



RED WALL

Property Inspection, LLC.

"Working to get you home."

Office: (503)538-2054

CCB:158232 / OCHI:794 / ODA:176589



Mobile: (971)226-9389

PROPERTY INSPECTION REPORT

WAYNE GARDNER - OREGON CERTIFIED HOME INSPECTOR



1313 Mockingbird Ln - Portland, OR. 97219

CLIENT INFORMATION:

NAME: Buyer Sample

PRESENT: Yes

DATE OF INSPECTION: 11/25/2011

TIME OF INSPECTION: 1:00pm

REALTOR INFORMATION:

NAME: Realtor Sample

COMPANY: Sample Realty

PHONE: 503-555-1212

This report is for your exclusive use in determining the physical condition of the property inspected. Although a thorough inspection of the property was made, we wish to CAUTION you that conditions may change and equipment may become defective. The report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof (Home Warranty plans are available). Our CONTRACT FOR SERVICES/SERVICE AGREEMENT provides additional details. **PLEASE READ IT CAREFULLY.**

The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is very probable these systems would not meet present standards, although the system did meet requirements at the time it was installed.

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



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INSPECTION DETAILS & TERMS

INSPECTION INFORMATION

BUYERS PRESENT: Yes.
DATE INSPECTED: 11/25/2011.
TIME INSPECTED: 1:00pm.
OTHERS PRESENT: Buyer's Agent, Buyers loan officer.
INSPECTION FEE: \$425.

PROPERTY INFORMATION

ESTIMATED AGE: 1956 build date. About 55 years old.
STYLE OF BUILDING: Ranch.
SPACE BELOW GRADE: Finished Basement. Small crawlspace.
OCCUPIED OR VACANT: Vacant.
MAIN ENTRY FACES: East.

WEATHER CONDITIONS

APPROX. TEMPERATURE: 50-55 Degrees.
WEATHER CONDITIONS: Clear.
GROUND CONDITIONS: Damp.

UTILITIES

WATER SOURCE: Public assumed. No warranties made.
SEWAGE DISPOSAL: Public assumed. No warranties made.
UTILITIES STATUS: All Utilities are ON today.

UNDERSTANDING THIS REPORT

PLEASE READ: Each section of the report has 2 distinct parts. The first is a description of the components which make up that section. For example, the roof is composition shingle or the plumbing supply lines are copper. The second part in each section are the observations and recommendations. In this area, I will describe problems or conditions I observed and my recommendations. I will also present other information that I think you should know such as potential safety issues, general recommendations for improvements, and where to find additional information, such as www.epa.gov.

In some cases I will highlight specific areas of concern with additional labels and/or figures. These labels are listed and described below. The purpose of these labels is to help you better recognize potentially expensive repairs and/or safety issues. This does not mean that all repair and safety issues will be prefaced by labels.



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Only the more significant conditions will be additionally labeled.

All repairs should be made by licensed and qualified contractors. You should obtain pricing for all repairs prior to purchase of the home and within your inspection period to avoid potential surprises regarding the scope and cost of any repair. When possible, you should obtain pricing from multiple contractors.

LABELS USED:

MAJOR CONCERN - These are serious safety concerns and/or potentially very expensive repairs. Further evaluation by qualified contractors is recommended before you purchase this home.

CAUTION - This label is often used in older homes which do not meet modern building standards with regards to safety. Some examples include steep stairways and low railings, low headroom, older wiring, lack of sufficient outlets/receptacles, etc. In many of these instances, the home complies with the requirements at the time it was built. However, injury and pain take no notice of this and you would be wise to consider improving the overall safety of your home regardless of the age and requirements.

FYI - For Your Information. I will sometimes use this label when presenting information which you may find helpful as you live in your home.

- Most observations and recommendations will not be labeled. This does not make them less important than labeled items. You must read all of the report carefully regardless of labeling. If you are concerned about comments which are not labeled; you should contact me to discuss the matter further.
- In all cases, repairs should be made by licensed and qualified contractors who know what they are doing. In the body of the report, I will simply state that repairs should be made. If repairs are made by unqualified individuals, you should expect to be very disappointed in these repairs.

PLEASE NOTE:

The inspector does NOT check for building permits or compliance or non compliance with any codes, ordinances, statutes or regulatory requirements or restrictions. Most modifications, changes, alterations, upgrades, finishing of basements, attics or garages or remodeling type work require local building department permits and inspections. RED WALL Property Inspection, LLC. strongly advises the client to verify all building department records for all work done at the property. In Portland, permit information can be obtained by calling 503-823-7310. Limited information may be available online at www.portlandmaps.com or www.portlandonline.com. Other Oregon building departments can be found online at www.permitsprotect.info/wherepermit.html or www.buildingpermits.oregon.gov.

IMPORTANT NOTE ABOUT THE HOME

RE-INSPECTION:

At times, RED WALL Property Inspection, LLC. is requested to return to the property and perform a re-inspection of certain items/conditions reported on in the original report. There are several key issues you should know about regarding any follow up inspections:

1-There is a charge for the inspection. Price ranges from \$125.00 to \$295.00 depending on the issues, time and travel involved.

2-Copies of invoices/receipts from licensed contractors must be provided to RED WALL Property Inspection, LLC. in order to approve the work performed. Always contract with licensed contractors. *If homeowners or unlicensed contractors make the repairs, you will typically be dissatisfied. RED WALL Property Inspection will not return to the property in this case.

3-Wood Destroying Organisms: When evaluation by a licensed Pest Control Operator is recommended in the WDO section of the report, a licensed contractor must perform the work and provide written documentation of the work done. RED WALL Property Inspection, LLC cannot approve work that was not observed and has no support documentation from the the licensed Pest Control Contractor.

If you have questions concerning reinspection, please contact RED WALL Property Inspection, LLC. at



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BUILDING SUMMARY:

OVERALL:

CAUTION - As noted in the body of the report (multiple sections), there is a 'musty/moldy' odor upon entering the home, and especially at the lower level. There may be health risks associated with this condition. I cannot guide you in this area. Read the report carefully and seek the advice of experts while inside of your home inspection period.

- You should understand this home is a 'Fixer-Upper'. Significant repairs/improvements are needed in multiple areas. You should have your contractors visit and review the home further during your inspection period to provide pricing estimates for the needed repairs. You should also know a home such as this, presents additional inspection challenges, and there are likely unreported conditions or issues which did not arise during the home inspection, including potential hidden pest damage (termites have been active in the home). If you have concerns about any of these conditions, contact RED WALL Property Inspection for further evaluation.



1 - STRUCTURAL COMPONENTS

DESCRIPTION:

FOUNDATION:

Continuously poured concrete foundation.

FLOORS:

Angled boards over 2x8 joists.

