Thank you for choosing Frisbie Home Inspection to perform your home inspection. Every effort was made to provide a complete and thorough inspection, and I hope that the information provided in this report is valuable in your consideration of this property. If you have any questions at all regarding this report, please do not hesitate to contact me.

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.
How to Read this Report
This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

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<td>Recommend repairing or replacing</td>
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<tr>
<td><strong>Repair/Maintain</strong></td>
<td>Recommend repair and/or maintenance</td>
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<td><strong>Evaluate</strong></td>
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<td><strong>Comment</strong></td>
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<td><strong>Conducive conditions</strong></td>
<td>Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)</td>
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Contact your inspector if there are terms that you do not understand, or visit the glossary of construction terms at https://www.reporthost.com/glossary.asp

General Information
Time started: 10:30 Am  
Time finished: 1:30 Pm  
Inspector: Stan Frisbie  
Present during inspection: Tenant, Realtor  
Client present for discussion at end of inspection: Yes  
Weather conditions: Rain  
Temperature: Cool  
Ground condition: Wet  
Inspection fee: 800.00  
Payment method: Invoiced  
Type of building: Apartment  
Buildings inspected: House / duplex / fourplex  
Number of residential units inspected: 6  
Age of building(s): 1977 / Apts  
Source for building age: Realtor  
Front of building faces: North, East  
Main entrance faces: North, East  
Occupied: Yes  
Disclosure Reviewed:: No

1) Structures built prior to 1980 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection.

Grounds
Limitations: The following items are not included in this inspection: swimming pools, spas, hot tubs, water features and related equipment; playground, recreation or leisure equipment; landscape lighting; areas below exterior structures with less than three feet of vertical clearance; irrigation systems; invisible fencing; sea walls, docks and boathouses. Any comments made regarding these items are as a courtesy only. Note that the inspector does not test or determine the adequacy of drainage systems for grounds, walkways, below-grade stairs and roof downspouts. The inspector does not provide an evaluation of geological conditions and/or site stability, compliance of pool or spa fencing with municipal requirements, or determination that deck, balcony and/or stair membranes are watertight.

Condition of fences and gates: Appeared serviceable  
Fence and gate material: Wood, Chain link  
Site profile: Level  
Condition of driveway: Appeared serviceable  
Driveway material: Asphalt  
Condition of sidewalks and/or patios: Appeared serviceable  
Sidewalk material: Poured in place concrete  
Condition of exterior stairs: Appeared serviceable  
Exterior stair material: Concrete

Benjamin Ficker  
Monday, September 27, 2021
### Exterior / Foundation

**Limitations:** The following items are not included in this inspection: below-grade foundation walls and footings, or those obscured by vegetation or building components; exterior building surfaces or components obscured by vegetation, stored items or debris. Any comments made regarding these items are as a courtesy only. Some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determination the adequacy of sump pumps, seismic reinforcement, nor determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

**Condition of wall covering:** Appeared serviceable  
Apparent wall structure: Wood frame  
Wall covering: Wood, Wood fiber  
**Condition of foundation and footings:** Appeared serviceable  
Foundation type: Crawlspace  
Foundation material: Poured in place concrete  
Footing material: Poured in place concrete  
Pier or support post material: Not determined  
Floor structure: Not determined  
Crawl space inspection method: Not inspected  
Location of crawl space access point #A: Bedroom closet

2) All sections of the floor substructures were not fully evaluated due lack of access from no access to crawlspace. Recommend access be made and all crawlspace be fully evaluated.

3) All crawl space sections were not evaluated due to lack of access from the following conditions: stored items.

### Roof / Attic

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation; solar roofing components; any comments made regarding these items are as a courtesy only. Note that the inspector does not determination if rafters, trusses, joists, beams, etc. are of adequate size, spanning or spacing. The inspector does not provide an estimate of remaining roof surface life, does not determine that the roof has absolutely no leaks at the time of the inspection, and does not determine that the roof won't leak in the future. Only active leaks and evidence of past leaks observed during the inspection are reported on as part of this inspection. To absolutely determine than no leaks exist, complete access to all roof structure areas must be available during a wide variety of weather conditions, including prolonged heavy rain, high wind from varying directions, heavy accumulations of snow and/or ice, and melting snow and ice.

