

Hawkeye Home Inspections

WWW.HOMEINSPECTORCHRIS.COM

OCHI#265 CCB#172537 PH# 503-341-3522 EMAIL ccb96763@yahoo.com

Inspection date: 10/16/07
Address:

Inspector: Chris Bernhardt
Client:

Building Inspection Report



General Information

Year Built	1955
Square Footage	1334
Bedrooms	3
Bathrooms	2
Garage	None

Thank you for letting us serve you!

Chris Bernhardt



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Serving Oregon & Western Washington

Associate member of ASHI (American Society of Home Inspectors)

OAHI (Oregon Association of Home Inspectors) member

Oregon Certified Home Inspector #265

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Various views of the exterior at the time of the inspection.



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This information is made available for use subject to important notices and legal disclaimers in the "Important Notices and Disclaimers" section of this report. The user of the report should review all out of scope issues and items, important notices and legal disclaimers in this report before relying on its findings in case an item or issue expected to be evaluated was indeed out of scope for this inspection. My opinions are limited to present function and condition of designated items exposed to view and does not include opinions on quality, workmanship, value, compliance, future condition or troubleshooting and analyzing of findings. I don't provide certifications or warranties. This report shall supersede any verbal conversations and comments that were provided by Hawkeye Home Inspections prior to providing this written report.

Findings

- 1) **Roof:** The roofing installation is not satisfactory and a mess. For example lots of shingles were aligned to the nailing chalk line and were not sealing down, chimney flashing is installed wrong and gooped with copious amounts of black roofing sealant, valleys are installed poorly (front valleys were sloppily cut, the left valley metal sections are not aligned and the interface between the two sections is gooped with copious amounts of black roofing sealant, the rear valleys are woven wrong), none of the sidewall interfaces at the gables are installed right (For example at the west gable the roofing is incomplete, bare roof decking is exposed, underlayment is not installed properly, there's no flashing and its absolutely roofed wrong at the end of the northern end rafter. This gable end obviously leaks.) At other gable ends the flashing is either not installed or installed wrong. And there is no flashing at the electrical service mast; another point that will leak. These are just examples and not a complete list of issues. In order to obtain any warranty from the roofing mfg, the roofing must be installed per their instructions and recommendations which in this case it is not. The shingles look like a 25 – 35 year product, it follows then the installation of the roofing system should be capable of lasting that long and it's not. Find out who the shingle mfg. is. Have the rep come out and inspect the installation and see if they will even warranty the installation assuming the installation can be repaired to the mfg's satisfaction. Have a licensed roofer perform the repairs properly and not the last person who made this roof a mess. See photo 8 on page 5. See photos 1, 2, 3, 4, 5, 6, 7 & 8 on page 6. See photo 2 on page 9.
- 2) **Roof drainage system:** I found a number of issues with the roof drainage system; for example, it looks like the gutters were hung too low and flashing was installed to try and cover the large gap between the roof and the gutters. This flashing was just stuffed loosely into place and not fastened at all. Winds will dislocate this flashing. The gutters were filling up with leafs and the downspout was missing right of the front entry and downspouts also drain next to the house. Have a gutter contractor come out and reinstall the gutters properly. If flashings are needed then get them fastened in properly to the roof. Clean out the gutters and install leaf guards. Ensure that all downspouts are installed and have leaders draining away from the house. See photos 1 & 2 on page 4. See photo 2 on page 5. See photo 7 on page 5. See photo 1 on page 7.
- 3) **Exterior:** It looks like someone was trying to cover the open eaves of the front entry but left the corners open. Close up the openings to ensure that birds and vermin don't nest in the front entry roof cover. See photo 6 on page 5.
- 4) **Exterior:** On the back of the house the eave vent screen is torn open west of the rear porch. Repair the screen. Looks like some type of animal has been entering thru it. See photo 1 on page 5.
- 5) **Exterior:** Screen the opening under the sleeper floor of the family room that is at the back porch. Leaving it open makes it a nice home for vermin. See photo 5 on page 8.
- 6) **Exterior:** The ends of the rafter tails are not primed and painted. They should have been before the gutters were installed. Try coordinating with the gutter contractor to have these rafter tails primed and painted when they rehang the gutters. If you don't you, should count on some deterioration to various rafter tails and higher repair costs later. See photo 3 on page 5.
- 7) **Exterior:** At the time of the inspection, there were rain showers, and water was streaming down the siding on the front of the house where the gutter on the east side of the front entry me the house. Have flashing installed to prevent this. See photo 5 on page 5.