EXTERIOR WALLS:

Wood stud frame.

INTERIOR WALLS:

Wood stud partition walls.

CEILINGS:

Ceiling joists.

ROOF:

Rafter framing.

OBSERVATIONS AND RECOMMENDATIONS:

LIMITATIONS:

The structural components are the base building blocks of any home. The more robust the structure, the better the home will withstand the test of time. Unfortunately, much of a home's structure is covered, and/or is not accessible for evaluation. You should understand that I cannot see through walls, floors or flooring, soil, insulation, vegetation, belongings or clutter, appliances, decking or balconies, and other items which cover or block the structure. I will do the best I can to evaluate the structure of your new home, including crawling under the home, through the attic, and under/over/around any and all areas I can, but you should understand that this evaluation is limited.

At this home, I also found the following obstructions: Finished walls and ceilings in portions of the basement. Some of the structure under the home is not visible.

FOUNDATION:



MAJOR CONCERN - Reason: Water at foundation is continuing concern and potential cost of repairs. I noted:

- The basement/foundation walls are cracked in many areas. I also noted multiple horizontal cracking, especially at the north/laundry area where the crack is larger than hairline and is well below grade and along a 'wet' wall. There is some inward deflection in this area. I also observed soil penetrating through the foundation at the laundry area (covered). This is evidence of voids/holes in the lower foundation wall behind the coverings. There is more than a typical amount of cracking present and the water at the exterior side is a concern for future stresses. A drainage solution/improvement is needed and further evaluation of the foundation is recommended. Have a qualified engineer review the foundation further, while you are still within your inspection period.

SKIM COATING:

There is deterioration of the outer surface of the foundation. Have a foundation contractor review and patch/skim/repair as needed to protect the foundation from further deterioration.



FLOOR STRUCTURE:

I noted 2 cracks in the floor joists (visible from basement). There may be more. The cracks I noted were created when holes were drilled for wiring near knotty areas. You should reinforce or repair these areas.



CONCRETE BASEMENT FLOOR:

The basement floor is broken settled along the edge, along the south wall. This is likely related to general foundation settlement as a result of the wet conditions at this section of the foundation.

ROOF STRUCTURE:

Photo of general roof structure.



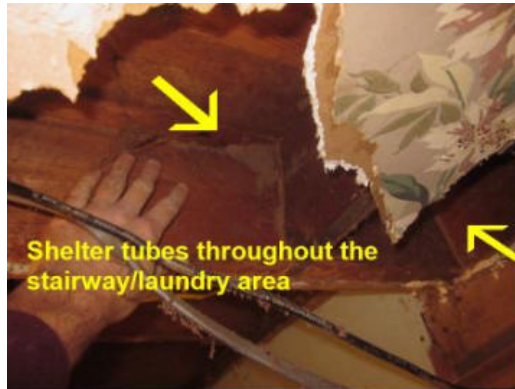
SEISMIC CONCERNS:

As was typical of this era, the home was built with no consideration regarding a seismic event. I observed no indications the home is attached to the foundation in any manner. There are two considerations:

- During a moderate earthquake, this home would likely suffer more damage than a modern home would suffer.

You will need to have the home seismic retrofitted if you would like to purchase earthquake insurance. If this is important to you, consult with an engineer to determine the requirements for this home.

WOOD DESTROYING INSECTS:



MAJOR CONCERN - Reason: Potential for hidden damage and cost of treatment. There is evidence of past and/or present wood destroying organisms/pests in this home. I observed Termite damage in many basement areas (see the WDO report). I also observed live termites during the inspection. My evaluation is non-destructive, meaning I cannot look inside walls, floors, and other covered areas. There is a potential for hidden insect infestation and damage. I cannot protect you from this condition. Only further evaluation by qualified contractors can determine the extent of the activity and damage. While you are still within your inspection period, I recommend you have qualified contractors perform further evaluation and apply proper pest treatments as needed and as recommended by the Oregon Department of Agriculture.

- The area behind the front entry stoop is very susceptible to termite damage. My review was limited in this area today.

2 - EXTERIOR COMPONENTS

DESCRIPTION:

SIDING:

Cement Fiber. Some wood lap at upper gable over roof.

WINDOWS:

Double pane.

TRIM:

Wood trim.

DOORS:

Wood doors.

EAVES/SOFFITS:

Soffits are covered/closed.

DECKS:

None.

GRADING:

Improvements needed. See below.

DRIVEWAY:

Concrete, Asphalt driveway.

WALKWAYS:

Concrete walkways.

PATIOS:

None.

SPRINKLERS:

None noted.

LOT TYPE:

Generally flat lot.

OBSERVATIONS AND RECOMMENDATIONS:

LIMITATIONS:

I walked around the home multiple times. I observed the yard and landscaping, foundation, siding, windows, eaves, gutters, roofs, and most things in between. Usually, there are several limitations which keep me from seeing or getting to everything. Around this home, the following got in my way and limited my inspection: Decking/porches.

SIDING:



The siding is generally serviceable with the following notes & recommendations:

- The areas below doorway thresholds are unfinished and open to water entry and damage. Spray foam is not meant for use in wet areas. There is potential for hidden damage and pest infestation in these areas, especially around the front porch area. Review and repair these areas.
- The wood lap siding at the rear roof area is loose and is poorly painted. Secure and paint properly.
- The siding joints require periodic caulk maintenance to minimize the amount of moisture which can enter behind the siding. Today I observed many siding butt & trim joints which are in need of

this caulk maintenance. This is particularly needed at south and west facing areas.

- The area where the front stoop meets the house is open to moisture, making this area a very conducive condition for wood destroying pests and rot. Review and protect this area from moisture.

BASEMENT WINDOWS:

I observed the following:

- Significant rot and pest damage/infestation observed at 1 or more basement windows. All damaged material must be removed and repaired.
- Peeling paint and bare wood are visible at window frames. Keep all windows and wood frames properly painted to help prevent decay.
- Window wells are needed at one or more windows. Install where needed.



RAILINGS:

CAUTION - There is no railing and/or handrail installed at the exterior steps/entry. You should have one installed for safety.

FOUNDATION DRAINAGE:

MAJOR CONCERN - Potential cost for repair. I noted the following:

- The home has a wet basement. Upon entering the home I noted a musty odor. This is not typical.
- Water is directed to the home from the south. The driveway is flat or slightly negatively sloped to the foundation and allows much of the water to reach the south foundation. Today, large mushrooms were observed growing in the joint between the home and the driveway.
- There is visible heavy water entry at the south wall and evidence of less chronic or past water entry in other areas.
- Grading, especially at the rear of the home, also directs water to the foundation.

Recommend further evaluation by a drainage contractor.