**Condition of roof structure:** Appeared serviceable  
**Roof type:** Gable, Hipped  
**Age of roof surface(s):** 10/12  
**Source for building age:** Inspector's estimate  
**Roof inspection method:** Viewed from ground with binoculars  
**Condition of shingle and/or shake roof surface materials:** Appeared serviceable  
**Roof surface material:** Asphalt or fiberglass composition shingles  
**Apparent number of layers of roof surface material:** One  
**Condition of exposed flashings:** Appeared serviceable  
**Condition of gutters, downspouts and extensions:** Appeared serviceable  
**Gutter and downspout material:** Metal  
**Gutter and downspout installation:** Full  
**Condition of attic:** Required repair and/or evaluation (see comments below)  
**Attic inspection method:** Viewed from hatch(es), Traversed  
**Location of attic access point #A:** Hallway  
**Roof structure type:** Trusses  
**Ceiling structure:** Trusses  
**Ceiling insulation material:** Fiberglass loose fill  
**Ceiling insulation depth:** 8/12”  
**Roof ventilation:** Appears serviceable

4) #309 kitchen exhaust fan duct in the attic is not in line to the vent cap. This is a conducive condition for wood destroying insects and organisms due to increased moisture levels in the attic from the exhaust air. A qualified person should evaluate and make permanent repairs as necessary and as per standard building practices, so all exhaust air is vented outside.
5) Mold noted at #317, 313, 311 attics at roof sheathing. Recommend evaluation and treat as necessary by qualified environmental professional.

6) #317 Attic
Garage / Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages varies between municipalities.

Type: Attached, #333

Condition of garage: Required repair, replacement and/or evaluation (see comments below)

Type of garage: Hollow core, Wood

Condition of garage vehicle door(s): Appeared serviceable

Garage vehicle door type: Sectional

Number of vehicle doors: 1

Condition of automatic opener(s): None

Condition of garage floor: Appeared serviceable

Condition of garage interior: Appeared serviceable

7) The garage-dwelling door at #333 (house) posed a fire risk because it’s not fire-rated (metal or solid-core construction). A qualified contractor should replace this door with a fire-rated door.

8) Many floor areas were obscured by vehicles and/or stored items and couldn’t be evaluated. These areas are excluded from the inspection.

Electric

Limitations: The following items are not included in this inspection: generator systems, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, does not determine if this system has an adequate capacity for the client's specific needs, nor determine if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the
inspection, install or change light bulbs, nor determine the operability of every wall switch.

**Electric service condition:** Appeared serviceable  
**Primary service type:** Overhead  
**Number of service conductors:** 3  
**Service voltage (volts):** 120  
**Service amperage (amps):** 100  
**Primary service overload protection type:** Circuit breakers  
**Service entrance conductor material:** Copper  
**Main disconnect rating (amps):** 100  
**System ground:** Not determined  
**Condition of main service panel:** Appeared serviceable  
**Location of main service panel #A:** Garage, #333  
**Location of main disconnect:** Breaker at top of main service panel  
**Branch circuit wiring type:** Non-metallic sheathed, Copper  
**Condition of branch circuit wiring:** Serviceable  
**Condition of smoke detectors:** Required repair, replacement and/or evaluation (see comments below)  
**Smoke detectors present:** Yes  
**Carbon monoxide detectors present:** Yes  
**Smoke detector power source:** Battery

9) Based on the age of this structure and the date stamp of existing smoke alarms, the #315 (2009) and #313 (2010) alarms are older than 10 years old. Recommend replacing with new units as mandated. For more information, visit:


Photo 9-1

10) The legend for breakers in panel #317 was incomplete. Recommend updating or correcting the legend as necessary so it's accurate. Evaluation by a qualified electrician may be necessary.
11) Main panel #333

12) Apartment panel example

Electric at Apartments

Limitations: The following items are not included in this inspection: generator systems, surge suppressors, inaccessible or concealed wiring; underground
utilities and systems; low voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, does not determine if this system has an adequate capacity for the client's specific needs, nor determine if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, install or change light bulbs, nor determine the operability of every wall switch.

