



# Inspection Report

**John Doe**

**Property Address:**  
1234 Main St  
Anytown OR 99999



**Thompson Home Inspection, LLC**

**Sean Thompson OCHI 1623 CCB 200057 OCHI 1113**  
4934 NE 37th Ave  
Portland, OR 97211

# General Summary



**Thompson Home Inspection, LLC**

**4934 NE 37th Ave  
Portland, OR 97211**

**Customer**  
John Doe

**Address**  
1234 Main St  
Anytown OR 99999

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Roofing

### 1.8 Gutters

#### **Repair or Replace**

The gutter spikes need to be tightened to keep the gutters tight against the roof.

Item 1(Picture) Spike protruding out needs to be tightened in order to keep gutter against fascia and water away from house.

## 1. Roofing



1.8 Picture 1 Spike protruding out needs to be tightened in order to keep gutter against fascia and water away from house.

## 2. Exterior

### 2.7 House Paint

#### Repair or Replace

Paint touch-ups needed. Some areas of the siding or trim need to have prep work (scraping, sanding, caulking, and priming as needed) and paint touch-ups. I recommend these areas be repaired by a qualified contractor as weather permits.

Item 1(Picture) Paint needed on exterior of house to prevent water damage.



2.7 Picture 1 Paint needed on exterior of house to prevent water damage.

### 2.8 SIDING - Ext. Envelope Integrity

#### Repair or Replace

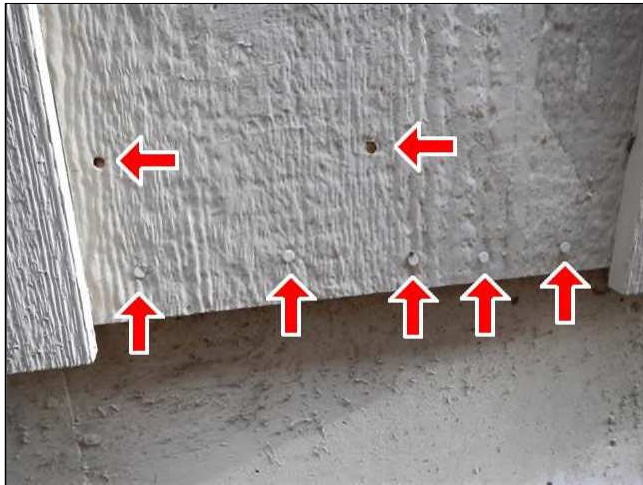
Evaluation and repair by a licensed contractor is recommended. Item(s) recommended for repair: See photo(s) for location(s).

## 2. Exterior

Item 1(Picture) The siding is in need of repair. Some nails need to be properly hammered down, while others need to be filled with a high quality caulking, and painted to prevent water from being absorbed by siding material.

Item 2(Picture) Cracks around trim or siding butt joints or wall penetrations should be sealed with caulking. This is an ongoing maintenance job for nearly all homes.

Item 3(Picture) When repainting make sure to reapply caulking to prevent water from getting held up on top edge and getting in between board and siding, creating water damage.



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2.8 Picture 3 When repainting make sure to reapply caulking to prevent water from getting held up on top edge and getting in between board and creating water damage.

## 3. Garage

### 3.7 Garage Door to the House Repair or Replace

### 3. Garage

Garage door needs repair.

Weather strip, on garage door needs repair. Bottom hinge needs to be secured better to jamb. Recommend longer screws to pull it to door. Some screws were stripped and, as a result, are causing the door to not have a weather tight seal when closed.

Item 1(Picture) Weather strip, on garage door needs repair.

Item 2(Picture) Bottom hinge needs repair. Screw is loose and needs a longer bigger screw in place.

Item 3(Picture) Small gap at top of Garage door created by bottom hinge not being properly secured to door jamb.

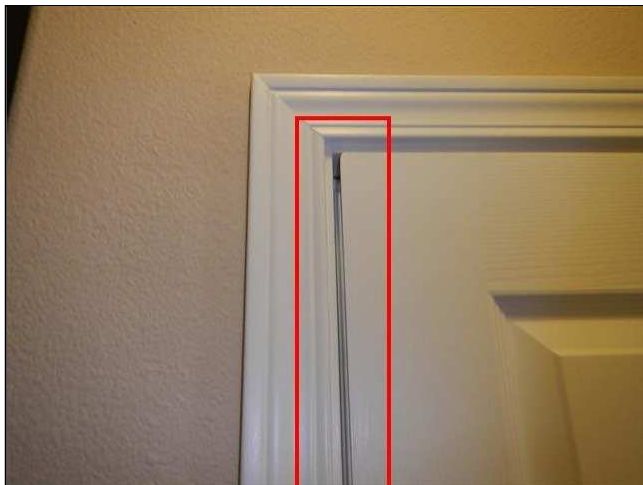
Repair is recommended.



3.7 Picture 1 Weather strip, on garage door needs repair.



3.7 Picture 2 Bottom hinge needs repair. Screw is loose and needs a longer bigger screw in place.



3.7 Picture 3 Small gap at top of Garage door created by bottom hinge not being properly secured to door jamb.

### 4. Interiors

#### 4.5 COUNTERS TOPS AND SPLASHES Repair or Replace



## 4. Interiors

Small hairline crack in kitchen countertop. Item 1(Picture)

Repair is recommended.



4.5 Picture 1 Small hairline crack in kitchen countertop.

## 5. Structural Components

### 5.1 CRAWL SPACE

Repair or Replace

Item 1(Picture) Some insulation has fallen, needs to be removed in order to prevent habitable locations for pests.



