



BIRZER
Home Inspection

CCB# 168484, OCHI# 796, All#1582

1008 Tiara St., Eugene, OR 97405
Tel: 541-554-1217 Fax: 541-338-4325
eugeneinspection.com eugeneinspection@comcast.net

WHOLE HOUSE INSPECTION SUMMARY REPORT

Client: John and Mary Smith
Realtor: John Ingalls, University Real Estate
Inspection Address: 1553 Barbara Drive, Eugene, Oregon 97405
Inspection Date: 3/15/2006 Start: 8:00 am End: 12:00 pm
Inspected by: Randy Birzer

This summary report is intended to provide a convenient and cursory preview of the more significant conditions and components that we have identified within our report as needing service, but could be incomplete. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. Also, in accordance with the terms of the contract, the service recommendations that we make in this summary and throughout the 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.

This inspection report is available on the Internet
for 30 days from the date of the inspection.
inspectvue.com

Enter the following Client Name: 1553 Barbara Drive and the Password: report

This report is the exclusive property of Birzer Home Inspection LLC and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

Components and Conditions Needing Service

Roof

Composition Shingle Roof

Roofing Material

- There is a missing roof shingle near the master bedroom deck that should be replaced by a licensed contractor.

Moss on Roof

- There is moss growth on this roof. We recommend annual chemical treatment of this roof to control moss growth.

Roof Vent

- A roof vent above the garage is broken and should be replaced by a licensed contractor.

Debris on Roof

- There is debris on the roof that should be removed.

Plumbing

Gas Water Heaters

Vent Pipe and Cap

- The vent pipe is not well seated and may need a different connector. The water heater vent should be repaired by a licensed contractor.

Chimney

Family Room Chimney

Wood Burning Stove

- There is a wood burning stove in the family room. The locking mechanism for the doors will need to be adjusted to be functional. There are two controls on the sides of the stove which I was not able to identify and you should ask the sellers or a stove specialist to explain.

Bedrooms

Master Bedroom

Doors

- The door striker plate needs to be adjusted for the striker pin to engage.

2nd Bedroom

Doors

- The bottom of the door should be trimmed to provide a 3/4 to 1 inch gap, to promote positive air circulation.

3rd Bedroom

Doors

- The bottom of the door should be trimmed to provide a 3/4 to 1 inch gap, to promote positive air circulation.

Bathrooms

Powder Room

Toilet

- The toilet is loose, and should be secured by a licensed plumber.

Master Bathroom

Hydro-Spa

- The hydro-spa does not appear to have ground fault protection, which is an essential safety feature that should be verified as being present or added.

Lights

- The ceiling light above the toilet does not respond, and should be serviced.

Main Hallway Bathroom

Doors

- The bottom of the door should be trimmed to provide a 3/4 to 1 inch gap, to promote positive air circulation.

Kitchen

Inspection Address: 1553 Barbara Drive, Eugene Oregon. 97405
Inspection Date/Time: 3/15/2006 8:00 am to 12:00 pm

Kitchen

Dishwasher

- The dishwasher drain line should be secured to the bottom of the counter top to prevent contaminants from the disposal from entering the dishwasher.

Outlets

- All of the countertop outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

Hallway

Primary Hallway

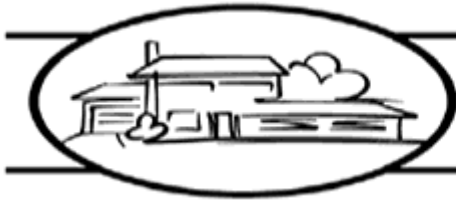
Smoke Alarm

- The hard-wired smoke alarm does not include a hush button and should be replaced with a hard-wired smoke alarm that has a hush button.

Secondary Hallway

Smoke Alarm

- The hard-wired smoke alarm does not include a hush button and should be replaced with a hard-wired smoke alarm that has a hush button.



