We have evaluated the bedroom, and found it to be in acceptable condition.

## 4th Guest bedroom

### Location

#### *Informational Conditions*

The 4th guest bedroom is located left of stairs\_\_\_\_\_.

### No Recommended Service

#### *Informational Conditions*

We have evaluated the bedroom, and found it to be in acceptable condition.

## Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

### Master Bathroom

#### Size and Location

##### *Informational Conditions*

The master bathroom is a full, and is located adjacent to the master bedroom.

#### Doors

##### *Functional Components and Conditions*

The door is functional.

#### Flooring

##### *Informational Conditions*

The floor has no significant defects.

#### Walls & Ceiling

##### *Informational Conditions*

The walls and ceiling are in acceptable condition.

#### Dual-Glazed Windows

##### *Functional Components and Conditions*

The window is functional.

#### Cabinets

##### *Functional Components and Conditions*

The cabinets are in acceptable condition.

#### Sink Countertop

##### *Functional Components and Conditions*

The sink countertop is functional.

#### Sink Faucet Valves & Connectors Trap & Drain

##### *Functional Components and Conditions*

The sink and its components are functional.

#### Tub

##### *Functional Components and Conditions*

The tub is functional.

#### Stall Shower

##### *Functional Components and Conditions*

The stall shower is functional.

##### *Components and Conditions Needing Service*

The floor in front of the shower needs caulk to prevent moisture damage to the floor.

#### Toilet & Bidet

##### *Functional Components and Conditions*

The toilet is functional.

#### Exhaust Fan

##### *Functional Components and Conditions*

The exhaust fan is functional.

#### Lights

##### *Functional Components and Conditions*

The lights are functional.

#### Outlets

##### *Functional Components and Conditions*



The outlets are functional and include ground-fault protection.

## **1st Guest Bathroom**

### **Size and Location**

#### *Informational Conditions*

The 1st guest bathroom is a half, and is located downstairs

### **No Recommended Service**

#### *Informational Conditions*

We have evaluated the 1st guest bathroom, and found it to be in acceptable condition.

## **Main Hallway Bathroom**

### **Size and Location**

#### *Informational Conditions*

The main bathroom is a full.

### **Doors**

#### *Functional Components and Conditions*

The door is functional.

### **Flooring**

#### *Informational Conditions*

The floor has no significant defects.

### **Walls & Ceiling**

#### *Informational Conditions*

The walls and ceiling are in acceptable condition.

### **Cabinets**

#### *Functional Components and Conditions*

The cabinets are in acceptable condition.

### **Sink Countertop**

#### *Functional Components and Conditions*

The sink countertop is functional.

### **Sink Faucet Valves & Connectors Trap & Drain**

#### *Functional Components and Conditions*

The sink and its components are functional.

### **Tub-Shower**

#### *Functional Components and Conditions*

The tub/shower is functional.

### **Toilet & Bidet**

#### *Functional Components and Conditions*

The toilet is functional.

### **Exhaust Fan**

#### *Functional Components and Conditions*

The exhaust fan is functional.

### **Lights**

#### *Functional Components and Conditions*

The lights are functional.

### **Outlets**

#### *Functional Components and Conditions*

The outlets are functional and include ground-fault protection.

## Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

### Laundry Room

#### No Recommended Service

##### *Informational Conditions*

We have evaluated the laundry room, and found it to be in acceptable condition.

## Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

### Double-Car Garage

#### Slab Floor

##### *Informational Conditions*

The garage is too full to permit a clear view of the slab

#### Walls & Ceiling

##### *Informational Conditions*

The walls are sheathed and in acceptable condition.

#### Firewall Separation

##### *Functional Components and Conditions*

The firewall separating the garage from the residence is functional.

#### Entry Door Into the House

##### *Functional Components and Conditions*

The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.

#### Garage Door & Hardware

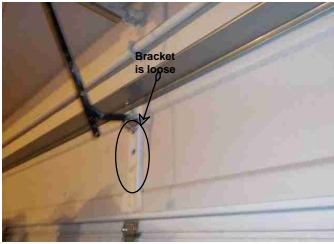
##### *Components and Conditions Needing Service*

The bracket that attach's the opener to the door is loose and should be serviced.

Inspection Address: 222 Willamette Valley, , OR  
Inspection Date/Time: 9/26/2015

---

The bracket that attach's the opener to the door is loose - *Continued*



**Automatic Opener**

*Functional Components and Conditions*

The garage door opener is functional.

**Lights**

*Functional Components and Conditions*

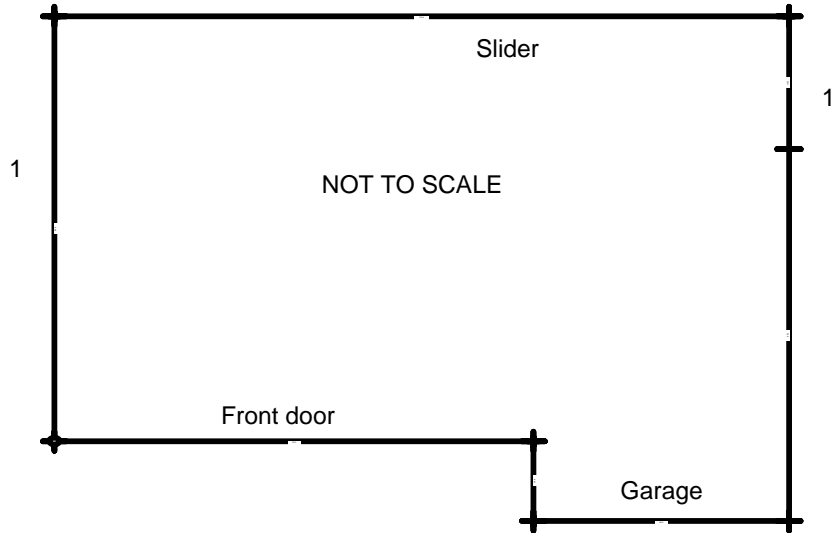
The lights are functional, and do not need service at this time.