**Electric service condition:** Appeared serviceable  
**Primary service type:** Underground  
**Number of service conductors:** 3  
**Service voltage (volts):** 120  
**Service amperage (amps):** 100  
**Primary service overload protection type:** Circuit breakers  
**Service entrance conductor material:** Aluminum  
**Main disconnect rating (amps):** Not applicable, no single main disconnect  
**System ground:** Ground rod(s) in soil  
**Condition of main service panel:** Appeared serviceable  
**Location of main service panel #A:** Each unit bedroom  
**Branch circuit wiring type:** Non-metallic sheathed, Copper  
**Condition of branch circuit wiring:** Serviceable  
**Condition of smoke detectors:** Appeared serviceable  
**Smoke detectors present:** Yes, 2020  
**Carbon monoxide detectors present:** No  
**Smoke detector power source:** Battery

13) Most apartment electric panel(s) were not opened and fully evaluated due to the following conditions: paint or wallpaper would be damaged. One apartment panel was opened, and all panels appear to be identical.

**Photo 13-1**

### Plumbing / Fuel Systems

**Limitations:** The following items are not included in this inspection: private wells and sewage disposal systems; main, side and lateral sewer lines; gray water systems; pressure boosting systems; incinerating or composting toilets; fire suppression sprinkler systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determining the existence or condition of underground or above-ground fuel tanks.

**Condition of service and main line:** Appeared serviceable  
**Location of main water meter:** Front at street  
**Location of main water shut:** Landry at #333 / none present at apts.  
**Water service:** Public  
**Service pipe material:** Galvanized steel  
**Condition of supply lines:** Appeared serviceable  
**Supply pipe material:** Copper, Galvanized steel, Where visible at 333, copper at apts  
**Condition of drain pipes:** Appeared serviceable
Drain pipe material: Plastic
Condition of waste lines: Appeared serviceable
Waste pipe material: Cast iron, ABS at apts
Condition of fuel system: Appeared serviceable
Location of main fuel shut: Gas meter at right side of house

14) The handle at one faucet was missing at #333 garage. A qualified person should repair or replace as necessary.

Photo 14-1

15) Main shut off at #333

Photo 15-1

### Water Heater / #333

**Limitations:** The following items are not included in this inspection: solar water heating systems; circulation systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit.

**Condition of water heater:** Required repair, replacement and/or evaluation (see comments below)

**Type:** Tank  
**Estimated age:** 1994  
**Energy source:** Electricity  
**Capacity (in gallons):** 50  
**Manufacturer:** American  
**Location of water heater:** #333 garage

16) The water heater did not have seismic straps or struts installed. This is a potential safety hazard. Leaks may also occur in water supply pipes. A qualified person should install seismic straps or struts as necessary and as per standard building practices.
The estimated useful life for most water heaters is 8 to 12 years. This water heater appears to be beyond this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future.

**Water Heater 2**

**Limitations:** The following items are not included in this inspection: solar water heating systems; circulation systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit.

**Condition of water heater:** Required repair, replacement and/or evaluation (see comments below)

**Type:** Tank

**Estimated age:** 2014

**Energy source:** Electricity

**Capacity (in gallons):** 50

**Manufacturer:** Rheem

**Location of water heater:** #317 closet

The water heater did not have seismic straps or struts installed. This is a potential safety hazard. Leaks may also occur in water supply pipes. A qualified person should install seismic straps or struts as necessary and as per standard building practices.

**Water Heater #315**

**Limitations:** The following items are not included in this inspection: solar water heating systems; circulation systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit.
Condition of water heater: Appeared serviceable
Type: Tank
Estimated age: 2017
Energy source: Electricity
Capacity (in gallons): 50
Manufacturer: Rheem
Location of water heater: Bedroom closet

The water heater did not have seismic straps or struts installed. This is a potential safety hazard. Leaks may also occur in water supply pipes. A qualified person should install seismic straps or struts as necessary and as per standard building practices.