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WHOLE HOUSE INSPECTION REPORT

PREPARED FOR:

John and Mary Smith

INSPECTION ADDRESS

1553 Barbara Drive, Eugene, Oregon 97405

INSPECTION DATE

3/15/2006 8:00 am to 12:00 pm

REPRESENTED BY:

John Ingalls

University Real Estate



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This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.

All printed comments and the opinions expressed herein are those of Birzer Home Inspection LLC.

Inspection Narratives - Page 1

GENERAL INFORMATION

Inspection Address: 1553 Barbara Drive, Eugene, Oregon 97405
Inspection Date: 3/15/2006 Time: 8:00 am to 12:00 pm
Weather: Recent Rainfall - Temperature at time of inspection: 40 Degrees

Inspected by: Randy Birzer

Client Information: John and Mary Smith
5027 Via Alegre, Goleta, California 93111
Phone: 805-554-6778
Mobile: 805-735-0211
EMail: johni@gogetem.com

Buyer's Agent: University Real Estate
John Ingalls
2695 Franklin Blvd., Eugene, Oregon 97404
Phone: 554-2121
Fax: 541-484-3689
Email: johns@ure.com

Inspection Fee: \$ 325.00

Structure Type: Wood Frame
Furnished: Yes
Number of Stories: Two

Estimated Year Built: 1986
Unofficial Sq.Ft.: 2,200

People on Site At Time of Inspection: Seller(s)
Buyer's Agent

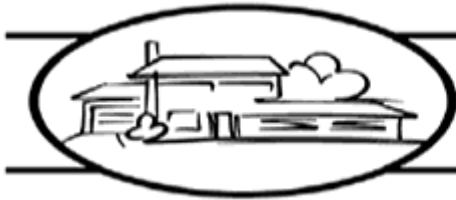
PLEASE NOTE:

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The observations and opinions expressed within this report are those of Birzer Home Inspection and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of the Oregon Construction Contractors board, 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: 3003 Ashley Loop



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INVOICE

4/1/06

Client:

John and Mary Smith
5027 Via Alegre
Goleta, California. 93111
805-554-6778

Client's Agent:

John Ingalls
University Real Estate
2695 Franklin Blvd.
Eugene, Oregon. 97404
554-2121

Inspection Address:

1553 Barbara Drive
Eugene, Oregon. 97405

Inspection Date:

3/15/2006

Whole House Inspection

325.00

Total Due: \$ 325.00

Please make checks payable to Birzer Home Inspection LLC. Thank you for choosing Birzer Home Inspection!

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Inspection Narratives - Page 3

SCOPE OF WORK

You have contracted with Birzer Home Inspection to perform a generalist inspection in accordance with the standards of practice established by the Oregon Construction Contractors Board, a copy of which is available upon request, and which can be read or downloaded by visiting, www.ccb.state.or.us/. 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.

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 your home from a booklet published by The Environmental Protection Agency, which you can read online at 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, 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

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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.

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 does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in 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 before the close of escrow.

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.

Various Hard Surfaces

Evaluation of Hard Surfaces

Informational Conditions

The visible portions of the hard surfaces, such as the walkways are in acceptable condition.

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 standard lumber.

Identification of Ceiling Structure

Informational Conditions

The ceiling structure consists of standard joists.

Identification of Roof Structure

Informational Conditions

The roof structure consists of a prefabricated truss system.

Raised Foundation

Description of Foundation Type

Informational Conditions

The foundation is raised and bolted to the standards of the year in which it was constructed.

Method of Evaluation

Informational Conditions

We evaluated the raised foundation by accessing and evaluating the components within the crawlspace.

Foundation or Stem Walls

Informational Conditions

The foundation walls are in acceptable condition.

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.

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

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.

Site & Other Observations

Landscaping Observations

Informational Conditions

There are trees on this property that we do not have the expertise to evaluate, but which you may wish to have them examined by an arborist.