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- 8) **Doors:** The front door is not latching. This should be a repair that a handyman can make. For reasons of safety have door repaired so that it latches properly.
- 9) **Doors:** Passage way door between kitchen and family room won't close. This should be a repair that a handyman can make. Have the door repaired so that it closes smoothly.
- 10) **Doors:** None of the bedroom doors shut properly. This should be a repair that a handyman can make. Have the doors repaired so that they close properly.
- 11) **Electrical:** The lights throughout the house flickered every time there was a load change. Have an electrician figure out what is causing this and fix it. Flickering lights could mean there is a hazardous condition so get this looked at right away.
- 12) **Electrical:** The main electrical panel is a Zinsco brand panel and the ITE subpanel installation is completely messed up and hazardous. Zinsco panels are problematic. Don't even bother trying to straighten this mess out. Have an electrician upgrade the service and replace both panels with a single panel right away. See photos 7 & 8 on page 4.
- 13) **Electrical:** In the 2nd bathroom the receptacle is ungrounded. Although its GFCI protected it should have a label on it indicating that it is ungrounded. Label the outlet "No Ground".
- 14) **Electrical:** Note there is no receptacle in the hall bathroom. For reasons of safety have an electrician install one.
- 15) **Electrical:** In the bedrooms there are only one or two outlets. Have more installed by an electrician if you end up using power strips and extension cords to make up for the deficiency in any one room.
- 16) **Electrical:** There are many ungrounded 3-slot receptacles (outlets) through out the house. These feign a level of safety that does not, in fact, exist. For improved safety have an electrician ensure that all 3-slot receptacles are either properly grounded or GFCI protected for safety. Note never plug your computer into an ungrounded receptacle, even if its GFCI protected. Surge protection will not work on ungrounded receptacles.
- 17) **Electrical:** In the attic over the hall bathroom are two open junction boxes with the splices hanging out. Have an electrician examine the wiring, repair as needed and cover the junction boxes. See photo 1 on page 8.
- 18) **Electrical:** In the furnace/water heater closet there is unprotected and improperly install NM cable runs. Have an electrician repair the wiring in the furnace/water heater closet. See photo 4 on page 8.
- 19) **Plumbing:** In the hall bathroom the tub drain strainer is busted out and the stopper assembly does not function. Have a plumber replace the drain/waste/stopper assembly on the bathtub. See photos 4 & 5 on page 7.
- 20) **Hot water heater:** The water heater was not lit, had water in the pan, the vent installation is wrong and hazardous and the water heater is way beyond its expected service life. Don't even try and see if it can be fixed. Have the water heater replaced. See photo 4 on page 4. See photo 5 on page 4.
- 21) **Heating:** The furnace needs repairs for example the vent installation is wrong and hazardous, the fan has a broken blade on the exhaust inducer and makes a lot of noise, the furnace and filter are dirty. Have a HVAC contractor evaluate further and repair the furnace right away. See photo 4 on page 4. See photo 6 on page 4. See photo 8 on page 7.
- 22) **Oil tank:** There is non-decommissioned oil tank in the crawlspace under the living room. There is a strong odor of fuel oil, which absolutely there should not be, and the tank is intact and in contact with the ground. Tanks in crawlspaces per decommissioning standards should be removed. Note standards for certifying decommissioned oil tanks changed after 2000 and because of fraudulent activity by several decommissioning contractors, lenders have started requiring proof of certification to the new standards. Hire a reputable company to investigate the tank further. Call Brett MacDonald, R.G. @ Active Environmental Solutions (503)-381-8483. See photo 6 on page 8.