5.1 Picture 1 Some insulation has fallen, needs to be removed in order to prevent habitable locations for pests.

## 6. Plumbing System

### 6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

## 6. Plumbing System

### Repair or Replace

Item(s) recommended for repair: See photo(s) for location(s).

Item 1(Picture) Both outside hose bibs leak at the stem, when turned on, and need to be repaired. This is usually an easy fix and can be repaired by replacing the internal string in the faucet.

Item 2(Picture) One pop up stopper is in need of repair. Upstairs bathroom in hallway.

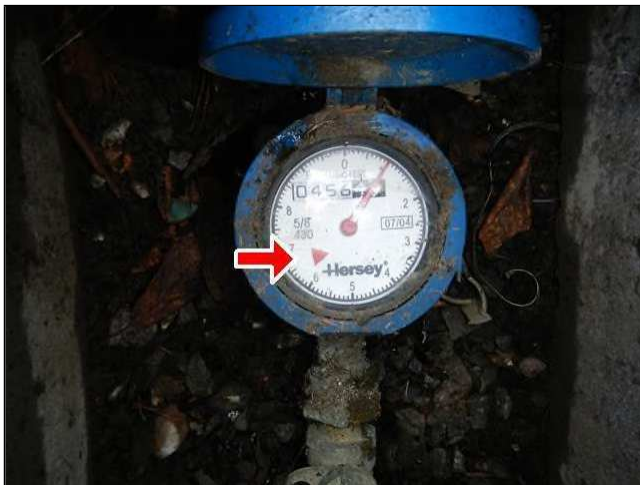
Picture 3 The water meter was checked for movement while everything in the house was turned off. There was none. This means there were no major leaks in the system, however, slow drips are not detected by this means.



6.1 Picture 1 Both outside hose bibs leak at the stem, when turned on, and need to be repaired. This is usually an easy fix and can be repaired by replacing the internal string in the faucet.



6.1 Picture 2 One pop up stopper is in need of repair. Upstairs bathroom in hallway.



6.1 Picture 3 The water meter was checked for movement while everything in the house was turned off. There was none. This means there were no major leaks in the system, however, slow drips are not detected by this means.

### 6.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

#### Repair or Replace

## 6. Plumbing System

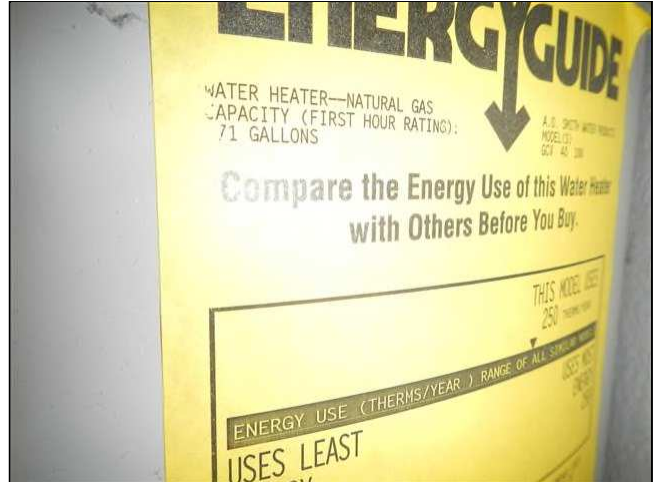
Item 1(Picture) Small pin hole leak needs repair.

Evaluation and repair by a licensed plumbing contractor is recommended.

Item 2(Picture) Energy guide label on Hot water Heater.



6.3 Picture 1 Small pin hole leak needs repair.



6.3 Picture 2 Energy guide label on Hot water Heater.

## 8. Heating / Central Air Conditioning

### 8.0 HEATING EQUIPMENT

#### Repair or Replace

Item 1(Picture) There are no maintenance documents on the furnace. If it has not been serviced within the last two years, servicing by a n HVAC company is recommended. In particular, the heat exchanger should be checked for possible cracks.



8.0 Picture 1 There are no maintenance documents on the furnace. If it has not been serviced within the last two years, servicing by a n HVAC company is recommended. In particular, the heat exchanger should be checked for possible cracks.



## 9. Insulation and Ventilation

### 9.6 VENTING SYSTEMS (Kitchens, baths and laundry)

#### Repair or Replace

Item 1(Picture) The dryer vent needs to be cleaned of lint. As a result, the flap is not closing properly and is a potential pest entrance to the home. Repair is recommended.



9.6 Picture 1 The dryer vent needs to be cleaned of lint. As a result, the flap is not closing properly and is a potential pest entrance to the home. Repair is recommended.

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Home inspectors are not required to report on the following: 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 market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the 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 mold, toxins, carcinogens, noise, contaminants in the building or in 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; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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<b>Date:</b> 6/6/2013	<b>Time:</b> 10:00 AM	<b>Report ID:</b>
<b>Property:</b> 1234 Main St Anytown OR 99999	<b>Customer:</b> John Doe	<b>Real Estate Professional:</b>

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Standards of Practice:**  
Oregon

**In Attendance:**  
Customer and their agent

**Type of building:**  
Single Family

**Style of Home:**  
Contemporary

**Approximate age of building:**  
Under 10 Years

**Home Faces:**  
East

**Temperature:**  
In the 50's

**Weather:**  
Cloudy

**Ground/Soil surface condition:**  
Damp

**Rain in last 3 days:**  
Yes

## 1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing.

The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### Styles & Materials

<b>Roof Covering:</b> Architectural	<b>Layers of Roofing:</b> One	<b>Viewed roof covering from:</b> Ground
<b>Chimney (exterior):</b> Metal Wall Flue For Gas Fireplace	<b>Sky Light(s):</b> None	

### Items

#### 1.0 ROOF COVERINGS

**Comments:** Inspected

#### 1.1 .....Moss Checked

**Comments:** Inspected

#### 1.2 .....Debris Checked

**Comments:** Inspected

#### 1.3 .....Exposed Fasteners Checked

**Comments:** Inspected

#### 1.4 Flashings - General

**Comments:** Inspected

#### 1.5 .....Roof Jacks Checked

**Comments:** Inspected

#### 1.6 .....Kick Out Flashings Checked

**Comments:** Inspected

#### 1.7 External Chimneys

**Comments:** Inspected

#### 1.8 Gutters

**Comments:** Repair or Replace

The gutter spikes need to be tightened to keep the gutters tight against the roof.