Grading & Drainage

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.

Drainage Mode

Informational Conditions

Drainage is facilitated by soil percolation, hard surfaces and gutters feeding into drainpipes that terminate at the street.

House Wall Finish

House Wall Finish Type

Informational Conditions

The house wall finish is a combination of cedar lap siding and brick.

House Wall Finish Observations

Informational Conditions

The house wall finish is in acceptable condition.

Exterior Components

Driveways

Informational Conditions

The driveway is in acceptable condition.

There are predictable cracks in the driveway that would not necessarily need to be serviced.

Walkways

Informational Conditions

The walkways are in acceptable condition.

Fences & Gates

Informational Conditions

Sections of the fence are damaged and will need to be repaired at sometime in the future.



Both gates rubbed and were difficult to open. This is not an uncommon condition but you may wish to have it serviced.

Fascia & Trim

Informational Conditions

The fascia board and trim are in acceptable condition.

Outlets

Informational Conditions

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

Lights

Informational Conditions

The exterior light at the garage side door is not functional and should be serviced.

Planter Boxes

Monitor this Condition

There are two planter boxes on the exterior of this home. It is common to find moisture damage to the siding behind such planter boxes. No damage was seen at this inspection but you may wish to remove these planter boxes as a preventative measure.



Roof

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 safely access the roof, and evaluated it from several vantage points with a ladder.

Roofing Material

Informational Conditions

The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

Components and Conditions Needing Service

There is a missing roof shingle near the master bedroom deck that should be replaced by a licensed contractor.

Flashings

Informational Conditions

The roof flashings are in acceptable condition.

Gutters and Drainage

Monitor this Condition

The gutters appear in acceptable condition at this time. There are many large trees on this property and there is some evidence that the gutters have over flowed in the past, probably from being filled with debris. You should plan on cleaning the gutters at least three or four times a year to keep them draining properly and to keep the drain lines clear.

Moss on Roof

Components and Conditions Needing Service

There is moss growth on this roof. We recommend annual chemical treatment of this roof to control moss growth.

Roof Vent

Components and Conditions Needing Service

A roof vent above the garage is broken and should be replaced by a licensed contractor.



Debris on Roof

Components and Conditions Needing Service

There is debris on the roof that should be removed.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. 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 acrylonitrile butadiene styrene [ABS] ones 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, which we recommend having 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.

Potable Water Supply Pipes

Copper Water Pipes

Informational Conditions

The copper potable water pipes are in acceptable condition.

General Gas Components

Gas Main Shut-Off Location

Informational Conditions

The gas main shut-off is located in the side yard. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

Gas Supply Pipes

Informational Conditions

The visible portions of the gas pipes appear to be in acceptable condition.

Gas Water Heaters

General Gas Water Heater 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 and Location

Informational Conditions

Hot water is provided by a ten year old, 50 gallon, Bradford White brand water heater that is located in the garage.

Water Shut-Off Valve and Connectors

Informational Conditions

The shut-off valve and water connectors are functional.

Gas Shut-Off Valve and Connector

Informational Conditions

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

Vent Pipe and Cap

Components and Conditions Needing Service

The vent pipe is not well seated and may need a different connector. The water heater vent should be repaired by a licensed contractor.



Relief Valve and 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.

Combustion Vent Ports

Informational Conditions

There is an acceptable combustion air source for this water heater.

Seismic Straps

Informational Conditions

The water heater is seismically secured.

Platform

Informational Conditions

The water heater is on a raised platform.

Crash Barrier

Informational Conditions

There is no crash barrier to prevent a car from running in to the water heater. You may wish to have the added safety of a crash barrier installed.

Hot Water Re-circulating System

Informational Conditions

This residence has a hot water re-circulating system that includes a timer and appears functional at this time. There are pipes to the water re-circulating system in the garage and in the crawlspace that have no insulation. You may wish to install insulation on these pipes to increase energy efficiency and to protect against freezing.