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- 23) **Fireplace:** There is significant cracking in the back of the firebox, the damper is not functioning properly and the throat of the chimney is deteriorated. Have a good fireplace/chimney contractor replace the firebox and damage and repair the throat if it's possible (if not possible the chimney may need to be replaced) and evaluate the fireplace and chimney further and repair as needed. See photos 6 & 7 on page 7.
- 24) **Insulation:** The insulation in the attic is minimal. At the NW corner of the attic there is a lot poop from some type of animal. Note the eave vent screen is torn open west of the rear porch. Have the poop and contaminated insulation removed. Contact a couple insulation contractors and have them take a look at the condition of the insulation in the attic and discuss options and costs to make repairs and add more insulation. See photo 3 on page 8.
- 25) **Ventilation:** Note there is no kitchen exhaust system other than the one integral with the range/oven and even that one didn't work.
- 26) **Ventilation:** The hall bathroom ceiling exhaust fan vents into the attic. Duct it out to the exterior. This can be done by venting it up into a roof vent. See photo 2 on page 8.
- 27) **Ventilation:** On the east side of the house the 2nd bathroom exhaust vent is installed wrong and damper door hangs open. Have it installed properly. See photo 4 on page 5.
- 28) **Counters:** In the kitchen, the laminate counter top end cap is protruding and will likely become damaged. Have it trimmed flush with the counter. See photo 3 on page 4.
- 29) **Floors:** The hall bathroom floor is damaged at both ends of the tub. In the crawlspace under the tub the subflooring is stained by moisture and decay fungi growth and I could see rot damage between the floor boards. Whenever I have seen this degree of deterioration in the crawlspace under shower walls it has meant that there is most probably deterioration and damage in the walls. Have a qualified contractor replace all rot/moisture damaged materials in the floors and walls at the bathtub. The source of the moisture I think is from condensation off of the bank of single pane windows. Have the windows replaced. Don't let water from condensation drip on to the floor or even wet the sills and jambs of the windows. See photos 2 & 3 on page 7. See photo 1 on page 9.
- 30) **Floors:** The family room floor is not flat. It's uneven. It's a wood sleeper floor built over a concrete slab so I could not look below to try and determine why it might not be flat. To flatten it, count on tearing up the floor and repairing the framing underneath as needed and redecking it.
- 31) **Floors:** The wood flooring along the south(rear) wall of the living room is moisture damaged. Contact a couple of flooring contractors and discuss options and cost to repair the flooring.
- 32) **Crawlspace:** There lots of debris on the ground in the crawlspace and no real vapor barrier. Have all of the debris cleaned out and cover the ground with a vapor barrier. The vapor barrier should be black in color, 6 mil thick and lapped at least 12". See photos 7 & 8 on page 8.

End of list



Item 2 - Missing downspout on the front entry.



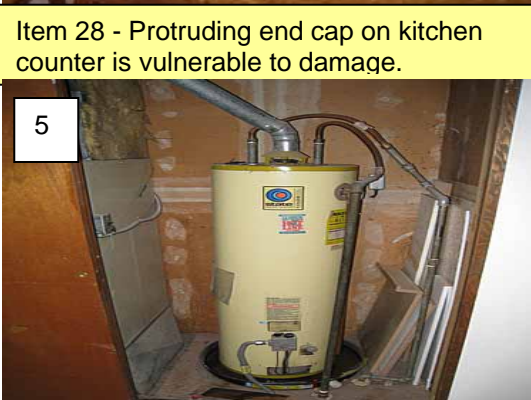
Item 2 - Gap between the roof and gutter on the front of the house.



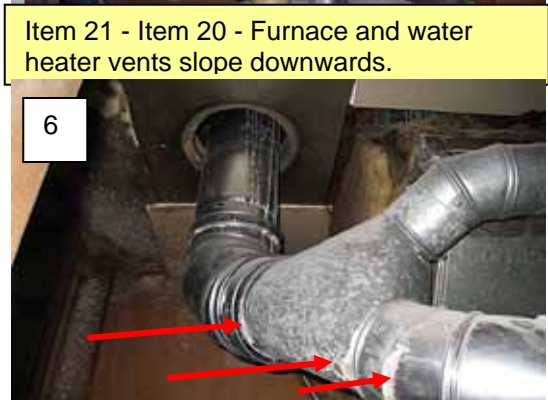
Item 28 - Protruding end cap on kitchen counter is vulnerable to damage.



Item 21 - Item 20 - Furnace and water heater vents slope downwards.



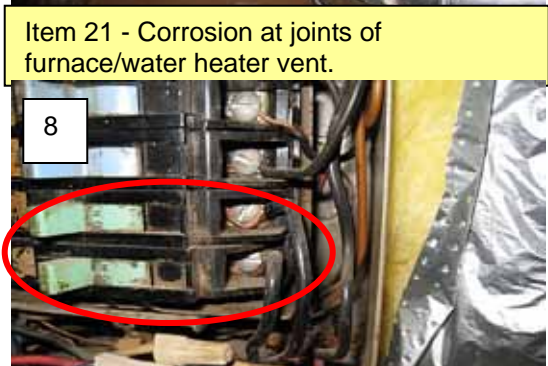
Item 20 - Old water heater. Water in pan.



Item 21 - Corrosion at joints of furnace/water heater vent.



Item 12 - No proper 4 conductor feeder to sub panel. No isolation of grounds and neutrals.