Item 1(Picture) Spike protruding out needs to be tightened in order to keep gutter against fascia and water away from house.





1.8 Picture 1 Spike protruding out needs to be tightened in order to keep gutter against fascia and water away from house.

### 1.9 Downspouts and Drain Lines

**Comments:** Inspected

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**Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.**

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind.

## 2. Exterior

**The home inspector shall observe:** Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected.

**The home inspector is not required to observe:** Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

**Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.**

### Styles & Materials

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**Siding Style:**

Lap

**Siding Material:**

Cement-Fiber

**Exterior Entry Doors:**

Sliding Glass Door

**Appurtenance:**

Patio  
Porch

**Driveway:**

Concrete

### Items

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**2.1 Lot Grading and Drainage**

**Comments:** Inspected

**2.2 Driveways and Walkways**

**Comments:** Inspected

**2.3 Retaining Walls (With respect to their effect on the condition of the building)**

**Comments:** Inspected

**2.4 Earth To Wood Contact**

**Comments:** Inspected

**2.5 Vegetation in Contact with Structures**

**Comments:** Inspected

**2.6 Steps, Decks, Stoops, Porches, and Railings**

**Comments:** Inspected

**2.7 House Paint**

**Comments:** Repair or Replace

Paint touch-ups needed. Some areas of the siding or trim need to have prep work (scraping, sanding, caulking, and priming as needed) and paint touch-ups. I recommend these areas be repaired by a qualified contractor as weather permits.

Item 1(Picture) Paint needed on exterior of house to prevent water damage.



2.7 Picture 1 Paint needed on exterior of house to prevent water damage.

## 2.8 SIDING - Ext. Envelope Integrity

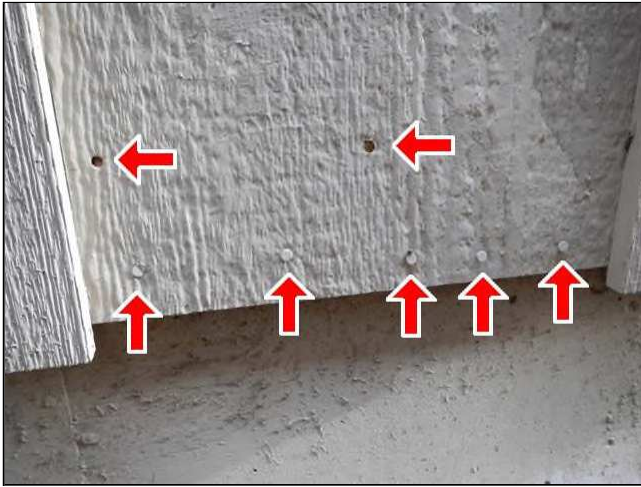
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Evaluation and repair by a licensed contractor is recommended. Item(s) recommended for repair: See photo(s) for location(s).

Item 1(Picture) The siding is in need of repair. Some nails need to be properly hammered down, while others need to be filled with a high quality caulking, and painted to prevent water from being absorbed by siding material.

Item 2(Picture) Cracks around trim or siding butt joints or wall penetrations should be sealed with caulking. This is an ongoing maintenance job for nearly all homes.

Item 3(Picture) When repainting make sure to reapply caulking to prevent water from getting held up on top edge and getting in between board and siding, creating water damage.



2.8 Picture 1 Some nails need to be properly hammered down, while others need to be filled with a high quality caulking, and painted to prevent water from being absorbed by siding material.



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2.8 Picture 3 When repainting make sure to reapply caulking to prevent water from getting held up on top edge and getting in between board and creating water damage.

**2.9 Trim, Eaves, Soffits, Fascia and Barge Boards**

**Comments:** Inspected

**2.10 Exterior Doors**

**Comments:** Inspected

**2.11 Exterior Window Frames and Glass**

**Comments:** Inspected

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind.

Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 3. Garage

### Styles & Materials

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**Garage Door Type:**  
One automatic

**Garage Door Material:**  
Metal

**Auto-opener Manufacturer:**  
CHAMBERLAIN

### Items

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**3.1 Garage Ceilings and Wall**

**Comments:** Inspected

**3.2 Garage Fire Safety**

**Comments:** Inspected

**3.3 Garage Floor**

**Comments:** Inspected

**3.4 Garage Door**

**Comments:** Inspected

**3.5 Garage Door Operators and Hardware and Safety**

**Comments:** Inspected

**3.6 Garage Man Door to the Exterior**

**Comments:** Not Present

**3.7 Garage Door to the House**

**Comments:** Repair or Replace

Garage door needs repair.

Weather strip, on garage door needs repair. Bottom hinge needs to be secured better to jamb. Recommend longer screws to pull it to door. Some screws were stripped and, as a result, are causing the door to not have a weather tight seal when closed.