DRIVEWAY:

I noted:

- The concrete section is cracked and settled. Trip hazards are developing and water is being directed to the foundation. Removing/repairing the driveway is most likely part of the needed drainage repair around the home. This is not insignificant.
- The asphalt section is badly cracked and settled. Repairs are needed. Also, the upper section of the driveway directs water to the front, north corner of the parking structure and as a result, the foundation of the parking structure is failing.



PUBLIC WALKWAYS:

There are no public walkways in front of this home.

LARGE TREES:

Large trees over hang the home. As they grow and during stormy periods, they can/will contact the home and roof areas and will damage areas where contact is made. They will also aid animals in accessing your roof and upper areas of the home. You should have the trees trimmed away from the home.

CRAWLSPACE VENTS:

The small section of crawlspace is not vented. See the Crawlspace report.

RETAINING WALLS:

The small retaining walls along the south edge of the drive are leaning and failing. Repair should be expected.

HAZARDS:

CAUTION - The electrical feeder wires hang low across the yard. Be cautious, especially when moving metal ladders around the yard, and consider having the wiring raised to a safer height.

3 - BASEMENT & CRAWLSPACE COMPONENTS

The basement and/or crawlspace structures are described in the Structural report section. This section describes the components and conditions specific to these areas such as vapor barriers, access points, moisture entry, etc.

DESCRIPTION:

CRAWLSPACE ACCESS:

No access available. See below.

VENTILATION:

Inadequate. Repairs needed.

VAPOR BARRIER:

No vapor barrier installed. See below.

MOISTURE ENTRY:

Yes, moisture is present under the home. See below.

ROT / INSECTS OBSERVED:

Yes. See the WDO report.

OBSERVATIONS AND RECOMMENDATIONS:

LIMITATIONS:

- CRAWLSPACE LIMITATIONS: I could not evaluate the crawlspace today. There is no access. This space should be properly evaluated as part of your pre-purchase inspection. Have the storage removed and/or proper access provided and contract with myself or another qualified contractor to complete the under floor evaluation.
- BASEMENT LIMITATIONS: Finished/covered walls and ceilings. Covered floors (rugs, carpet, tile, etc). Ductwork. Appliances. Shelving and cabinets. Storage. Overall These items limit my ability to observed, access, and evaluate some areas.

CRAWLSPACE ACCESS:

There is no access to the crawlspace. Have proper access created and contract with myself or another qualified contractor for further evaluation while you are still within your inspection period.



VENTILATION:

The crawlspace is not properly vented. Have your contractor review and install proper ventilation.

VAPOR BARRIER:

There is no vapor barrier installed over the soil. A proper vapor barrier keeps the moisture in the soil from entering the space under the floor and potentially migrating through the living space above. The lack of a proper vapor barrier is a conducive condition for wood destroying organisms including rot and reinfesting wood boring beetles. Have a proper black, 6 mil thick (or more) vapor barrier installed in the crawlspace for wall to wall coverage of all soil.

MOISTURE ENTRY:

MAJOR CONCERN - This condition is mainly the result of the poor drainage at the exterior and is at least partially to blame for the heavy foundation cracking.

There is heavy staining present on the basement walls and a heavy 'musty/moldy' odor is present. This is clear evidence of regular and chronic moisture entry under the home. I observed heavy staining at south wall area in particular, at penetrations and at cracked areas. As noted earlier in the report and in the Roof section (gutters/downspouts/etc) of this report, there are exterior conditions in need of improvement/repair. The needed repairs are significant in my opinion. I noted these conditions in the Structure and Exterior report sections as well.

THINGS YOU SHOULD KNOW:

- Basements are not water proof. Even the driest basements are subject to water entry during raining periods and when the exterior water controls do not perform. To increase the likelihood of keeping this basement dry you need to maintain and improve the exterior water control systems on a regular basis. Ensure your gutters are clean and operating properly. Ensure your downspouts are adequately discharging the gutter water an adequate distance from your home. Ensure any low or flat areas around your foundation are not collecting water. These areas should be repaired/improved for positive water flow away from your home. In general, ensure all water is collected and directed away from your home. Sometimes this includes water coming at you from a neighboring property. If you experience more water under your home than you expected, contact a qualified drainage contractor for further review.
- Sometimes, the finished surfaces prohibit my ability to fully evaluate for moisture entry under the



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home. Furniture, storage, and covered/painted surfaces, appliances, carpet/flooring, etc prevent me from finding some evidence of moisture entry. If you find conditions upon moving into the home, please contact me for further evaluation.

If the exterior water control systems are not maintained or improved/repared as needed, you should expect water to enter the area under your home.

INSECT EVIDENCE:

MAJOR CONCERN - Reason: Potential for hidden damage and high cost of repairs. I observed:

- Evidence of past and present termite damage is present throughout the basement. This home will not receive a clear Pest & Dry rot report from this company under current conditions. See the WDO report for more information.



4 - GARAGE & CARPORT

OBSERVATIONS AND RECOMMENDATIONS:

LIMITATIONS: There is no garage and the parking structure/carport was not inspected today.

5 - ROOF & ATTIC COMPONENTS

DESCRIPTION:

ROOF TYPE(S):

Gable roof.

INSPECTION METHOD:

Walked on roof.

LAYERS:

One layer.

MATERIAL:

Composition shingle.

ESTIMATED AGE:

Owner reports the roof to be 5 years old. It is visually consistent with this information.

PITCH:

Shallow pitch.

FLASHINGS:

Metal flashing.

SKYLIGHTS:

None.

GUTTERS & DOWNSPOUTS:

Continuous metal.

ATTIC ACCESS:

Hallway.

INSULATION & VENTILATION:

Described in Insulation & Ventilation section.

OBSERVATIONS AND RECOMMENDATIONS:

LIMITATIONS:

Attic-Components such as insulation and ductwork prevent me from accessing areas. I often find flooring and some storage in attics and there is limited or no access to lower eave areas. I do my best to look into and around these areas but my inspection is limited.

Roof - Heavy debris is present. There may be damage under the debris, which was not visible today. Have the roof cleaned and reviewed further by your roofing contractor. You should do this while still within your inspection period.

ATTIC INSPECTION METHOD:

I entered the attic today and crawled or walked through the taller areas.

MAIN HOUSE ROOF:



Today I observed the roof to be in typical condition for its age. I observed the following needed repairs:

- There is heavy debris/moss on the roof. The roof needs to be cleaned by a professional. Once cleaned, have these areas reviewed for needed repairs. I could not review them properly today.

KICK-OUT FLASHING:

There was little or no kick-out flashing observed. Kick-out flashing is needed at areas where a roof terminates along a vertical wall. The job of the flashing is to 'kick' the water into the gutter at the bottom edge of the roof instead of letting it run down the siding below. If the flashing is missing and water does run down the siding below, damage can occur. You should have your roofer review these types of areas on this home and install the flashing where it is needed.