Item 12 - Undersized breaker and improper feed of from Zinsco panel to



Item 4 - Torn open eave vent screen on the back of the house next to patio.



Item 2 - Downspouts drain next to the house.



Item 6 - Rafter tails are not painted at their ends.



Item 27 - Bathroom vent housing not mounted right. Damper door is always open.



Item 7 - Water streaming down from gutter interface siding on the left side of the front entry.



Item 3 - Soffits should be fully open or fully closed to prevent birds from nesting in them.



Item 2 - Drip edge flashing unfastened.



Item 1 - Chimney is improperly flashed in.



1

Item 1 - Another view of improperly flashed in chimney.



2

Item 1 - Shingles along the valley are sloppily cut.



3

Item 1 - Roofing installation is incomplete at the west gable. Bare decking is



4

Item 1 - The roofing is installed wrong at the north end of the end rafter on the west



5

Item 1 - No flashing what so ever around the electrical service mast.



6

Item 1 - Valleys woven wrong where patio roof meets the house.



7

Item 1 - East gable has no flashing.



8

Item 1 - North gable has the sidewall flashing not counter flashed.



Item 2 - Gutters need cleaning.



Item 29 - Floor is soft adjacent to ends of the bathtub.



Item 29 - Floor is soft adjacent to ends of the bathtub.



Item 19 - Strainer is busted out and stopper assembly is not working.



Item 19 - Moisture deterioration to wood flooring along the south wall in the living



Item 23 - Open thermal cracks in the back of the firebox.



Item 23 - Damaged damper and throat of the fireplace/chimney.



Item 21 - Fan blade broken off on exhaust inducer in the furnace.



1

Item 17 - Open junction boxes with splices hanging out over the bathroom.



2

Item 26 - Bathroom ceiling exhaust fan vents into the attic and there is an absence of insulation.



3

Item 24 - Poop in NW corner of attic.



4

Item 18 - Unprotected and improperly installed NM cable runs in the furnace water heater closet.



5

Item 5 - Unscreened opening to under the family room area.



6

Item 22 - Oil tank in the east end of the crawlspace and strong odor of fuel oil.



7

Item 32 - Lots of wood debris on the ground in the crawlspace.



8

Item 32 - Lots of debris and missing vapor barrier.



Item 29 - Heavy moisture stains, decay fungi, and rot damage to floor under bathtub.



Item 1 - Sloppy valley installation, misaligned valley metal all gooped up with copious amounts of black sealant.

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Items of the Inspection

Structure	<p>Foundation: Concrete crawlspace foundation.</p> <p>Floor assemblies: 4"x8" beams, 2"x6" tongue groove subflooring.</p> <p>Wall assemblies: Wall structure appears to be 2"x4" wood frame construction.</p> <p>Columns & piers: Concrete piers and wood posts</p> <p>Roof & ceiling assemblies: 2"x6" rafters and joists, OSB decking over spaced sheathing.</p> <p>Evidence of moisture penetration or condensation on building components</p>	<p>INSPECTED</p> <p>INSPECTED</p> <p>INSPECTED</p> <p>INSPECTED</p> <p>INSPECTED</p> <p>29, 31</p>
Exterior	<p>Exterior wall covering assemblies: Vinyl, wood lap</p> <p>Windows: wood single pane</p> <p>Entry/exit Doors: Solid flush</p> <p>Garage Door:</p> <p>Structures serving entry/exit doors: Concrete</p> <p>Eaves, soffits and fascias: Eave and rake overhangs exposed/open, without fascias</p> <p>Adverse site conditions affecting building</p>	<p>7</p> <p>INSPECTED</p> <p>8</p> <p>N/A</p> <p>INSPECTED</p> <p>3, 4, 6</p> <p>INSPECTED</p>
Roofs	<p>Roof Coverings: 1 layer architectural asphalt shingle</p> <p>Roof drainage System: Metal gutters and downspouts</p> <p>Roof flashings: Drip, rake, and valley metal</p> <p>Skylights:</p> <p>Chimneys: Masonry, lined</p> <p>Other roof penetrations: Plastic roof vents, metal plumbing vents</p> <p>Roof was viewed: From on top</p>	<p>1</p> <p>2, 7</p> <p>1</p> <p>N/A</p> <p>1</p> <p>1</p>
Plumbing	<p>Interior water supply and distribution system piping: Main water supply pipe Galvanized, Branch materials - Galvanized,</p> <p>Fixtures/faucets and supply plumbing local to fixtures.....</p> <p>Interior drain, waste, and vent system piping: Main building drain Cast iron, Branch materials Cast iron,</p> <p>DWV local to fixtures:</p> <p>Hot water heaters and plumbing local to HWH's: 1983 40 gallon gas fired</p> <p>Above ground oil storage and distribution systems</p> <p>Sump pumps</p> <p>Sewage ejection pumps</p> <p>Note: The Inspection of yard sprinkler systems are excluded</p>	<p>INSPECTED</p> <p>19</p> <p>INSPECTED</p> <p>INSPECTED</p> <p>20</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>
Electrical	<p>Service type: Arrival - Overhead</p> <p>Amperage and voltage ratings of the service: 200 amp, 110V/220V service</p> <p>Service equipment (equipment between meter and main distribution panel)</p> <p>Grounding equipment</p> <p>Main disconnect:</p> <p>Distribution panels:</p>	<p>INSPECTED</p> <p>INSPECTED</p> <p>N/A</p> <p>INSPECTED</p> <p>INSPECTED</p> <p>11, 12</p>

