



Inspection Report

Prepared For:
B Lorraine

Property Address:
Lorraine
Glen Eden, OR





JLM & Sons, Inc.

**John L. Mitchell
15015 NW West Union Rd.
Portland, OR 97229
503-645-5253**



Date: 4/16/2005	Time: 12:26 PM	Report ID: Beach
Property: Lorraine Glen Eden, OR	Customer: B Lorraine	Real Estate Professional:

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.

Age Of Home:
Under 10 Years

Home Faces:
North

Client Is Present:
Yes

Radon Test:
No

Water Test:
No

Weather:
Light Rain

Temperature:
Below 60

Rain in last 3 days:
Yes

General Summary



**15015 NW West Union Rd.
Portland, OR 97229
503-645-5253**

Customer
B Lorraine

Property Address
Lorraine
Glen Eden, OR

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 appear to warrant 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, efficiency, or safety 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.

STRUCTURAL COMPONENTS

1.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected, Repair or Replace

Hole cover to crawl space does not fit properly. Adjust and re-fit - See photo 1.0.1

EXTERIOR

2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

THE HOME SIDING IS LP. THIS PRODUCT WAS RECALLED. WE WOULD SUGGEST THAT YOU INVESTIGATE AND EVALUATE THIS SIDING. INFORMATION ABOUT THIS PRODUCT CAN BE OBTAINED BY GOING TO THE INTERNET AND TYPING "LP SIDING".

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Inspected, Repair or Replace

The front porch does not have any railing. We would suggest that railing be installed to prevent someone from falling from the porch. See photo 2.3.1

The back door window seal is leaking and the door has some rust in the corner. This is a maintenance item. It should be cleaned and painted to prevent rust. See photo 2.3.2

ROOFING

3.3 ROOFING DRAINAGE SYSTEMS

Inspected, Repair or Replace

Downspout needs extension and a buried drain line to carry water away from home at right side (facing front).

The front gutters do not have down spouts. have a contractor evaluate and make the necessary repairs. See photo 3.3.2

ELECTRICAL SYSTEMS

5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected, Repair or Replace

The meter box is rusting on the top. Rusting will, in time, require replacement. Have a contractor make the needed repairs to prevent rusting.

5.3 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)

Inspected, Repair or Replace

A switch and receptacle is hanging loose in the shed. Have an electrician make the necessary repairs. See photo 5.3.1

INSULATION AND VENTILATION

8.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Inspected, Repair or Replace

Vent pipe from dryer is not connected - REPAIR OR REPLACE. Lint and moist air are entering the crawl space and can cause moisture damage.

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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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.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR Inspection Items



1.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

FOUNDATION: POURED CONCRETE

METHOD USED TO OBSERVE CRAWLSPACE: CRAWLED

METHOD USED TO OBSERVE ATTIC: WALKED

ATTIC INFO: SCUTTLE HOLE

Comments:

Hole cover to crawl space does not fit properly. Adjust and re-fit - See photo 1.0.1



1.0 Picture 1



1.1 WALLS (Structural)

WALL STRUCTURE: WOOD

Comments:



1.2 COLUMNS OR PIERS

Comments:



1.3 FLOORS (Structural)

FLOOR STRUCTURE: 2 X 6

Comments:



1.4 CEILINGS (structural)

CEILING STRUCTURE: 2X4

Comments:



1.5 ROOF STRUCTURE AND ATTIC

ROOF STRUCTURE: ENGINEERED WOOD TRUSS

ROOF-TYPE: GABLE

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items

Comments:

IN NI NP RR Inspection Items

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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. 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.

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.

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IN	NI	NP	RR	Inspection Items
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2.0 WALL CLADDING FLASHING AND TRIM

SIDING STYLE: BEVEL, CEMENT STUCCO

SIDING MATERIAL: COMPOSITE BOARD

Comments:

THE HOME SIDING IS LP. THIS PRODUCT WAS RECALLED. WE WOULD SUGGEST THAT YOU INVESTIGATE AND EVALUATE THIS SIDING. INFORMATION ABOUT THIS PRODUCT CAN BE OBTAINED BY GOING TO THE INTERNET AND TYPING "LP SIDING".



2.0 Picture 1



2.1 DOORS (Exterior)

EXTERIOR ENTRY DOORS: STEEL

GARAGE DOOR MATERIAL: N/A

GARAGE DOOR TYPE: N/A

Comments:



2.2 WINDOWS

Comments:



2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

APPURTENANCE: PORCH, SIDEWALK

Comments:

The front porch does not have any railing. We would suggest that railing be installed to prevent someone from falling from the porch. See photo 2.3.1

IN	NI	NP	RR	Inspection Items
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IN NI NP RR **Inspection Items**

The back door window seal is leaking and the door has some rust in the corner. This is a maintenance item. It should be cleaned and painted to prevent rust. See photo 2.3.2



2.3 Picture 1



2.3 Picture 2

IN NI NP RR **Inspection Items**

IN NI NP RR Inspection Items

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building) DRIVEWAY: ASPHALT Comments:
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.5 EAVES, SOFFITS AND FASCIAS Comments:
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IN NI NP RR Inspection Items

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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.