Irrigation or Sprinklers

Automatic Sprinklers

Informational Conditions

We do not evaluate sprinkler systems, which should be demonstrated by the sellers.

Hose Bibs

Informational Conditions

Some of the hose bibs were functional and others were not. It appears some of the hose bibs are shut off for the winter and there is a valve in the garage that is for this purpose. You may wish to ask the sellers about the hose bibs on this property.

Waste & Drainage Systems

Type of Material

Informational Conditions

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

Drain Pipes Waste Pipes and 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.

Size and Location

Informational Conditions

The residence is served by a 200 amp, 240 volt, Cutler Hammer brand main panel located in the garage and is serviced by 4/0 gauge aluminum conductors.

Main Panel Observations

Informational Conditions

The panel and its components have no visible deficiencies.

Panel Cover Observations

Informational Conditions

The interior panel cover is in acceptable condition.

Wiring Observations

Informational Conditions

The visible portions of the wiring has no visible deficiencies.

Circuit Breakers

Informational Conditions

There are no visible deficiencies with the circuit breakers.

Grounding

Informational Conditions

The panel is grounded to a driven rod.

Heat-A/C

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 and Location

Informational Conditions

The residence is heated by a Lennox Elite brand high efficiency natural gas furnace, we were unable to determine the age of this unit but it is probably under 5 years old.

The residence is cooled by a Tempstar brand air conditioner that is probably 10 years old.

Standard Observations

Informational Conditions

We did not test the air-conditioning system because the ambient temperature is too low, and testing it could damage the coil.

Furnace

Informational Conditions

The furnace is functional.

Vent Pipe

Informational Conditions

The vent pipe has no visible deficiencies.

Circulating Fan

Informational Conditions

The circulating fan is clean and functional.

Gas Valve and 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 and Filter

Informational Conditions

The return-air compartment is in acceptable condition.

The air filter is a high efficiency washable type.

Condensate Drainpipe

Informational Conditions

The condensate drainpipe discharges correctly outside the residence.

Condensing Coil

Informational Conditions

The air-conditioning coil was not tested because the ambient temperature is too low, and to test it would risk damaging the coil.

Refrigerant Lines

Informational Conditions

The refrigerant lines are in acceptable condition.

Thermostats

Informational Conditions

The thermostat is functional.

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.

Metal Ducting

Functional Components and Conditions

The metal ducts have no visible deficiencies. Most of them have a thin layer of fiberglass insulation.

Carbon Monoxide Detector

Informational Conditions

We recommend installing a carbon monoxide detector where ever fuel burning appliance are present.

Chimney

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be video-scanned before the close of escrow.

Family Room Chimney

Weather Cap-Spark Arrestor

Informational Conditions

The chimney has a functional weather cap/spark arrestor.

Hearth

Informational Conditions

The hearth is in acceptable condition.

Carbon Monoxide Detector

Informational Conditions

We recommend installing a carbon monoxide detector where fuel burning appliances are present.

Wood Burning Stove

Components and Conditions Needing Service

There is a wood burning stove in the family room. The locking mechanism for the doors will need to be adjusted to be functional. There are two controls on the sides of the stove which I was not able to identify and you should ask the sellers or a stove specialist to explain.



Living

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

Furnished Residence Comment

Informational Conditions

The residence is furnished, and in accordance with Oregon Construction Contractors Board standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

No recommended service

Informational Conditions

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

Living Room

No recommended service

Informational Conditions

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

Dual-Glazed Windows

Functional Components and Conditions

The windows are functional.

Informational Conditions

There are no opening windows in this room.

Dining Room

No recommended service

Informational Conditions

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

Dual-Glazed Windows

Functional Components and Conditions

The windows are functional.

Informational Conditions

There are no opening windows in this room.

Family Room

Location

Informational Conditions

The family room is located next to the kitchen.