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Electrical	<p>Branch circuit conductors, their overcurrent devices, and the compatibility of their amperages and voltages. Branch wiring methods: NM – copper Overcurrent protection: Breakers</p> <p>The operation of a representative number of installed ceiling fans, lighting fixtures, switches, and receptacles located inside the house, garage, and on the dwelling's exterior walls</p> <p>The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures</p> <p>The operation of ground fault or arc fault circuit interrupters Other electrical installation issues Smoke alarms: Hallway and bedrooms. All responded to test button push.</p>	<p>17, 18</p> <p>INSPECTED</p> <p>INSPECTED</p> <p>INSPECTED</p> <p>INSPECTED 13, 14, 15, 16 INSPECTED</p>
Heating	<p>Principal Heating system: 1989 90kBtu Day&Night brand gas fired furnace Filter/s: Filter is located in the blower compartment Secondary heating Equipment: Solid fuel heating devices: Masonry fireplace w/lined flue</p> <p>Automatic safety controls, based on a visual inspection only and where exposed to view</p> <p>Chimneys, flues, and vents, where readily visible Normal operating controls Heat distribution systems: rigid metal air ducting The presence of installed heat source in each room</p>	<p>21 21 N/A 23</p> <p>INSPECTED</p> <p>21, 23 INSPECTED INSPECTED INSPECTED</p>
Cooling	<p>Central air conditioning system: Cooling distribution system:</p>	<p>N/A N/A</p>
Interior	<p>Walls: Drywall Ceilings: Drywall Floors: Carpet, Vinyl, Wood Steps, stairways, balconies, and railings: Counters: Formica Cabinetry: Wood Doors: Hollow core Windows: For types see Exterior -> Windows</p>	<p>INSPECTED INSPECTED 29, 30, 31 N/A 28 INSPECTED 9, 10 INSPECTED</p>
Insulation/ Ventilation	<p>Insulation and vapor retarders/barriers in exposed to view unfinished spaces: Ventilation of attics and foundation areas: Conventional eave and roof vent system venting the attic and conventional wall vented crawlspace system Kitchen mechanical venting systems: None Bathroom mechanical venting systems: Ceiling exhaust fans Laundry mechanical venting systems:</p>	<p>24, 32</p> <p>5</p> <p>25 26, 27 N/A</p>

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Insulation/ Ventilation	<p>The operation of any readily accessible attic ventilation fan, and when the temperature permits, the operation of any readily accessible thermostatic control</p> <p>Absence of insulation in exposed to view unfinished space adjacent to heated living areas: No under floor insulation, void over the hall bathroom.</p>	N/A
Appliances	<p>Installed dishwasher, through its normal cycle</p> <p>Range, cook top, and installed oven</p> <p>Trash compactor</p> <p>Garbage disposal</p> <p>Installed microwave oven</p> <p>Built-in refrigerators</p>	<p>INSPECTED</p> <p>INSPECTED</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>
Other	Points of disclosure	22

INSPECTED means examined in accordance with the Oregon standards of practice and the "Important Notices and Disclaimers" section of this report and in the opinion of the inspector appeared to be satisfactory and capable of performing its normally intended function or operation under conditions present at the time of the inspection.

Main shut offs:

- **Water shutoff** - At the water meter.
- **Gas shut off** - at the gas meter.
- **Electrical disconnects** – You need a new service and panel. The upper breakers in the Zinsco panel serve as the main disconnects but which ones is not clear. Have an electrician replace the service and panels.

Attic access: In the closet with the furnace and water heater. I traversed down the middle of the attic space making my observations from that path.