Item 1(Picture) Weather strip, on garage door needs repair.

Item 2(Picture) Bottom hinge needs repair. Screw is loose and needs a longer bigger screw in place.

Item 3(Picture) Small gap at top of Garage door created by bottom hinge not being properly secured to door jamb.

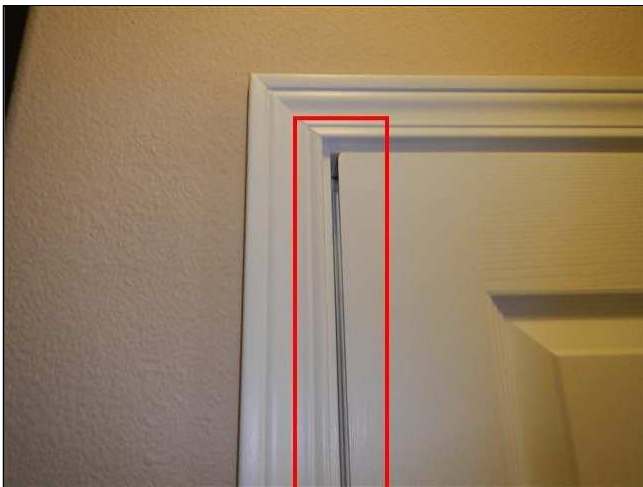
Repair is recommended.



3.7 Picture 1 Weather strip, on garage door needs repair.



3.7 Picture 2 Bottom hinge needs repair. Screw is loose and needs a longer bigger screw in place.



3.7 Picture 3 Small gap at top of Garage door created by bottom hinge not being properly secured to door jamb.

## 4. Interiors

**The home inspector shall observe:** Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

**The home inspector is not required to observe:** Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### Styles & Materials

**Ceiling Materials:**

Gypsum Board

**Wall Material:**

Gypsum Board

**Floor Covering(s):**

Carpet  
Tile

**Interior Doors:**

Hollow core  
Wood

**Window Types:**

Thermal/Insulated  
Sliders

**Window Manufacturer:**

MILGARD

**Cabinetry:**

Wood

**Countertop:**

Tile  
Granite

**Refrigerator Opening Width:**

As measured

**Refrigerator Opening Height:**

As measured

### Items

**4.1 CEILINGS**

**Comments:** Inspected

**4.2 WALLS**

**Comments:** Inspected

**4.3 FLOORS**

**Comments:** Inspected

**4.4 STEPS, STAIRWAYS, BALCONIES AND RAILINGS**

**Comments:** Inspected

**4.5 COUNTERTOPS AND SPLASHES**

**Comments:** Repair or Replace

Small hairline crack in kitchen countertop. Item 1(Picture)

Repair is recommended.



4.5 Picture 1 Small hairline crack in kitchen countertop.

**4.6 CABINETS**

**Comments:** Inspected

#### **4.7 DOORS (REPRESENTATIVE NUMBER)**

**Comments:** Inspected

#### **4.8 WINDOWS (REPRESENTATIVE NUMBER)**

**Comments:** Inspected

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### Styles & Materials

#### Method used to observe Crawlspace:

Crawled  
From entry

#### Wall Structure:

2 X 4 Wood

#### Roof Structure:

Engineered wood trusses

#### Attic info:

Attic hatch

#### Foundation:

Poured concrete

#### Columns or Piers:

Wooden Posts on Concrete Piers

#### Roof-Type:

Gable

#### Floor Structure:

Car Decking on Beams

#### Ceiling Structure:

Wooden Ceiling Joists

#### Method used to observe attic:

From entry

### Items

#### 5.0 FOUNDATION

Comments: Inspected

#### 5.1 CRAWL SPACE

Comments: Repair or Replace

Item 1(Picture) Some insulation has fallen, needs to be removed in order to prevent habitable locations for pests.



5.1 Picture 1 Some insulation has fallen, needs to be removed in order to prevent habitable locations for pests.

#### 5.2 BASEMENT

Comments: Not Present

#### 5.3 COLUMNS OR PIERS

Comments: Inspected

#### 5.4 WALLS (Structural)

Comments: Inspected

#### 5.5 FLOORS (Structural)

Comments: Inspected

#### 5.6

**CEILINGS (structural)**

**Comments:** Inspected

**5.7 ROOF STRUCTURE AND ATTIC**

**Comments:** Inspected

**5.8 PESTS**

**Comments:** Not Present

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**Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.**

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind.

## 6. Plumbing System

**The home inspector shall observe:** Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

**The home inspector is not required to:** State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

**Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.**

### Styles & Materials

<b>Water Source:</b> Public	<b>Plumbing Water Supply (into home):</b> Pex	<b>Plumbing Water Distribution (inside home):</b> Copper PEX
<b>Washer Drain Size:</b> 2" Diameter	<b>Plumbing Waste:</b> ABS	<b>Water Heater Power Source:</b> Gas (quick recovery)
<b>Water Heater Capacity:</b> 38 Gallon (Small)	<b>Manufacturer:</b> A.O. SMITH	<b>Water Heater Location:</b> Closet

### Items

#### 6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Inspected

#### 6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

**Comments:** Repair or Replace

Item(s) recommended for repair: See photo(s) for location(s).

Item 1(Picture) Both outside hose bibs leak at the stem, when turned on, and need to be repaired. This is usually an easy fix and can be repaired by replacing the internal string in the faucet.

Item 2(Picture) One pop up stopper is in need of repair. Upstair bathroom in hallway.