GUTTERS:

I observed heavy debris and standing water in some or most gutter areas. Clean the gutters and test them for proper operation. Adjust/repair as needed.

- The gutters are difficult to evaluate in this condition.



DOWNSPOUTS:

Poor/restricted connection observed at the front middle of the home. Repair the gutter/underground drain connection.



ATTIC ACCESS:

There is no insulation installed on the attic side of one or more of the attic cover(s). Install insulation to improve the energy efficiency in these areas.

6 - PLUMBING COMPONENTS

DESCRIPTION:

SERVICE:

Public water service. *Assumed, no warranties made.

WATER SHUT-OFF:

Basement wall. East side.

FUEL TYPE:

Natural gas.

FUEL SHUT-OFF:

Gas Meter - North exterior.

FUEL STORAGE:

Records/evidence indicate a buried tank is present.

SERVICE PIPING:

Galvanized.

VISIBLE DISTRIBUTION PIPING:

I observed a mix of materials: Galvanized piping. Copper.

VISIBLE Drain/Waste/Vent PIPING:

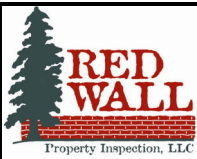
ABS plastic, galvanized steel, and cast iron.

SUPPLY PRESSURE:

Exterior faucets are winterized. I did not test the pressure.

FUNCTIONAL FLOW:

Adequate, but low flow at some fixtures.



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FUNCTIONAL DRAINAGE:

Inadequate at some fixtures.

HOSE BIBS/FAUCETS:

The exterior faucets are covered/winterized and were not tested.

SUMP PUMP:

None.

WATER HEATER:

Natural Gas, 50 gallons, 1998 manufacture date.

WH BEYOND AVERAGE USEFUL LIFE:

Marginal - Typical life expectancy is about 10 - 15 years.

FLOOR DRAINS:

Yes, Basement floor.

OBSERVATIONS AND RECOMMENDATIONS:

LIMITATIONS:

I cannot see the piping inside the walls or buried in the soil. Some of the piping under the home is in areas that are inaccessible.

SEWER SCOPE:

I can't see your main waste line to the sewer. You should have a video camera evaluation performed on your waste line before you purchase this home. Broken/damaged waste lines are common and repairs are expensive.

WATER SHUT-OFF:

Picture of shut-off in basement.



OIL TANK:

CAUTION - There is evidence of a buried oil tank on the property. Buried oil tanks are beyond the scope of this evaluation. Further evaluation and soil testing by a qualified expert is recommended before you purchase this property. A leaking oil tank can potentially be a costly environmental hazard.



DISTRIBUTION PIPING:

Regarding the galvanized supply piping:
FYI: You should know that galvanized piping does not last forever. Most or all of this type of piping in a home is eventually replaced. Over time, the interior of the piping corrodes and restricts water flow. The condition continues to worsen until the piping is eventually replaced.

This type of piping is also susceptible to leakage at the pipe connections. Prepare your budget accordingly.

FLOOR DRAINS:

The basement floor drain is not functional. It appears to be blocked by a corroded steel pipe/plug. Recommend further review by your plumber.



FUNCTIONAL FLOW:

While operating fixtures in the home, I observed low water flow at several or some of them, especially at the hot side of the faucet. As noted above, galvanized piping also restricts water flow as it ages. Have your plumber review the tub and general water flow in the home and recommend needed repairs.

FUNCTIONAL DRAINAGE:

I observed slow drainage at some of the fixtures (sinks, etc). Clean the drains and repair further as needed.

OLD/AGING WATER HEATER:

The water heater is aging. It is at or near it's typical life expectancy. Although it was operating today, you should prepare your budget for replacement.

SAFETY RELIEF VALVE:

CAUTION - The TPR pipe is installed in an improper manner. The TPR pipe is a safety feature and water should only discharge in the event of a water heater failure. You should have the piping installed in a simpler manner so that it discharges onto the concrete floor at the base of the unit.



TOILETS:

1 or more toilets are loose or are not properly secured to the drain flange. A loose toilet is subject to leakage and potential damage to the floor structure below. There is evidence of some leakage at the rear of the base. You should remove the toilet to check for leaking and replace the wax seal. Evaluate for damage and needed repairs. Once replaced and any repairs have been made, reinstall the toilet securely.

- At times, the flange is damaged and proper connection can not be made without flange repairs. For this reason, you should consider having a qualified plumber perform this repair.

LAUNDRY SINK:

- The faucet for the laundry sink is not operating properly. I could not open/operate the cold side faucet today and the faucet dripped continuously.
- The laundry sink is not secured in place. It is susceptible to movement and could easily damage the plumbing connections. Have the sink properly secured.



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BATHTUB(S):

The bathtub is badly stained. I cannot tell you if this staining can be removed.



7 - ELECTRICAL COMPONENTS

DESCRIPTION:

SERVICE TYPE:

Overhead service.

SERVICE SIZE:

125 amps, 120/240 volt, single phase.

SERVICE LOCATION:

Basement.

SERVICE DISCONNECT:

Main panel, split bus type.

SUB-PANEL(S):

One.

SERVICE GROUNDING/BONDING:

Undetermined.

SEC WIRING:

Aluminum.

BRANCH WIRING:

Copper.

GROUND FAULT (GFCI):

No GFCI breakers in panel.

ARC FAULT (AFCI):

No AFCI breakers in panel.

RECEPTACLES:

Sample testing only.

OBSERVATIONS AND RECOMMENDATIONS:

LIMITATIONS:

I took the covers off of the panels to observe the wiring and connections and over-current protection devices. I tested a sampling of the outlets in the home but not all of them. I operated the lights and evaluated the visible wiring. I cannot see inside the walls or through insulation and things like that.

OVERHEAD SERVICE:

I noted the following:

- Service wiring is unprotected along the south siding and is wearing/fraying. Future replacement of this wiring will be needed. Have your electrician review.
- The service wiring is in the trees and can be damaged. Have the tree trimmed by a professional and have the wiring repaired as needed.



SERVICE WIRING TO GARAGE:

Supply wiring to parking structure was not live today and is buried, unprotected in the asphalt as it enters the structure. Review and repair is recommended for safety.

SERVICE LOCATION:

There is limited access to the service panel. You should provide open space, in front of the panel, about the size of a phone booth. This opens the panel to easy and safe access when needed.

SERVICE DISCONNECT:

Picture of main disconnect at panel.