Crawlspace access: On the back of the house. I crawled to plumbing and around the perimeter of the crawlspace.

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Important Notices and Disclaimers

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3. Exclusions, out of scope issues and items

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1. General Scope

1.1 Purpose

My purpose is to inform you whether or not I think the items designated for inspection are functioning consistent with their intended purpose within certain limitations. I do not perform a full evaluation, troubleshooting or analysis of defective or deficient findings or do I provide a detailed prescription for proper and correct repair.

1.2 Standards

I perform the inspection as a visual/non-invasive walk-through survey in accordance with the standards of practice set forth in Division 8 chapter 812 of the Oregon Administrative Rules and the ASHI SOP.

These rules are summarized in the handout “**Summary of Oregon Home Inspector Certification Law and Standards of Practice for Home Inspections**” copies of which can be obtained thru www.oregon.gov -> agencies a to z -> construction contractors board -> publications. ASHI's SOP can be viewed online at www.ashi.org.

1.3 Technical level

An inspection under either of these two standards is not comprehensive, technically exhaustive or invasive.

1.4 Structures included

Unless otherwise specified, this inspection only covers the building and attached structures serving entry/exit doors. This excludes other features of the property such as fences and detached structures (decks, garages, outbuildings etc.) including those with a roof cover attached between them and the subject building.

1.5 Scope of time covered

The inspector's opinion concerning any designated item of inspection is based solely on the property conditions present at the time (moment) of the inspection. Conditions may exist but go unreported if they were not present or exposed to view at the moment the item was observed.

1.6 Exposed items only

My opinion is based on what was readily accessible and easily discernable visually.

1.7 Access

I don't generally move any obstructions such as furniture, storage, personal items, free standing appliances, vegetation, insulation etc.. The client or his or her representatives are responsible for arranging with the owner, seller or tenant access to items of inspection particularly attic and crawlspace openings/hatches, electrical panels, hot water heaters and heating and cooling systems.

1.8 Environmental conditions including energy efficiency/comfort and IAQ concerns

I do not perform an evaluation of the energy efficiency of components and systems nor address comfort and IAQ concerns or environmental hazards such as asbestos, Radon, mold or buried fuel tanks etc.

1.9 Cosmetics/finishes

This inspection is not designed or intended to be relied to serve as your walk through inspection of the cosmetic quality and workmanship of the home.

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1.10 Compliance

I am not performing a compliance inspection to determine conformance with governmental regulations or verify if indeed an item is installed and functioning per the manufacturer's, designer's or engineer's installation instructions or specifications. While I am knowledgeable of past and present codes in general, whether or not the home is in compliance is not the purpose of this inspection. Specific questions as to an items "codeness", quality, value, serviceability, adequacy and efficiency are outside of the scope of this inspection. Such determinations require a more comprehensive consideration and at a greater expense both in time and money.

1.11 Valuation or appraisal

The inspection is not designed to supplement an appraisal of the home, to be used to account for value or alert you to items of diminished value as a result of age, wear & tear and workmanship, minor operational deficiencies or need for maintenance particularly in aiding one in valuing the home. Any questions as to value are not addressed by this report.

1.12 Certifications or warranties

My opinions in this report should be considered as preliminary and representative as they were created under time constraints and other limiting circumstances and without the benefit of indepth investigation. **No certifications or warranties are provided** that the items of inspection are free of hidden or latent defects, fire/life/safety hazards or will continue to perform satisfactory. There are no certifications or warranties provided concerning an items actual condition, quality, value or serviceability.

1.13 Copyrights & confidentiality

Hawkeye Home Inspections reserves all rights. Unauthorized reproduction, distribution and use of this report in its entirety or in part is strictly prohibited. This report is not assignable or transferable and is confidential.

1.14 Accessory Defects & Deficiencies

This inspection is not designed to report on any defects and deficiencies in accessories. An accessory is a functional item or cosmetic condition not considered necessary to the good function of an item of inspection. For example fit & finish items such as affixed toilet roll holders and towel bars are considered accessories as they are designed and intended for the further enjoyment of the fixture (wall, cabinet or bathroom) and there are alternative means to provide such amenities depending on ones liking such as free standing toilet roll holder and towel racks etc. See the general exclusions and out of scope issues section of this report for a more complete list.

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2. Scope of inspection items

2.1 Structural In most cases a substantial portion of the structural assemblies and foundation system are not readily accessible or exposed to view and condition and performance must be judged indirectly and assumptions made as to condition and performance etc. Therefore our inspection is not a certification or warranty that the foundation or that the structural components are otherwise free of any defects. If certifications or warranties are required then we recommend that you contact a qualified professional in that area.