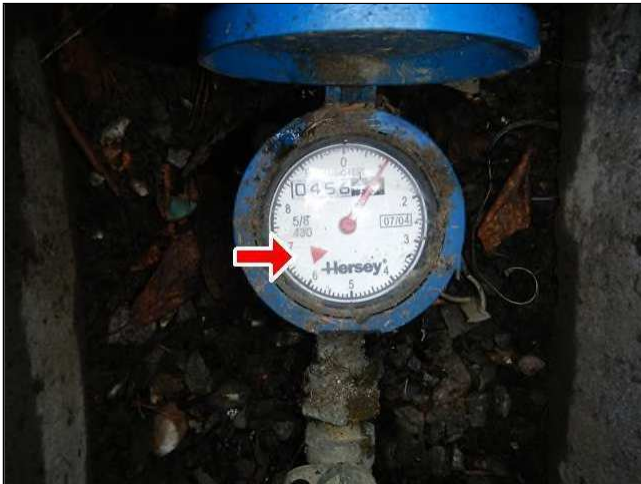
Picture 3 The water meter was checked for movement while everything in the house was turned off. There was none. This means there were no major leaks in the system, however, slow drips are not detected by this means.



6.1 Picture 1 Both outside hose bibs leak at the stem, when turned on, and need to be repaired. This is usually an easy fix and can be repaired by replacing the internal string in the faucet.



6.1 Picture 2 One pop up stopper is in need of repair. Upstair bathroom in hallway.



6.1 Picture 3 The water meter was checked for movement while everything in the house was turned off. There was none. This means there were no major leaks in the system, however, slow drips are not detected by this means.

## 6.2 MAIN WATER SHUT-OFF DEVICE (Describe location)

**Comments:** Inspected

Main water shutoff is in Garage.

## 6.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

**Comments:** Repair or Replace

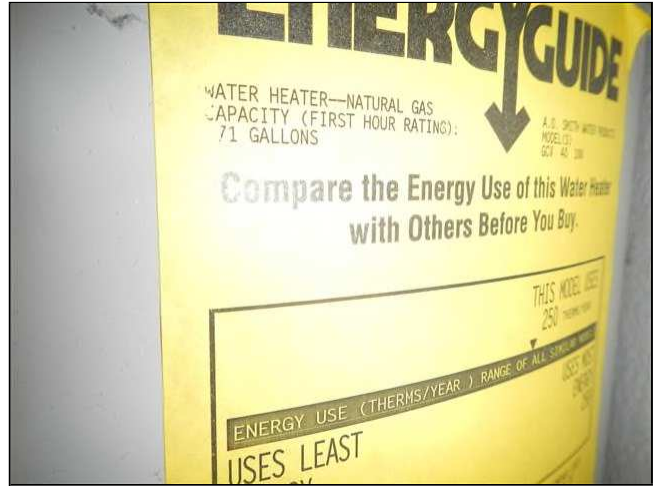
Item 1(Picture) Small pin hole leak needs repair.

Evaluation and repair by a licensed plumbing contractor is recommended.

Item 2(Picture) Energy guide label on Hot water Heater.



6.3 Picture 1 Small pin hole leak needs repair.



6.3 Picture 2 Energy guide label on Hot water Heater.

#### 6.4 MAIN FUEL SHUT OFF (Describe Location)

**Comments:** Inspected

The natural gas can be turned off at the individual appliances (for example the furnace, or water heater, or range, or fireplace) or it can be turned off at the gas meter on the exterior.

#### 6.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

**Comments:** Inspected

#### 6.6 SUMP PUMP

**Comments:** Not Present

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Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind.

## 7. Electrical System

**The home inspector shall observe:** Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; 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; 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; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

**The home inspector is not required to:** Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

**Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.**

### Styles & Materials

**Electrical Service Conductors:**

Below ground  
Aluminum

**Panel capacity:**

200 AMP

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

SQUARE D

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

### Items

#### 7.0 SERVICE ENTRANCE CONDUCTORS

**Comments:** Inspected

#### 7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

**Comments:** Inspected

Item 1(Picture) Properly labeled 200 amp Main Panel



7.1 Picture 1 Properly labeled 200 amp Main Panel

#### 7.2 LOCATION OF MAIN AND DISTRIBUTION PANELS

**Comments:** Inspected

The main panel box is located at the garage.

#### 7.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

**Comments:** Inspected

There is service ran for a 50 amp breaker in backyard. However, at the main panel it is not connected and would need an Electrician to fix and evaluate, if you wish to have a Hot tub/Sauna installed.

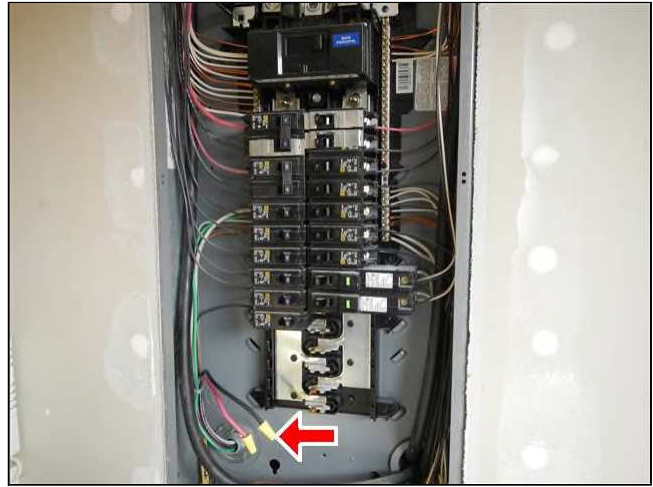
Item 2(Picture)

Item 3(Picture)





7.3 Picture 1 Outdoor 50 amp breaker for Hot tub.



7.3 Picture 2 50 amp breaker not connected



7.3 Picture 3 Dead wires coming out of ground in backyard for previous hot tub.

**7.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

Comments: Inspected

**7.5 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**

Comments: Inspected

**7.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

Comments: Inspected

**7.7 SMOKE DETECTORS**

Comments: Inspected

**7.8 CARBON MONOXIDE DETECTORS**

Comments: Inspected

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Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind.