SUB-PANEL(S):

There is a sub-panel next to the main panel. It is not properly wired as a sub-panel. The neutral wires are not 'floating' as they should be and are instead combined with the grounded conductors. This is evidence of non-professional work. Have your electrician repair this panel.

GROUNDING/BONDING:

I observed a water pipe bond but I noted no other earth grounding (no rod for example). Have your electrician review the grounding/bonding in the home and repair as needed.

NON-PROFESSIONAL WIRING:

- Work has been performed to upgrade/add to the wiring in the home. There is new wiring present at the kitchen/dining nook ceiling which is unprotected and over the studs.
- Missing clamps at junction boxes (attic & basement). The wiring is subject to damage at the sharp edges of the boxes.

This is evidence of non-professional work. Have your electrician review the wiring in the home and make the needed repairs for safety.



OUTLETS:

There is a mix of 2 and 3 prong outlets in the home.

- 3 prong grounded wiring/receptacles came about in the early 1960's or so. As you might expect, the wiring in this home did not originally contain a ground wire. Subsequently and very typically, I found many of the original 2 prong outlets in the home to have been replaced with 3 prong outlets. Most or all of these 3 prong outlets do not have a functioning ground wire. Although this condition is typical, it is incorrect and can be potentially dangerous. There are multiple ways to address this problem but the best way to begin is to have your electrician review the home and its electrical needs and install properly grounded, 3 prong outlets where needed. Contact your electrician.
- There are outlets without covers. Cover all outlets and switches properly for safety.
- There is an outlet trapped behind shelving, next to the main water shut-off. This is a potential hazard.

EXTERIOR OUTLETS:

There were no exterior outlets observed. Have your electrician review and install exterior outlets where needed.

GROUND FAULT (GFCI):

CAUTION - I observed GFCI (Ground Fault Circuit Interrupters) protection at only some of the recommended areas in the home. You would recognize these outlets as the ones with the Test & Reset buttons. They should be installed where ever water and electricity can be found. These areas include bathrooms, kitchens, garages, exterior areas, unfinished basement areas, laundries with sinks, etc. They are designed to protect you from ground faults which you typically suffer in the form of shocks and potential electrocution. Have your electrician review your home's needs and install these outlets where they should be installed. *None of the basement outlets are GFCI protected.

DOORBELL:

The doorbell operated today.

INTERIOR LIGHTING:

Some of the lights in the home did not operate today. Missing bulbs noted (basement fixtures). Have all the non-working bulbs replaced and repair the lighting further as needed.

OLDER 220volt WIRING:

As is typical for the era, I observed older, ungrounded, 3 blade 220volt receptacles/connections for either (or all) the dryer, range, cooktop, or oven. In modern homes, these are now 4 blade connectors/receptacles as they are now properly grounded. The older 3 bladed connectors are not grounded and are not as safe as the grounded connectors. Where these are present in your home, you should consider having your electrician upgrade them to the grounded 4 blade connectors.

8 - HEATING COMPONENTS

DESCRIPTION:

MANUFACTURER:

Ruud.

NUMBER OF UNITS:

Single unit.

SYSTEM DESCRIPTION:

Split forced air system.

FUEL:

Natural Gas.

LOCATION:

Basement.

AGE:

1998 manuf date. About 13 years old.

AGED EQUIPMENT:

Typical lifespan is about 20 years.

SIZE/CAPACITY:

75,000 btu.

DISTRIBUTION:

Metal ductwork.

FILTER LOCATION/TYPE:

Blower cabinet. Disposable medium.

AUXILLARY/EMERGENCY HEAT:

None.

COMBUSTION AIR:

Adequate.

OBSERVATIONS AND RECOMMENDATIONS:

LIMITATIONS:

I operate the heating equipment using the normal controls and evaluate the visible components. I can't see the ductwork inside walls and ceiling areas.

DISTRIBUTION:

CAUTION - The taping at the ductwork joints most likely contains asbestos. Do not remove it without careful handling and thought. Consult with an asbestos remediation contractor for advice. Today, the taping was in good condition and should generally be left alone.

- The ducts are dirty. Consider having them professionally cleaned.

FILTER:

I noted:

- The filter or filters are out of place. They are not secured properly or they are installed improperly. The result is dirty air is reaching the blower. Have proper, clean filter(s) installed and have your furnace/blower cleaned as needed.
- The filter is very dirty. Replace the filter.

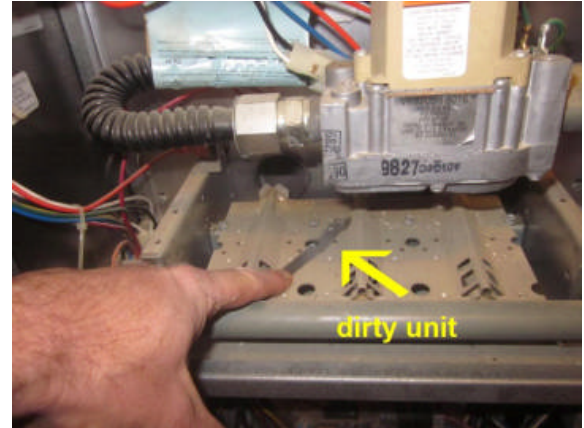


GENERAL CONDITION:

Although the system generally operated today, I noted the following concerns:

- The plastic inducer fan housing is cracked. Replacement is recommended and can cost several hundred dollars.
- The furnace is dirty.
- There are no signs of service.

The unit is in need of servicing. As noted above, there are also recommended repairs. Have your HVAC contractor review, service and repair the unit as needed.



9 - COOLING COMPONENTS

OBSERVATIONS AND RECOMMENDATIONS:

LIMITATIONS: There is no cooling equipment in this home.

10 - INTERIOR COMPONENTS

DESCRIPTION:

WALL & CEILING MATERIAL:

Drywall.

FLOOR COVERINGS:

Vinyl, Carpet, Old brittle tiles.

WINDOW TYPES:

Double pane, Vinyl frame.

BATHROOMS:

One full bath.

KITCHEN APPLIANCES:

Electric range, Dishwasher, Built-in Microwave.

LAUNDRY APPLIANCES:

None.

SMOKE ALARMS:

Present but Improvement is recommended.

CARBON MONOXIDE ALARM:

None. Improvement needed.

SECURITY SYSTEM:

None noted.

OBSERVATIONS AND RECOMMENDATIONS:

LIMITATIONS:

As you might expect, I can't see through walls, insulation, furniture, carpeting and things like that. I operate and test all of the windows, doors and outlets that I can access easily. However, if these areas are blocked or covered by storage, furniture, clutter or other things, I did not evaluate them. Regarding appliances, I evaluate most of them in the kitchen. I run the dishwasher through a normal cycle after removing the bottom cover. I operate the cooktop, range, oven and broiler. I heat a small cup of water in the built-in microwave if there is one. I operate the disposal and hot water dispenser if present. Finally, I check the refrigerator/freezer installed in the kitchen for any major deficiencies. In all cases, I can tell you whether or not they seem to operate normally. I cannot tell you how well they operate. If they are aged, you should prepare your budget for new appliances. The older the appliances, the more likely they are to not operate well or properly. It is difficult for me to find smaller issues conditions in older appliances.