**Outlets**

*Informational Conditions*

I could not test the outlets or see how many outlets there were in the garage as there were shelf's and items in the way.

# PEST AND STRUCTURAL DRY ROT



ADDRESS OF PROPERTY INSPECTED

2025 Cougar Ave SE Albany OR

INSPECTION ORDERED BY

Brandon Rutter

1. SUBSTRUCTURE AREA. (soil conditions, accessibility, etc)  Vapor barrier, Dry
2. Was stall shower tested  yes  No Did floor coverings indicate leaks?  No  Yes
3. FOUNDATIONS (type relations to grade, etc.)  
 Continuous
4. PORCHES, STEPS, PATIOS  concrete, wood deck
5. VENTILATION (amount, relation to grade, etc.)  
 Adequate
6. WDI (wood destroying insects)  None found at the time of inspection
7. ATTIC SPACES (accessibility, insulation, etc.)  
 Accessible
8. GARAGE (type, accessibility, etc.)  
 Attached
9. OTHER

THIS REPORT IS LIMITED TO STRUCTURE OR STRUCTURES SHOWN ON DIAGRAM ABOVE.  
THIS REPORT DOES NOT INCLUDE A ROOF INSPECTION.

## FINDINGS AND RECOMMENDATIONS:

- 1 Damaged siding. Repair or replace to prevent moisture damage to subsiding or structure.

VALIDITY: THIS REPORT IS VALID FOR THREE MONTHS FROM THE DATE OF INSPECTION.

CASCADE PROPERTY INSPECTIONS RECOMMENDS ALL REPAIRS BE COMPLETED BY LICENSED PROFESSIONALS.

Cascade property inspections requires a service agreement to be signed by the client prior to the conclusion of the inspection. However, if you were not present during the inspection onsite review and did not sign the service agreement you, by accepting, paying for, and or using the inspection report, acknowledge and agree to be bound by the terms and conditions of the service agreement will form a part of the service agreement.

All work completed should conform to accepted construction standards for both materials used and workmanship. Additional dry rot and adverse conditions that may be discovered at the time of making repairs should also be corrected. Re-inspections by Cascade Property Inspections of items repaired cannot be verified when such work is concealed inside walls, floors or otherwise hidden. Wooden decks around the house are not part of this inspection unless specifically report in this report. It is common for decks to be in contact with the ground, which will accelerate their deterioration while not causing damage to the structure of the house. Call for re-inspection when all the above work is completed. Re-inspections must be completed PRIOR TO ANY AND ALL CHEMICAL APPLICATION.

OTHER INSPECTIONS AND FEES: Lenders may require a re inspection to verify the completion of the recommendation listed in this report. If so, there will be an additional fee of \$55.00, if no crawling is required, \$75.00 if crawling is required. This fee covers the cost of inspection and issuance of the completion/clearance letter.

Re-inspection this date: \_\_\_\_\_ by: \_\_\_\_\_

THIS REPORT IS IN NO GUARANTY THAT ANY COMPLETED REPAIRS WERE DONE CORRECTLY. ANY WARRANTY GUARANTY IS THE RESPONSIBILITY OF THE CONTRACTOR DOING THE REPAIRS. WE RECOMMEND ONLY LICENSED CONTRACTORS PERFORM THE REPAIRS. CASCADE PROPERTY INSPECTIONS HAS NO RESPONSIBILITY FOR CONFORMATION, VERIFICATION OR INSPECTION OF THE COMPLETED WORK.  
WARRANTY GUARANTY IS THE RESPONSIBILITY OF THE CONTRACTOR DOING THE REPAIRS.

## REPORT CONCLUSION

222 Willamette Valley, , OR

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

Thank You,  
David Gray  
Cascade Property Inspections

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# **CASCADE PROPERTY INSPECTION**

## **BUY WITH CONFIDENCE**

SERVING THE ENTIRE WILLAMETTE VALLEY  
Tel: Albany 541-7914098 Salem 503-3631588  
Email Address: [cascadepropinspt@aol.com](mailto:cascadepropinspt@aol.com)

Wednesday, November 11, 2015

Property Address: 222 Willamette Valley, , OR  
Inspection Date: 9/26/2015  
Joe Duncan  
Willamette Valley Real Estate

, .

Dear Joe Duncan:

Congratulations on the sale of the property. We sincerely hope that you were pleased with our inspection report, and with the quality of our service, and that you will continue to recommend our company. However, we are always looking for ways to improve the quality of service, and if you have any observations or recommendations in that regard, please let us know.

Sincerely,  
David Gray  
Cascade Property Inspection