## 8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### Styles & Materials

<b>Heat Type:</b> Forced Air	<b>Energy Source:</b> Gas	<b>Number of Heat Systems (excluding wood):</b> One
<b>Heat System Brand:</b> BRYANT	<b>Filter Size:</b> 14X24	<b>Ductwork:</b> Insulated
<b>Types of Fireplaces:</b> Natural Gas	<b>Filter Type:</b> Disposable	<b>Operable Fireplaces:</b> One
<b>Number of Woodstoves:</b> None	<b>Number of AC Only Units:</b> None	<b>Cooling Equipment Type:</b> None
<b>Central Air Manufacturer:</b> NONE		

### Items

#### 8.0 HEATING EQUIPMENT

**Comments:** Repair or Replace

Item 1(Picture) There are no maintenance documents on the furnace. If it has not been serviced within the last two years, servicing by a n HVAC company is recommended. In particular, the heat exchanger should be checked for possible cracks.



8.0 Picture 1 There are no maintenance documents on the furnace. If it has not been serviced within the last two years, servicing by a n HVAC company is recommended. In particular, the heat exchanger should be checked for possible cracks.

#### 8.1 NORMAL OPERATING CONTROLS

**Comments:** Inspected

#### 8.2 AUTOMATIC SAFETY CONTROLS

**Comments:** Not Inspected

#### 8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

**Comments:** Inspected

**8.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**

**Comments:** Inspected

**8.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)**

**Comments:** Inspected

**8.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)**

**Comments:** Not Present

**8.7 GAS/LP FIRELOGS AND FIREPLACES**

**Comments:** Inspected

**8.8 COOLING AND AIR HANDLER EQUIPMENT**

**Comments:** Not Present

**8.9 NORMAL OPERATING CONTROLS**

**Comments:** Not Present

**8.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM**

**Comments:** Not Present

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**Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.**

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind.

## 9. Insulation and Ventilation

**The home inspector shall observe:** Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors.

**The home inspector is not required to report on:** Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### Styles & Materials

**Attic Insulation:**  
Batt

**Ventilation:**  
Soffit and roof vents

**Exhaust Fans:**  
None

**Dryer Power Source(s):**  
220 Electric

**Floor System Insulation:**  
Fiberglass Batts

**Dryer Vent:**  
Metal

### Items

#### 9.1 VENTILATION FANS, AND THERMOSTATIC CONTROLS (ATTIC)

**Comments:**Not Present

#### 9.2 INSULATION IN ATTIC

**Comments:**Inspected

Item 1(Picture) Good insulation in attic. Recommended 14in minimum. Attic has 16in.



9.2 Picture 1 Good insulation in attic

#### 9.3 INSULATION IN WALLS

**Comments:**Not Inspected

#### 9.4 INSULATION UNDER FLOOR SYSTEM

**Comments:** Inspected

#### 9.5 VENTILATION OF ATTIC AND FOUNDATION AREAS

**Comments:** Inspected

#### 9.6 VENTING SYSTEMS (Kitchens, baths and laundry)

**Comments:** Repair or Replace

Item 1(Picture) The dryer vent needs to be cleaned of lint. As a result, the flap is not closing properly and is a potential pest entrance to the home. Repair is recommended.



9.6 Picture 1 The dryer vent needs to be cleaned of lint. As a result, the flap is not closing properly and is a potential pest entrance to the home. Repair is recommended.

---

**Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.**

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind.

## 10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven.

The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### Styles & Materials

**Exhaust/Range hood:**  
GENERAL ELECTRIC

**Dishwasher Brand:**  
KENMORE

**Range/Oven:**  
KENMORE

**Disposer Brand:**  
In-Sink-Erator  
BADGER

**Built in Microwave:**  
GENERAL ELECTRIC

**Refrigerator:**  
MAYTAG

**Trash Compactors:**  
NONE

### Items

#### 10.0 RANGES/OVENS/COOKTOPS

Comments: Inspected

#### 10.1 RANGE HOOD

Comments: Inspected

#### 10.2 MICROWAVE COOKING EQUIPMENT (BUILT-INS ONLY)

Comments: Inspected

#### 10.3 DISHWASHER

Comments: Inspected

#### 10.4 FOOD WASTE DISPOSER

Comments: Inspected

#### 10.5 TRASH COMPACTOR

Comments: Not Present

Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind.



# INSPECTION AGREEMENT

**PRIOR TO THE INSPECTION, PLEASE READ CAREFULLY BEFORE SIGNING 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 THE REPORT.**

You, the undersigned Client(s), herein referred to as "You/Your", have requested that We, along with our employees and any persons conducting inspections, herein referred to as "We"/"Our"/"Us", conduct an inspection of the Property consistent with the terms and conditions of this Agreement. The inspection service is being provided at the request of you, our Client(s), and is intended for your exclusive use and benefit. Not all conditions are apparent at the time of inspection, so it is recommended, and you agree herein, to consult with the Seller of the property regarding any significant deficiencies/malfunctions known to exist to the Seller. Please read the final report carefully, as additional information and details concerning the nature of the inspection are found in the report.