I do not test the washer and dryer. I do not evaluate garage refrigerator/freezers and I do not operate trash compactors.

OLD CEILING TILES:

CAUTION - I observed older drop ceiling tiles in the home. These older tiles may contain some amount of asbestos. Before altering or remodeling, you should have the tiles tested for asbestos content and proceed accordingly. For more information, consult with an asbestos abatement contractor.

FLOOR COVERINGS:

I noted the following:

- The vinyl flooring in the kitchen is loose in areas. I noted this mainly along the toe-kick area under the cabinets.
- The vinyl edge at the front door entry is not protected/finished.
- The vinyl edge at the step leading to basement is unprotected and already damaged.

CAUTION - Old floor tiles installed in the home may contain some amount of asbestos. Only laboratory testing can determine if asbestos is present. Use care when dealing with this material. You can find more information at web sites such as www.epa.gov/asbestos.

BATHROOM FLOORS:

The caulking at the joint at the base of the shower/tub and floor area should be improved to minimize moisture entry.



WINDOWS:

The windows in the home operated normally today.

BASEMENT EGRESS WINDOW:

FYI - There are no proper egress windows installed in the lower level. The rooms or areas in the lower level should not be used for sleeping areas. Contact a qualified contractor to discuss the potential installation of proper egress window(s) if you plan to use the lower level areas for sleeping.

INTERIOR DOORS:

I observed the following:

- No hardware installed at front entry closet door. *The metal shelf in the closet is weak.
- Several doors rub on the door frame/jam
- Most of the closet doors are not installed.

Repair or adjust the doors for proper operation.

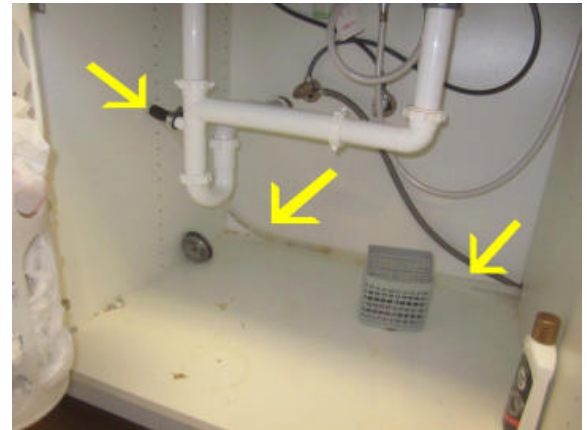
RAILINGS:

CAUTION - The hand rail along the basement steps is loose. Repair/secure.

DISHWASHER:

I ran the dishwasher through a normal cycle and it did operate and it didn't leak today. I removed the lower cover to view the area under the dishwasher. I can't tell you how well it works or if it will actually clean your dishes.

- There is no high-loop installed in the dishwasher drain line. The high-loop is achieved simply by using a metal clip or tie to secure a portion of the drain line to the rear cabinet wall at a height greater than the point where the drain line exits the drain connection. The elevated sections helps to prevent back-siphoning of dirty water into the potable water supply system. You should install the high-loop.
- The drain line is also crimped where it attaches to the drain. Reposition for best operation.



DISPOSAL:

There is no disposal.

RANGE/OVEN:

The burners, the broiler and the oven all heated up today. I can't tell you how well they will operate when you are cooking but they did produce a lot of heat and glowed orange.

REFRIGERATOR:

There was no refrigerator present today.

MICROWAVE OPERATION:

To test the basic operation of the microwave today, I heated a small cup of water for 60 seconds. The water was heated. This is only a minimal test of the basic operation of the unit. I have found units which make all the right noises but don't actually heat anything up. Overall, I can't tell you how well the unit will work for you.

DRYER CONNECTION:

There is a 3 prong, 220volt, electrical connection for a dryer.

LAUNDRY CHUTE:

CAUTION - There is a laundry chute in the home. These are hazards to small children and can aid the spread of a fire through the home as they act like chimneys. Use care and consider installing a spring mounted cover on the exit or drop point to prevent the chute from acting like a chimney in the event of a fire

- **CAREFULL!** This chute is more dangerous than most. I'm not even sure I would describe this as a laundry chute. It is really a large, very accessible hole in the floor.



SMOKE ALARMS:

CAUTION - Requirements for an older home: There should be at least 1 alarm on every level, outside sleeping areas. This is less than the modern requirement. You should add alarms inside all sleeping areas

as well.

CARBON MONOXIDE ALARMS:

CAUTION - There are no operating carbon monoxide alarms in this home. As of April 1, 2011, a properly functioning carbon monoxide alarm must be located within each bedroom or within 15 feet outside of each bedroom door.

Install new CO alarms in the home. Place one at every level near the sleeping areas and although it may not be required, you should also install them inside the sleeping areas.

11 - INSULATION & VENTILATION COMPONENTS

DESCRIPTION:

ATTIC INSULATION:

Loose fill type, Cellulose.

CRAWLSPACE INSULATION:

None.

WALL INSULATION:

Unknown.

ATTIC VENTILATION:

Eave and roof vents.

POWER FANS:

One.

CRAWLSPACE VENTILATION:

Minimal venting.

KITCHEN FAN/VENT:

Improper. Repair needed. See below.

BATHROOM FANS/VENTS:

Improper. Repair needed. See below.

OBSERVATIONS AND RECOMMENDATIONS:

LIMITATIONS:

I can't tell you about the insulation installed in the exterior walls. This is beyond the scope of this evaluation.

GENERAL INSULATION:

The insulation I observed (or lack of) in this home is typical for the era the home was built. This means it could use some improvement. You should consult with an insulation contractor to review the insulation needs of this home and install additional insulation as recommended.

ATTIC INSULATION:

- I would estimate about 4 inches of insulation covers most areas of the attic. Some of it has been compacted from storage. This is below modern standards. You can improve the comfort and efficiency of the home by adding insulation to the attic.
- Small areas of missing insulation were noted. You should add more insulation in these worn/missing areas to restore the R-value.



CRAWLSPACE INSULATION: There is no insulation at the under floor area above the crawlspace. You should install to increase the owner comfort and efficiency in this area.

ATTIC VENTILATION: There is minimal eave venting. I observed far less than the recommended amount of eave ventilation. Some of these vents are small and are mostly painted over, making them even less effective. Have your contractor

review the ventilation needs of your eaves and roof and install proper ventilation.