Photo 19-1

Water Heater #313

Limitations: The following items are not included in this inspection: solar water heating systems; circulation systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit.

Condition of water heater: Required repair, replacement and/or evaluation (see comments below)
Type: Tank
Estimated age: 2008
Energy source: Electricity
Capacity (in gallons): 50
Manufacturer: General Electric
Location of water heater: Bedroom closet

The water heater did not have seismic straps or struts installed. This is a potential safety hazard. Leaks may also occur in water supply pipes. A qualified person should install seismic straps or struts as necessary and as per standard building practices.
Water Heater #311

Limitations: The following items are not included in this inspection: solar water heating systems; circulation systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit.

Condition of water heater: Required repair, replacement and/or evaluation (see comments below)
Type: Tank
Estimated age: 2016
Energy source: Electricity
Capacity (in gallons): 50
Manufacturer: Rheem
Location of water heater: Bedroom closet

21) The water heater did not have seismic straps or struts installed. This is a potential safety hazard. Leaks may also occur in water supply pipes. A qualified person should install seismic straps or struts as necessary and as per standard building practices.

Water Heater #309

Limitations: The following items are not included in this inspection: solar water heating systems; circulation systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit.

Condition of water heater: Required repair, replacement and/or evaluation (see comments below)
Type: Tank
Estimated age: 1996
Energy source: Electricity
Manufacturer: American Proline
Location of water heater: Bedroom closet

22) The water heater did not have seismic straps or struts installed. This is a potential safety hazard. Leaks may also occur in water supply pipes. A qualified person should install seismic straps or struts as necessary and as per standard building practices.

Heating / #333

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating system components, does not determine if heating systems are appropriately sized, or perform any evaluations that require a pilot light to be lit. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks.

Condition of heating system: Required repair, replacement and/or evaluation (see comments below)
Location of heating system: Closet
Heating type: Forced air
Fuel type: Natural gas
Manufacturer: Goodman
Last service date: Unknown
Model: 1993
Condition of burners: Appeared serviceable
Condition of venting system: Appeared serviceable
Condition of combustion air supply: Appeared serviceable
Condition of distribution system: Appeared serviceable
Distribution system: Ducts and registers
Condition of controls: Appeared serviceable
Condition of air filters: Appeared serviceable
Location of air filters: Behind return air grill

23) The last service date of this system appeared to be more than two years ago, or the inspector was unable to determine the last service date. The client should ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than two years ago, a qualified heating and cooling contractor should inspect, clean, and service this system, and make repairs if necessary. This servicing should be performed every few years in the future, or as per the contractor's recommendations.

24) #333 filter location

Photo 24-1

Heating / Apartments
Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating system components, does not determine if heating systems are appropriately sized, or perform any evaluations that require a pilot light to be lit. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks.
Condition of heating system: Appeared serviceable
Location of heating system: Each room
Heating type: Wall
Fuel type: Electric
Manufacturer: Cadet
Condition of distribution system: Appeared serviceable
Distribution system: Electric radiant
Condition of controls: Appeared serviceable

Kitchens
Limitations: The following items are not included in this inspection: free-standing or portable appliances such as dishwashers, trash compactors, refrigerators, freezers, ice makers; specialty appliances such as hot water dispensers, water filters and trash compactors; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of
Operation of appliances such as dishwashers, garbage disposals, trash compactors, ovens, broilers, etc.