**SCOPE OF THE INSPECTION: Visual Home Inspection** - The Home Inspection you receive is a **non-invasive, visual** examination of the readily accessible items identified in the inspection report. The inspector is **not** an expert in every building craft or profession. Therefore, the home inspection that we conduct is **not** technically exhaustive. The inspection is designed only to identify unsafe/non-functioning systems, structures and/or components that were **exposed to view and apparent as of the time/day of the inspection**. A written inspection report will describe and identify the inspected systems, structures, or components of the building inspected, and shall list any unsafe or non-functioning systems, structures, and components observed during the inspection. The inspection report is a written opinion of a trained home inspector based upon what was visible and evident at the time of the inspection. The report is not a listing of repairs to be made and is not intended for use as a guide in re-negotiating a real estate transaction. Items that are not listed in the inspection report **were not inspected and are not included** under the scope of the inspection service provided. It is agreed that the inspector is not, as part of the inspection, determining compliance with installation guidelines, construction documents, manufacturers specifications, building codes, local ordinances, zoning regulations, covenants, or other restrictions, including local interpretations thereof. If this is a "verbal" inspection you agree that there shall be no legal liability for the inspection until/unless a full written inspection report is requested and paid for within 7 calendar days of the inspection.

**Inspection Standards** - The home inspection and/or systems inspected will be performed in accordance with the scope and standards of practice of the *State of Oregon*. A copy of the standards of practice is available through your inspector.

**GENERAL EXCLUSIONS: The inspector cannot examine what cannot be seen by a non-invasive, visual** examination. No removal of materials or dismantling of systems shall be performed during this inspection. The inspector is not required to, nor will he/she move furniture, floor coverings, insulation, stored materials, personal belongings, open walls or perform any type of destructive or invasive testing in order to perform the inspection. This inspection company is not responsible for any condition that may be covered, concealed or inaccessible because of, but not limited to, soil or vegetation, walls, structural members, furniture, floor coverings, insulation, stored items, personal belongings, water, ice, snow, soot or conditions that would be considered a danger to the inspector. The home inspection is not a compliance inspection or certification of compliance with past or present governmental codes or regulations of any kind.

**Whether or not they are concealed or inaccessible, the following items and systems are not within the scope of the inspection service provided under this Agreement:** \*Engineering Analysis of any kind including structural integrity, system design problems, acoustical characteristics, functional adequacy, operational capacity or costs, quality or suitability for a particular use \*Geological stability or ground condition of site \*Soils or Soil Contamination \*Scientific or specialized technician tests, readings or evaluations \*Issues directly or indirectly related to Drywall from the People's Republic of China \*Fireplace draft \*Cosmetic items, including without limitation, paint, scratches, scrapes, dents, cracks, stains or faded surfaces, flooring, insulation unless required by law, wall coverings, carpeting, paneling, lawn and landscaping \*Condominium or co-op common areas or areas under the management of the condominium or co-op association \*Home warranty, system warranty and/or component warranty \*Telephone and TV cables \*Cisterns \*Fountains \*Low voltage lighting and electrical systems \*Electrostatic precipitators \*Electronic air cleaners or filters \*Active or passive solar system \*Pressure tests on central air conditioning systems \*Furnace heat exchangers \*Radiant heating systems \*Free standing appliances and other personal property \*Water volume or flow \*Water conditioning/softening systems \*Security system \*Central vacuum system \*Landscaping \*Irrigation systems \*We do not address conditions relating to animals, rodents or other household pests or the damage caused thereby.

**Unless you have paid an additional fee and the specific item is noted and initialed by you and the inspector on page 2 of this Agreement, the following items are also excluded under this agreement and not within the scope of the inspection service:** (a) Septic System (b) Wells or Well Pump (c) Water Quality (d) Swimming pools, Saunas, Hot tubs, Spas/Whirlpools or attached equipment (e) Mold/Mildew/Fungus or spores thereof or conditions related to Mold, Mildew or Fungus (f) Detached Buildings or Equipment (g) Environmental hazards including, but not limited to; Asbestos, Radon, Lead, Formaldehyde, Electro Magnetic Fields (EMF's), Microwaves (h) Wood Destroying Organisms including, but not limited to, Termites, Carpenter Ants, Wood Boring Beetles and Fungal Rot.

**THE INSPECTION AGREEMENT, THE HOME INSPECTION AND THE INSPECTION REPORT DO NOT CONSTITUTE A HOMEWARRANTY, AN INSURANCE POLICY, OR A GUARANTEE OF ANY KIND; NOR, DO THEY SUBSTITUTE FOR ANY DISCLOSURE STATEMENT AS MAY BE REQUIRED BY LAW.**

**We do not turn on, ignite or inspect any utility service, major system, item or component that is shut down or not connected to a functioning system at the time of the inspection.** All utility services and major systems must be turned on to perform the inspection. Therefore, you agree not to hold us responsible for future failure and repair, or for the non-discovery of any patent or latent defects in material, workmanship, or other conditions of the property which may occur or become evident after the inspection date; nor for any alleged non-disclosure of conditions that are the express responsibility of the seller of the property. You agree to assume all the risk for conditions, which are concealed from view or inaccessible to us at the time of the inspection. **Notice Requirement** - In the event that You have any dispute relating to this agreement, the inspection service, the inspection report, or You claim that there was any error or omission in the performance of the inspection service or writing of the report, You agree, upon discovering facts related to the dispute or any error or omission, to promptly notify Us in writing of the dispute or claim in order to provide Us or our representative a reasonable opportunity to re-inspect and document the condition in dispute. In addition, if We determine that You have a legitimate dispute or claim, You will provide Us the opportunity to resolve the issue. Please understand that an unreasonable delay in affording Us with a notice of a dispute, claim or issue may prevent Us from remedying any valid dispute You might have.