FUNGAL GROWTH IN ATTIC: **CAUTION** - While inside the attic today, I observed some amount of fungal growth on the underside of the sheathing and at framing. My experience tells me this growth is a type of mold and is present due to high moisture content in the attic. There are two recommendations:

- Correct the source of the moisture to lower the overall level of moisture in the attic so that the area is no longer conducive to mold or fungal growth.
- Clean the affected surfaces or otherwise repair them. Sometimes it is easier to replace stained/damaged sheathing than it is to clean it. Also, by removing the staining, you will be able to monitor the area and better determine if there is a return of the condition.

You should consult with qualified experts and contractors in this area.



CRAWLSPACE VENTILATION:

The crawlspace is not properly vented. There are no vents to the exterior. Originally, the crawlspace was most likely part of the basement but it has since been partitioned off. You should have your contractor build a proper partition (insulated/improved coverings, with access) wall to separate the areas and have proper ventilation installed for the crawlspace area, as well as insulation (see the later Insulation section). Have your contractor review the area and improve as needed.

KITCHEN FAN/VENT:

- The fan is simply discharging into the attic. A proper vent, designed for use as a kitchen vent should be installed in the roof above the area and an air tight connection made using smooth metal venting. Avoid using corrugated material.
- The vent line for the kitchen fan is made with a flexible, corrugated line. Solid metal vent line with an air-tight connection to a roof vent, designed for this application, is preferred. The corrugated line is likely to trap moisture and will not work as well as a proper line. Have your contractor review the installation and improve.



BATHROOM FANS/VENTS:

There is a bathroom vent installed but it appears to be discharging at the eave. All vents should discharge through roof vents and not eave vents. Air naturally enters the attic through the eave vents and any moisture being exhausted outward at the eave is typically blown back into the attic area, often resulting in high moisture conditions at the eave and inside the attic in general. Have your contractor review and properly vent all fans to discharge through roof vents. Repair and moisture damage found.



12 - FIREPLACES, WOODSTOVES & CHIMNEYS

DESCRIPTION:

FIREPLACES & TYPE:

None.

WOOD STOVES:

None.

CHIMNEYS & TYPE:

Masonry chimney.

OBSERVATIONS AND RECOMMENDATIONS:

LIMITATIONS:

The flues were not visible and are beyond the scope of this inspection. I am not a qualified/certified wood stove inspector.

UTILITY CHIMNEY:



The chimney has been recently repaired. I noted the following:

- The new cap is badly cracked and is loose. It is already falling off.
- The mortar has been tuck-pointed but the work appears unprofessional. It is soft and has already fallen out of some areas.
- The flashing is loose in some areas.

The chimney is in need of repair. Have a qualified chimney contractor review and repair the

chimney. The current/recent repairs are not performing.

ROOF JOINT/FLASHING:

The flashing (see photo) observed. This piece is just sitting on the roof loosely. Repair/secure the flashing.



13 - WOOD DESTROYING ORGANISMS

IMPORTANT NOTICE - PLEASE READ

This inspection was performed in accordance with accepted industry standards, on the basis of visible evidence in readily accessible areas of the structure at the address listed throughout this report, for termites and other wood destroying organisms, including powder post beetles, deathwatch beetles and other wood boring beetles, carpenter ants and wood decay fungi (rot). This inspection is limited to wood destroying organisms only. Inspectors are trained to detect visible infestation and damage that the untrained eye might overlook, but infestation and damage could be present in areas not readily accessible at the time of our inspection. **THEREFORE, WE CANNOT AND DO NOT IN ANY WAY REPRESENT OR GUARANTEE THE PREMISES TO BE FREE FROM TERMITES OR OTHER WOOD DESTROYING ORGANISMS OR THEIR DAMAGE, NOR DO WE REPRESENT OR GUARANTEE THAT THE TOTAL DAMAGE OR INFESTATION IS LIMITED TO THAT DISCLOSED IN THIS REPORT.**

OTHER LIMITATIONS:

Visual Inspection Only.

Probing of wood will only be done to rough (non-finished) lumber in the crawlspace area if visual inspection shows evidence of potential problems.

Removal of coverings or finishes will not be done.

Visible signs of activity can be affected by seasonal and or climatic variations and therefore RED WALL Property Inspection, LLC. will not warrant that the building is free of wood destroying organisms or pests and will not accept responsibility for hidden damages or activity.

Minor Rot Conditions: In certain geographic areas of Oregon, wet climates are common. These wet conditions promote minor dry rot areas and these areas are technically fungi infections. Many of these areas may not substantially affect the quality, structural soundness or anticipated life of the structure. These areas may not be reported unless they contribute to the structural unsoundness of the building.

STRUCTURE INSPECTED

INSPECTED:

Residence.

REMARKS:

NOTE: This is NOT A CLEAR PEST AND DRY ROT REPORT. Further evaluation, repairs, treatment, and reinspection are recommended and must be properly completed to obtain a clear Pest and Dry rot report. See the notes at the beginning of this report regarding reinspection and the need for licensed contractor receipts.

WOOD DESTROYING ORGANISMS (WDO)

FUNGI/ROT: **YES.** There is rot damage in basement windows and basement framing at interior walls. See the earlier report details.

DAMPWOOD TERMITES: None found.

SUBTERRANEAN TERMITES: **YES. ACTIVE.** Further evaluation and treatment recommended at this time. Mud/shelter tubes and damage observed at framing around and under rear stairway platform, at laundry wall area, and along rear basement wall. There is likely activity and damage which I did not find today. I observed live termites in the wall framing in the laundry area.



CARPENTER ANTS: None found.

WOOD-BORING BEETLES: None found.

CONDITIONS FAVORING WDO

CELLULOSE DEBRIS: No.

EARTH-TO-WOOD CONTACT: No.

EXCESSIVE MOISTURE: No.

VAPOR BARRIER INCOMPLETE: **YES.** Vapor barrier does not provide complete coverage. Install/add a proper vapor barrier cover (6 mil thick minimum, black in color) for full, wall to wall coverage of the area under the home.

POOR VENTILATION: No.

FAULTY GRADE: No.

POOR CLEARANCE: No.

RECOMMENDATION

RECOMMENDATION: **EVALUATE. REPAIR.** As note above, there are rot and termite conditions in this home. This is NOT a clear Pest and Dry rot report. I recommend the following:

- 1) Have a qualified contractor, or contractors, fully review the area under the home and make all needed repairs according to modern building standards. Further evaluation for potentially hidden damage is recommended.
- 2) Have a qualified Pest Control Operator fully evaluate the area under and around the home for pests and recommend and perform treatment according to applicable Oregon standards.
- 3) Obtain all documentation/receipts for reinspection. See the Note on reinspection at the beginning of this report.
- 4) Schedule a reinspection with RED WALL Property Inspection, LLC when all work is completed. Have all



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contractor documentation available for review. If the documentation and repairs are deemed satisfactory by the inspector, RED WALL Property Inspection, LLC will issue a new Pest and Dry Rot report.