**Condition of counters:** Appeared serviceable  
**Condition of cabinets:** Appeared serviceable  
**Condition of sinks and related plumbing:** Appeared serviceable  
**Condition of garbage disposal:** Appeared serviceable  
**Condition of dishwasher:** Appeared serviceable  
**Condition of range, cooktop:** Required repair, replacement and/or evaluation (see comments below)  
**Range, cooktop type:** Electric  
**Condition of refrigerator:** Required repair, replacement and/or evaluation (see comments below)  
**Condition of built:** None

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25) ![Photo 25-1](image)

**Photo 25-1**

The refrigerator at #333 was plugged into an electric receptacle that is protected by a ground fault interrupter (GFCI) device. The GFCI device may trip, resulting in loss of power, and food spoilage. Refrigerators should be plugged into receptacles that are not protected by GFCI devices. If one is not close enough, then a qualified electrician should make modifications as necessary, such as installing an additional receptacle. Extension cords should not be used for refrigerators.

**Photo 26-1**

26) ![Photo 26-1](image)

The refrigerator at #333 was plugged into an electric receptacle that is protected by a ground fault interrupter (GFCI) device. The GFCI device may trip, resulting in loss of power, and food spoilage. Refrigerators should be plugged into receptacles that are not protected by GFCI devices. If one is not close enough, then a qualified electrician should make modifications as necessary, such as installing an additional receptacle. Extension cords should not be used for refrigerators.

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**Bathrooms / Laundry / Sinks**

**Limitations:** The following items are not included in this inspection: overflow drains for tubs and sinks; bidets, heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry.
appliances.
Location #A: #333
Location #B: #317
Location #C: #315
Location #D: #313
Location #E: #311
Location #F: #309
Condition of counters: Appeared serviceable
Condition of cabinets: Appeared serviceable
Condition of sinks and related plumbing: Appeared serviceable
Condition of toilets: Appeared serviceable
Condition of bathtubs and related plumbing: Required repair, replacement and/or evaluation (see comments below)
Condition of shower(s) and related plumbing: Appeared serviceable
Condition of ventilation systems: Required repair, replacement and/or evaluation (see comments below)
Condition of laundry facilities: Appeared serviceable
Gas supply for laundry equipment present: No
240 volt receptacle for laundry equipment present: Yes

27) The bathroom with a shower at location #A didn't have an exhaust fan installed. Moisture accumulation will occur and may damage the structure. Even if the bathroom has a window that opens, it likely does not provide adequate ventilation, especially during cold weather when the window is closed. A qualified contractor should install exhaust fans as per standard building practices where missing in bathrooms with showers.

28) Bathtub spout at location #B was missing. A qualified person should repair or replace as necessary.

Photo 28-1

Interior Rooms / Areas

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; sources of obnoxious odors; cosmetic deficiencies due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause of odors is not within the scope of this inspection.

Exterior door material: Metal, Fiberglass or vinyl, Sliding glass
Condition of exterior entry doors: Appeared serviceable
Condition of interior doors: Appeared serviceable
Type of windows: Vinyl, Multi, Sliding, Single hung
Condition of windows: Appeared serviceable
Wall type or covering: Drywall
Condition of walls: Appeared serviceable
Ceiling type or covering: Drywall  
Condition of ceilings: Appeared serviceable  
Flooring type or covering: Carpet, Vinyl  
Condition of flooring: Appeared serviceable  

29) Electric fireplaces with fan assist heaters installed at apartments. Most were obscured by furnishings at time of inspection.  

30) #315 fireplace

![Photo 30-1](image-url)

Structural Pest Findings

Limitations: This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than five feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood destroying organisms may infest, reinfest or become active at anytime. No warranty is provided as part of this inspection.

Visible evidence of active wood destroying insects: No  
Visible evidence of active wood decay fungi: No  
Visible evidence of past wood destroying insects: No  
Visible evidence of past wood decay fungi: No  
Visible evidence of damage by wood destroying insects: No  
Visible evidence of damage by wood decay fungi: No  
Visible evidence of conditions conducive to wood destroying organisms: No

This inspection was performed in accordance with the Oregon Home Inspection standards of practice, set forth in Division 8 of OAR chapter 812. A copy of these standards were provided to you at the time of the inspection. Home inspections are essentially visible in nature, and do not include the dismantling of equipment, or defacing of the property to inspect. The purpose of this inspection is to identify any defects that would require evaluation by a specialist. No ancillary inspections were performed, such as testing air quality, radon testing, mold, etc.