2.2 Exterior and Site The identification of damage, deterioration, wood destroying insect infestations or deficiencies in workmanship and construction of the wall assemblies including those portions of the wall cladding system, doors and windows not exposed to view are outside of the scope of this inspection. Also outside of the scope of this inspection is a determination of proper installation of windows and doors retrofit or otherwise, weather resistive barriers and flashings around wall perforations such as doors and windows and proper installation of those portions of wall claddings not exposed to view. Concerning the identification of double pane windows with interpane seal leakage, although it is my practice to try and identify such windows I do not warrant that I have indeed identified all such windows. Note signs of interpane seal leakage may come and go and subtle signs may go un-noticed.

2.3 Roof This inspection does not serve as a certification of the water tightness of the roof. While exposed to view signs of leaks or abnormal condensation on building components in readily accessible areas are observed for, active moisture penetration is most observable during or after recent rains and condensation in cold winter months. Conditions conducive to leakage may change due to numerous causes beyond the my ability to discover. If certifications as to the water tightness or quality of the roofing and its installation are required for lending purposes or otherwise desired then I recommend you contract with a licensed roofer who provides such certifications.

Concerning the roof drainage system, my observations are primarily of the gutters and downspouts under the conditions present. I do not otherwise test the function of the gutters, downspouts, and storm drains. Any problems with the storm drains are not likely to be uncovered.

2.4 Plumbing My inspection does not include an evaluation of the main water supply line to the house. I only observe the exposed to view portions of the interior plumbing system. I don't disturb insulation on the plumbing. My inspection does not warrant against backups or hidden and latent defects. The interior condition of the DWV system cannot be evaluated by a visual/non invasive inspection. As a point of disclosure the clothes washer drain plumbing is not evaluated and older 1.5" lines may not keep up with the discharge rate of newer clothes washers. Also I don't test the functionality of floor drains. The evaluation of the interior condition of the main building drain inside the house and the sewer line outside of the house is best done by sending a camera down the line. As a rule of thumb any home with a cast iron building drain built before the 60's should be inspected with a camera.

Hawkeye Home Inspections

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Inspection date:

10/16/07

Inspector:

Chris Bernhardt

Address:

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2.5 Electrical I don't perform a comprehensive evaluation or compliance inspection of the electrical system. I don't do load testing of overcurrent protection devices (breakers or fuses etc.). I don't verify circuit directories. My observations are non-invasive. For example fixtures and devices are not disassembled or insulation or other items moved to view the wiring system. If comprehensive evaluations are desired then a licensed electrician should be consulted.

2.6 Heating systems My opinion is based on quick operation of the heating system or independent heaters and does not include an evaluation of the adequacy and efficiency of the system. A visual inspection cannot determine if the heating appliances are truly working as intended. Often owners and conditions do not permit extended operation of installed systems therefore you are advised that a licensed HVAC contractor should perform any comprehensive evaluations to determine fitness of gas, oil or electric furnaces or heat pumps for your purchase consideration. Such equipment cannot be properly evaluated without the use of test and inspection equipment and special training.

2.7 Cooling system A superficial visual evaluation is performed of the readily accessible exposed to view portions of the central air conditioning equipment and distribution system if present. Systems are not operated when temperatures are below 65 degrees as doing so can cause damage in some cases to the compressor. Note a superficial visual inspection and quick operation cannot determine the fitness (adequacy & efficiency) of a central air system alone. Often owners and conditions do not permit extended operation which may uncover problems. Therefore you are advised that a licensed HVAC contractor should perform any comprehensive evaluations to determine fitness of the air conditioning equipment and performance for your purchase consideration. Such equipment cannot be properly evaluated without the use of test and inspection equipment and special training. Such evaluations generally take a 30minutes or longer by themselves.

2.8 Tile & Stone

Concerning tile & stone floor coverings either present or anticipated, consideration for brittle rigid facades such as tile & stone are almost never made in the design of a spec home and often times not even in a custom built home. The designer has usually only made consideration for flexible coverings such as carpets and vinyls. The demand for tile and stone has far exceeded the pool of available skilled tile setters and the work is often performed by DIY's and unskilled labor. The quality of a tile or stone installation is only as good as its substrate which I can't visually inspect. If you are planning a tile or stone installation we recommend following or specifying the latest edition of the "Handbook for Ceramic Tile Installation" published by the Tile Council of North America, Inc. and the ANSI A108/118/136 specifications for the Installation of Ceramic Tile.