OBSTRUCTIONS AND INACCESSIBLE AREAS

NOTE:	Inaccessible substructure crawlspace areas may be vulnerable to infestation by Wood Destroying Organisms and/or Insects. RED WALL Property Inspection, LLC recommends they be made accessible and inspected. The following areas were not accessible today: West Crawlspace area.
BASEMENT:	2-Fixed Ceilings, 3-Fixed wall coverings, 4-Floor coverings, 5-Cabinets or shelving, 8-Appliances, 10-Ductwork, 13-Limited Access.
CRAWLSPACE:	14-No Access / entry.
MAIN LEVEL:	2-Fixed Ceilings, 3-Fixed wall coverings, 4-Floor coverings, 5-Cabinets or shelving, 8-Appliances, 13-Limited Access.
ATTIC:	4-Floor coverings, 9-Insulation, 13-Limited Access.
EXTERIOR:	3-Fixed wall coverings, 13-Limited Access.
FRONT PORCH:	13-Limited Access.

14 - HAZARDOUS MATERIALS

PLEASE NOTE:

HAZARDOUS MATERIALS are beyond the scope of this home inspection report. If asbestos, electromagnetic fields, fiberglass, formaldehyde, hazardous wastes, lead, radon, soils contamination, underground storage tank contamination, mold, sick home syndrome, quality of drinking water, waste disposal, or other issues/conditions are a concern, please contact an appropriate expert.

Any of the above hazardous materials/issues/conditions or other mentioned in this report, are done so strictly out of courtesy. There is no guarantee the list below is a complete listing of hazardous materials at this property. RED WALL Property Inspection, LLC. recommends interested parties further investigate these issues and any other homeowner concerns to assist in making educated decisions.

THE HAZARDOUS MATERIALS LISTED BELOW MAY BE PRESENT AT THIS PROPERTY:

IMPORTANT INFORMATION

LEAD-BASED PAINT:	<u>LEAD-BASED PAINT:</u> This structure was erected Before 1978 and the EPA says that all pre-1978 homes should be evaluated for high risk Lead-Based Paint conditions. This is especially true when there will be children under 6, elderly, or people with respiratory conditions residing in the home. One source for additional information can be found at: http://www.epa.gov/lead .
RADON:	<u>RADON:</u> Radon is attributed to being the second major source of lung cancer in the United States and the EPA recommends that all residences located under 3 stories off the ground be tested for the presence of this gas. One source for additional information can be found at: http://www.epa.gov/radon .
ASBESTOS:	<u>ASBESTOS:</u> Possible Asbestos containing materials were identified during the normal inspection process. Red Wall Property Inspection, LLC. is not licensed or certified for Asbestos work and therefore we cannot give any guidance or commentary on the issue. It is recommended that you research the topic further and consult with licensed, qualified Asbestos experts. One source for additional information can be found at: http://www.epa.gov/asbestos .
MOLDS & FUNGI:	<u>MOLDS & FUNGI:</u> Possible mold and/or fungi affected areas were identified during the normal inspection process. Red Wall Property Inspection, LLC. is not licensed or certified for mold, fungi, or sick home



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syndrome work and therefore we cannot legally give any guidance or commentary on the issue. It is recommended that further evaluation of the structure be performed to identify if mold, fungi, or sick home syndrome conditions are present and the appropriate course of action can be ascertained. Please contact an Industrial Hygienist or Fire Restoration professional for guidance. Another source of information can be found at: <http://www.epa.gov/mold>.

UNDERGROUND STORAGE TANKS:

UNDERGROUND STORAGE TANKS: Signs of an Underground Storage Tank were identified during the normal inspection process (Fill and/or Vent pipes, copper supply lines to a furnace, etc). Red Wall Property Inspection, LLC. is not licensed or certified for Underground Storage Tank work and therefore we cannot give any guidance or commentary on the issue. It is recommended that further evaluation of the tank and the identification of any tank leakage and cleanup of any contaminated soils be performed prior to purchase of the home. Full and complete decommissioning of the tank by the Department of Environmental Quality (DEQ), by a licensed, qualified company, is recommended.



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BUYER'S PROTECTION

HOME WARRANTY:

If the future operation of the mechanical components of the home is a concern, it is strongly recommended that you invest in a home warranty policy designed for repair/replacement of mechanical systems of the home. Our service is NOT a home warranty. Home warranties are offered by several different companies.

FINAL INSPECTION:

It is important for home buyers to take advantage of a "Final Walkthrough Inspection". This is best performed in "Vacant Home" condition before the final funding of the home.

PLEASE NOTE:

All claims for obscure, non-visible, undisclosed or concealed items must be made against the Seller of the property. The Inspector can be your greatest asset when such situations arise with the property. Documentation by a Certified Inspector can be a valuable legal resource. If this should occur in your case, please call RED WALL Property Inspection, LLC at 503-538-2054 and we will return to the property and document any newly revealed challenges.

PLEASE REMEMBER:

Our service is established to help you identify and document most of the conditions of the property. The Inspection Report is not intended to be an "all inclusive" list of every condition, but rather, to identify the major challenges that were visible on the day of the inspection. If you notice other major items that are not included in this report that you would like included, please notify us and we will make an addendum to the Inspection Report to reflect these items (Please remember that cosmetic items are subjective and beyond the scope of our evaluations).

THIS REPORT IS INTENDED AS A "CHECK LIST" OF PERTINENT QUESTIONS REGARDING THE CONDITIONS OF THE ITEMS INCLUDED IN THE REPORT. ALL EVALUATIONS HAVE BEEN FACTORED BY THE AGE OF THE PROPERTY AND OTHER RELEVANT CONDITIONS, (SUCH AS WEATHER), ON THE DATE OF THE INSPECTION.

Our service is NOT a warranty of the integrity of the systems of the property. No maintenance services, removal of cowlings, or destructive discovery have been performed.

OUR LIABILITY IS LIMITED BY THE SERVICE AGREEMENT.

THIS CONCLUDES THE HOME INSPECTION REPORT. PLEASE CALL OR EMAIL WITH ANY QUESTIONS. YOU ARE WELCOME TO CONTACT ME RIGHT AFTER THE INSPECTION, OR A YEAR AFTER.

THANK YOU FOR THE OPPORTUNITY,

Wayne Gardner
RED WALL Property Inspection, LLC