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.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.0 ROOF COVERINGS ROOF COVERING: 3-TAB FIBERGLASS VIEWED ROOF COVERING FROM: WALKED ROOF Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.1 FLASHINGS Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS SKY LIGHT (S): NONE CHIMNEY (exterior): N/A Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3.3 ROOFING DRAINAGE SYSTEMS Comments: Downspout needs extension and a buried drain line to carry water away from home at right side (facing front).

The front gutters do not have down spouts. have a contractor evaluate and make the necessary repairs. See photo 3.3.2



3.3 Picture 1

IN	NI	NP	RR	Inspection Items
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IN NI NP RR Inspection Items



3.3 Picture 2

IN NI NP RR Inspection Items

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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. 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.

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.

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IN NI NP RR Inspection Items

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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4.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

WASHER DRAIN SIZE: 2" DIAMETER

PLUMBING WASTE: ABS

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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4.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

WATER SOURCE: PUBLIC

WATER FILTERS: NONE

PLUMBING SUPPLY: PVC

PLUMBING DISTRIBUTION: COPPER

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

WATER HEATER POWER SOURCE: ELECTRIC

CAPACITY: 50 GAL (2-3 PEOPLE)

MANUFACTURER: RELIANCE

Comments:

IN NI NP RR Inspection Items

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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. 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.

ELECTRICAL SYSTEMS

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.

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IN NI NP RR Inspection Items

5.0 SERVICE ENTRANCE CONDUCTORS
ELECTRICAL SERVICE CONDUCTORS: OVERHEAD SERVICE, ALUMINUM, 220 VOLTS
Comments:

5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS
PANEL CAPACITY: 200 AMP
PANEL TYPE: CIRCUIT BREAKERS
ELEC. PANEL MANUFACTURER: MURRAY
Comments:
 The meter box is rusting on the top. Rusting will, in time, require replacement. Have a contractor make the needed repairs to prevent rusting.



5.1 Picture 1

5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE
BRANCH WIRE 15 and 20 AMP: COPPER
WIRING METHODS: ROMEX
Comments:

5.3 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:
 A switch and receptacle is hanging loose in the shed. Have an electrician make the necessary repairs. See photo 5.3.1

IN NI NP RR Inspection Items

IN NI NP RR Inspection Items



5.3 Picture 1

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

5.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)
Comments:

5.6 LOCATION OF MAIN AND DISTRIBUTION PANELS
Comments:

5.7 SMOKE DETECTORS
Comments:

IN NI NP RR Inspection Items

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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. 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.

HEATING

The home inspector shall observe permanently installed heating systems including: Heating equipment; 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.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Inspection Items
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.0 HEATING EQUIPMENT HEAT TYPE: ELECTRIC HEAT ENERGY SOURCE: ELECTRIC NUMBER OF HEAT SYSTEMS (excluding wood): FIVE Comments: The home is heated with wall mount heaters. As a maintenance item - they should be inspected and cleaned every six months.
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.1 NORMAL OPERATING CONTROLS Comments:
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.2 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM Comments:
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IN	NI	NP	RR	Inspection Items
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The heating 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. 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.

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.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.0 CEILINGS CEILING MATERIALS: SHEETROCK Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.1 WALLS WALL MATERIAL: SHEETROCK Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.2 FLOORS FLOOR COVERING(S): CARPET, VINYL Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.3 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS CABINETRY: WOOD COUNTERTOP: LAMINATE REFRIGERATOR OPENING WIDTH: 38 1/2 INCHES REFRIGERATOR OPENING HEIGHT: 68 INCHES, 72 INCHES Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.4 DOORS (REPRESENTATIVE NUMBER) INTERIOR DOORS: MASONITE, RAISED PANEL Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.5 WINDOWS (REPRESENTATIVE NUMBER) Comments:

IN	NI	NP	RR	Inspection Items
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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.

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.
IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Inspection Items
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.0 INSULATION AND VAPOR RETARDERS (in unfinished spaces) ATTIC INSULATION: BLOWN R- VALUE: R-30 OR BETTER Comments:
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.1 VENTILATION OF ATTIC AND FOUNDATION AREAS VENTILATION: RIDGE VENTS Comments:
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8.2 VENTING SYSTEMS (Kitchens, baths and laundry) EXHAUST FAN TYPES: NONE DRYER POWER SOURCE: 220 ELECTRIC DRYER VENT: FLEXIBLE VINYL Comments: Vent pipe from dryer is not connected - REPAIR OR REPLACE. Lint and moist air are entering the crawl space and can cause moisture damage.
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8.2 Picture 1

IN	NI	NP	RR	Inspection Items
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IN NI NP RR Inspection Items



8.2 Picture 2

IN NI NP RR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

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. 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.

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.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.0 DISHWASHER DISHWASHER: GIBSON REFRIGERATOR: NONE Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.1 RANGES/OVENS/COOKTOPS RANGE/OVEN: KITCHEN AIDE Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.2 RANGE HOOD EXHAUST/RANGE HOOD: KENMORE Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.3 FOOD WASTE DISPOSER DISPOSER: BADGER Comments:

IN NI NP RR Inspection Items

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

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. 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.

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Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the home inspection company web site.