2.9 Insulation & Ventilation

This portion of the inspection is intended to provide information on the type and condition of the insulation that is exposed to view and the presence and operation of mechanical ventilation systems and presence of passive ventilations systems. This portion of the inspection is not designed to serve as or support an energy audit of the home.

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Important Notices and Disclaimers

3. GENERAL EXCLUSIONS & OUT OF SCOPE ISSUES AND ITEMS

Oregon certified home inspectors are not required to report on:

- Life expectancy of any component or system;
- The causes of the need for a repair;
- The methods, materials, and costs of corrections;
- The suitability of the property for any specialized use;
- Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions;
- The advisability or inadvisability of purchase of the property;
- The presence or absence of pests such as wood damaging organisms, rodents, or insects;
- Cosmetic items, underground items, or items not permanently installed; or
- Detached structures.
- Concealed insulation and vapor retarders;
- Venting equipment that is integral with household appliances; or
- Thermal efficiency ratings.
- Fences or privacy walls;
- Ownership of fencing, privacy walls, retaining walls;
- Condition of trees, shrubs, or vegetation; or
- Soil or geological conditions, site engineering, property boundaries, encroachments, or easements.

Oregon certified home inspectors are not required to:

- Offer or undertake any act or service contrary to law;
- Offer warranties or guarantees of any kind;
- Offer to undertake engineering, architectural, plumbing, electrical or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the Oregon certified home inspector holds a valid occupational license, in which case the Oregon certified home inspector may inform the client that the home inspector is so certified, and is therefore qualified to go beyond Division 8 and undertake additional inspections beyond those within the scope of the basic inspection;
- Calculate the strength, adequacy, or efficiency of any system or component;
- Enter any area, undertake any procedure that may damage the property or its components, or be dangerous to the Oregon certified home inspector or other persons;
- Operate any system or component that is shut down or otherwise inoperable;
- Operate any system or component that does not respond to normal operating controls;
- Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility;
- Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to toxins, carcinogens, noise or contaminants in the building or soil, water, and air;
- Determine the effectiveness of any system installed to control or remove suspected hazardous substances;
- Predict future condition, including but not limited to failure of components;
- Project operating costs of components;
- Evaluate acoustical characteristics of any system or component;
- Observe special equipment or accessories that are not listed as components to be observed in Division 8;
- Identify presence of odors or their source;
- Storm windows, storm doors, screening, shutters, and awnings;

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The Oregon certified home inspector is not required to observe:

- Storm windows, storm doors, screening, shutters, and awnings;
- Garage door operator remote control transmitters;
- Geological conditions;
- Recreational facilities (including spas, saunas, steambaths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); or
- Detached buildings or structures.
- Water conditioning systems;
- Fire and lawn sprinkler systems;
- On-site water supply quantity and quality;
- On-site waste disposal systems;
- Foundation irrigation systems;
- Whirlpool tubs, except as to functional flow and functional drainage;
- Swimming pools and spas;
- Solar water heating equipment.
- State the effectiveness of anti-siphon devices and anti-backflow valves;
- Determine whether water supply and waste disposal systems are public or private;
- Operate automatic safety controls;
- Operate any valve except toilet flush valves, fixture faucets, and hose faucets;
- Low-voltage systems except to report the presence of solenoid-type lighting systems;
- Security system devices, heat detectors, or carbon monoxide detectors;
- Telephone, security, TV, intercoms, lightening arrestors or other ancillary wiring that is not a part of the primary electrical distribution system; or
- Built-in vacuum equipment.
- Insert any tool, probe, or testing device inside the panels;
- Test or operate any overcurrent device except ground fault circuit interrupters;
- Dismantle any electrical device or control other than to remove the covers of the main or auxiliary distribution panels
- the interior of flues;
- Fireplace insert flue connections;
- Humidifiers; or
- The uniformity or adequacy of heat supply to the various rooms.
- Operate automatic safety controls;
- Ignite or extinguish solid fuel fires;
- Operate cooling systems when weather conditions or other circumstances may cause equipment damage;
- non-central air conditioners;
- the uniformity or adequacy of cool-air supply to the various rooms.
- Operate a representative number of cabinets and drawers.
- paint, wall paper, and other finish treatments on the interior walls, ceilings, and floors.
- draperies, blinds or other window treatments.
- Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation;
- Non built-in appliances; Refrigeration units that are not installed; or
- Test for Microwave leakage. Operate appliances in use; Operate any appliance that is shut down or otherwise inoperable.