**Binding Arbitration** - The undersigned parties below agree that any dispute between the parties, except those for nonpayment of fees, that in any way, directly or indirectly, arising out of, connected with, or relating to the interpretation of this Agreement, the inspection service provided, the report or any other matter involving our service, shall be submitted to binding arbitration conducted by and according to the Accelerated Arbitration Rules and Procedures of Construction Dispute Resolution Services, LLC. You may recommend an alternative arbitration provider for our consideration. The arbitration decision shall be final and binding on all parties, and judgment upon the award rendered may be entered into any court having jurisdiction. In any dispute arising under this Agreement, Our inspection or the Inspection Report, the costs of the arbitration shall be the sole responsibility of the client up to and including the arbitration hearing. As part of the arbitration award, the arbitrator shall award to the prevailing party any or all costs of the arbitration process as he or she deems to be appropriate. Expenses related to personal attorneys, experts, engineers, witnesses, engineering reports or other inspection reports or similar individuals or documents shall be the direct responsibility of the parties and shall not be considered as part of the arbitration award. The arbitration award shall be limited in scope to the issues and terms as specified in the Inspection Agreement. No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against us, or our officers, agents or employees more than one year after the date of the subject inspection. Time is expressly of the essence herein. THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.

**LIMITATION OF LIABILITY** - IF WE, OUR EMPLOYEES, INSPECTORS, OR ANY OTHER PERSON YOU CLAIM TO BE OUR AGENT, ARE CARELESS OR NEGLIGENT IN PERFORMING THE INSPECTION AND/OR PREPARING THE REPORT AND/OR PROVIDING ANY SERVICES UNDER THIS AGREEMENT, OUR LIABILITY IS LIMITED TO THE FEE YOU PAID FOR THE INSPECTION SERVICE, AND YOU RELEASE US FROM ANY ADDITIONAL LIABILITY. WE HAVE NO RESPONSIBILITY FOR THE POSSIBILITY YOU LOST AN OPPORTUNITY TO RENEGOTIATE WITH THE SELLER. THERE WILL BE NO RECOVERY FOR SECONDARY OR CONSEQUENTIAL DAMAGES BY ANY PERSON.

**Please initial that you agree to this limit of liability. (\_\_\_\_\_).**

**Confidential Report** - The inspection and report is being prepared for You, for Your own information and may not be used or relied upon by any other person unless that person is specifically named by Us in this Agreement as a recipient of the report. This report should not be relied upon by anyone other than the client(s). In addition, the client(s) agrees not to rely on this report alone in making decisions about the subject property. You agree to maintain the confidentiality of the report and reasonably protect the report from distribution to any other person. If you directly or indirectly cause the report to be distributed to any other person, You agree to indemnify, defend, and hold Us harmless if any third party brings a claim against Us relating to our inspection or the report.

**By initialing here (\_\_\_\_\_), You authorize Us to distribute copies of the Inspection report to the real estate agent(s) and/or mortgage company directly involved in this transaction, but they are not designated recipients of the report or this agreement, intended or otherwise.**

### **GENERAL PROVISIONS**

**Re-Inspections and Additional Services** - Our fees are based on a single visit to the property and the preparation of the written inspection report. If additional visits, or reports, or services are required of Us for any reason, an additional fee will be charged.

**Client Authority** - Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of the Client by a third party, the person executing this Agreement expressly represents to Us that he/she has the full and complete authority to execute this Agreement on the Client's behalf and to fully and completely bind the Client to all of the terms, conditions, limitations, exceptions and exclusions of this Agreement.

This Agreement constitutes the entire integrated Agreement between the parties hereto pertaining to the subject matter hereof, and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this agreement. The written report to be

prepared by Inspector shall be considered the final and exclusive findings of the Inspector. Client shall not rely on any oral statements made by the Inspector prior to issuance of the written report. This Agreement shall be binding upon and to the benefit of the parties hereto and their heirs, successors and assigns. Should any provision of this Agreement be inure held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

IF YOU WILL NOT BE ATTENDING THE INSPECTION, Thompson Home Inspection, LLC MUST RECEIVE A COPY OF THIS AGREEMENT SIGNED BY THE CLIENT BEFORE THE INSPECTION CAN BEGIN.

**Our fax number is 855-833-2899. OTHERWISE I WILL HAVE A COPY FOR YOU TO SIGN AT THE INSPECTION.**

Client Name: John Doe

**Signature** \_\_\_\_\_

Inspector Signature

A handwritten signature in black ink, appearing to read "Sean Thompson", written over a horizontal line.

Sean Thompson OCHI 1623, CCB 200057 Thompson Home Inspection, LLC

**Location:**

1234 Main St, Anytown, OR 99999

**Date: June 06, 2013**

**Inspector: Sean Thompson OCHI 1623 CCB 200057**

**Total Inspection Cost: \$350.00**



# INVOICE

Thompson Home Inspection, LLC  
4934 NE 37th Ave  
Portland, OR 97211  
Inspected By: Sean Thompson OCHI 1623 CCB  
200057

Inspection Date: 6/6/2013  
Report ID:

Customer Info:	Inspection Property:
John Doe	1234 Main St Anytown OR 99999
Customer's Real Estate Professional:	

## Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 2,001 - 2,500	350.00	1	350.00

Tax \$0.00

**Total Price \$350.00**

**Payment Method:** Check  
**Payment Status:** Paid At Time Of Inspection  
**Note:**