No recommended service

Informational Conditions

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

Doors

Informational Conditions

The exterior door is functional. This door appears to have two doors but in reality only one side is designed to open.

Office or Library

Location

Informational Conditions

The office is located next to the living room.

Doors

Informational Conditions

The door to the garage hallway rubs on the carpet and you may wish to have it trimmed.

Dual-Glazed Windows

Functional Components and Conditions

The windows are functional.

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 downstairs.

Doors

Informational Conditions

The exterior door is functional. This door appears to have two doors but in reality only one side is designed to open.

Components and Conditions Needing Service

The door striker plate needs to be adjusted for the striker pin to engage.

Dual-Glazed Windows

Informational Conditions

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

Smoke Alarm

Informational Conditions

There is no smoke detector, and although one may not be mandated it is strongly recommended.

2nd Bedroom

Location

Informational Conditions

The second bedroom is located at the top of the stairway.

Doors

Components and Conditions Needing Service

The bottom of the door should be trimmed to provide a 3/4 to 1 inch gap, to promote positive air circulation.

Dual-Glazed Windows

Informational Conditions

The window is functional but the runners that keep the window in it's track are not functioning correctly and should be serviced.

Closets

Functional Components and Conditions

The closet and its components are functional.

Smoke Alarm

Informational Conditions

There is no smoke detector, and although one may not be mandated it is strongly recommended.

3rd Bedroom

Location

Informational Conditions

The third bedroom is located upstairs, across from the main hallway bathroom.

Doors

Components and Conditions Needing Service

The bottom of the door should be trimmed to provide a 3/4 to 1 inch gap, to promote positive air circulation.

Smoke Alarm

Informational Conditions

There is no smoke detector, and although one may not be mandated it is strongly recommended.

Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas.

Powder Room

Size and Location

Informational Conditions

The powder room is a half and is located off the main entry hallway.

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.

Toilet

Components and Conditions Needing Service

The toilet is loose, and should be secured by a licensed plumber.

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.

Heat Source

Informational Conditions

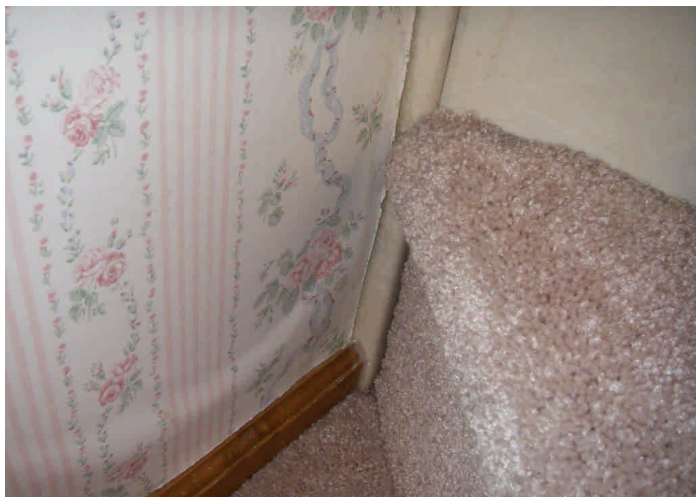
There is no heat source for this room.

Master Bathroom

Walls & Ceiling

Monitor this Condition

Some wall paper is not secure to the wall near the tub. The wall is solid and does not appear to be damaged. We recommend you monitor this location and take steps to keep water off the wall.



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.

Hydro-Spa

Functional Components and Conditions

The hydro-spa is functional but should be flushed with a cleanser if not used frequently.



Components and Conditions Needing Service

The hydro-spa does not appear to have ground fault protection, which is an essential safety feature that should be verified as being present or added.

Stall Shower

Functional Components and Conditions

The stall shower is functional.

Toilet & Bidet

Functional Components and Conditions

The toilet is functional.

Lights

Components and Conditions Needing Service

The ceiling light above the toilet does not respond, and should be serviced.

Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection.
Reset on a wall outlet in the bedroom.

Main Hallway Bathroom

Size and Location

Informational Conditions

The main hallway bathroom is a full and is located on the main floor of the residence.

No recommended service

Informational Conditions

We have evaluated the main hallway bathroom, and found it to be in acceptable condition.

Doors

Components and Conditions Needing Service

The bottom of the door should be trimmed to provide a 3/4 to 1 inch gap, to promote positive air circulation.

Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection. Re-set in the powder room.

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. 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 and Ceiling

Functional Components and Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

The window is functional.

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 and 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.

Electric Range

Functional Components and Conditions

The electric range is functional, but was neither calibrated nor tested in self clean cycle.

Dishwasher

Functional Components and Conditions

The dishwasher is functional.

Components and Conditions Needing Service

The dishwasher drain line should be secured to the bottom of the counter top to prevent contaminants from the disposal from entering the dishwasher.

Exhaust Fan or Downdraft

Functional Components and Conditions

The exhaust fan or downdraft is functional.

Built-in Microwave

Functional Components and Conditions

The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Components and Conditions Needing Service

All of the countertop outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

Refrigerator

Informational Conditions

The refrigerator produced adequate temperatures in the freezer and refrigerator compartments. The ice maker, water dispenser and defrost cycle were not tested at this inspection.

Hallway

Our evaluation of hallways 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.

Primary Hallway

Location

Informational Conditions

The Primary Hallway is located downstairs off the garage.

Smoke Alarm

Components and Conditions Needing Service

The hard-wired smoke alarm does not include a hush button and should be replaced with a hard-wired smoke alarm that has a hush button.

Secondary Hallway

Location

Informational Conditions

The Secondary Hallway is located off the laundry room.

Walls and Ceiling

Monitor this Condition

There is an open railing where the ballisters have gaps of up to 5 inches which could be a hazard to small children. If small children are to be present you should install some kind of barrier on this railing.



Smoke Alarm

Components and Conditions Needing Service

The hard-wired smoke alarm does not include a hush button and should be replaced with a hard-wired smoke alarm that has a hush button.

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.

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. Regardless, we are not engineers, and you may wish to discuss this further with a structural engineer. Also, garage door openings are not standard, and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Double-Car Garage

Slab Floor

Functional Components and Conditions

The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

Walls and Ceiling

Informational Conditions

The walls are sheathed and in acceptable condition.

Ventilation Ports

Informational Conditions

There are no ventilation ports to vent exhaust fumes. Therefore, vehicle engines should not be left running with the garage door closed or carbon monoxide poisoning could result.

Firewall Separation

Functional Components and Conditions

The firewall separating the garage from the residence is functional.

Garage Side Door

Functional Components and Conditions

The side door is functional.

Garage Door and Hardware

Functional Components and Conditions

The garage door and its hardware are functional.

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

Functional Components and Conditions

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

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 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

Access Location & General Condition

Informational Conditions

The attic can be accessed through a door in the second bedroom.

Method of Evaluation

Informational Conditions

We evaluated the attic by direct access.



No recommended service

Informational Conditions

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

Framing

Informational Conditions

The roof framing consists of a factory built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss.

Ventilation

Informational Conditions

Ventilation is provided by a combination of soffit, gable and roof vents, and should be adequate.

Heat Vents

Informational Conditions

The heat vents appear to be functional.

Plumbing Vents

Informational Conditions

The drainpipe vents that are fully visible are in acceptable condition.

Batt Insulation

Informational Conditions

The attic floor is insulated with approximately six-inches of fiberglass batt insulation.

REPORT CONCLUSION

1553 Barbara Drive, Eugene, Oregon 97405

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.

Inspection Address: 1553 Barbara Drive, Eugene Oregon. 97405
Inspection Date/Time: 3/15/2006 8:00 am to 12:00 pm

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