



Inspection Report

Mr. John Smith

Property Address:
223344 NE 33rd Street
Bend OR 97701



Hero Home Inspector

**Lance K. Anderson OCHI 1768 CCB 206671
541-420-8979**

Date: 5/4/15	Time: 10:00	Report ID:
Property: 223344 NE 33rd Street Bend OR 97701	Customer: Mr. John Smith	Real Estate Professional: Pro Agent wesellhouses

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.

Appears Serviceable (AS): 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 Present (NP): This item, component or unit is not in this home or building. Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was as intended and will state a reason for not inspecting.

Maintenance (MA): Item warrants additional attention or standard maintenance consistent with the age of the home or common wear and tear.

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.

Unfinished Condition (UC): The item, component or unit is missing, incomplete and/or in the process of being finished. As a result we were unable to fully test, inspect or view the finished product. Consider calling for a re-inspection of these items after completed or the utilities are restored.

In Attendance:

Customer and their agent

Type of building:

Single Family (1 story)

Approximate age of building:

Over 10 Years

Home Faces:

East

Temperature:

Over 65

Weather:

Partly Cloudy, Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

1. Roofing / Chimneys / Roof Structure and Attic

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.

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ASNP NIMARRUC Items

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A. Roof Coverings

Viewed roof covering from: Walked roof

Roof Covering: Architectural

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B. Flashings

• [] [] [] [] [] []

C. Skylights, Chimneys and Roof Penetrations

Chimney (exterior): N/A, Metal Flue Pipe

Sky Light(s): None

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D. Roof Ventilation

Roof Ventilation: Passive

Comments:

View of roof and vents.



D. Item 1(Picture)

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E. Roof Drainage Systems (gutters and downspouts)

Comments:

The house does not have gutter or downspout system. Inspector advises having roof drainage system installed to avoid possible water intrusion in foundation.

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F. Roof Structure and Attic (Report leak signs or condensation)

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Roof-Type: Gable
Method used to observe attic: Walked
Roof Structure: Engineered wood trusses
Ceiling Structure: Not visible
Attic info: Attic access, Light in attic, No Storage, Attic hatch
Attic Insulation: Blown, R-30 or better
 Extra Info : Fiberglass Insulation: 12-14" in depth

G. Ventilation Fans and Thermostatic Controls (Attic)

H. Insulation in Attic

Comments:
 View of attic insulation.



H. Item 1(Picture)

I. Visible Electric Wiring in Attic

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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.

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.

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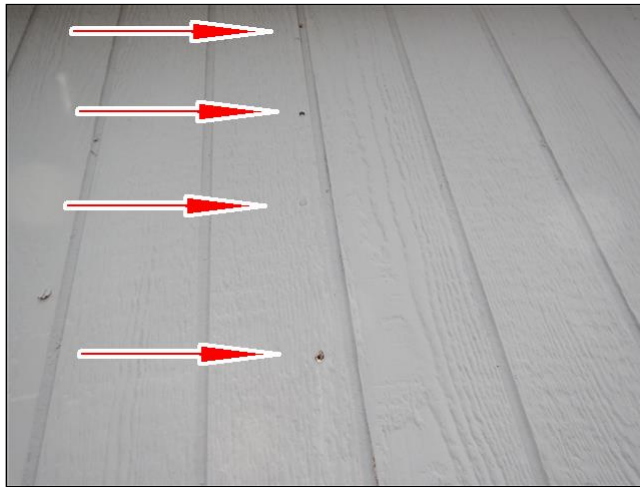
A. Wall Cladding, Flashing and Trim

Siding Style: T-111

Siding Material: Wood, Composite board

Comments:

The wood siding at the South side of home had loose nails that need to be reset and caulked. Further deterioration can occur if not corrected. I recommend prep prime and paint as needed. Localized areas of paint failing on siding (consistent with the age of the home). Needs prep and paint at South side of home.



A. Item 1(Picture)

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B. Doors (Exterior)

Exterior Entry Doors: Steel, Fiberglass, Insulated glass

Comments:

The thermo seal on the sliding glass door of the master bedroom has failed. This allows condensation and discoloration to develop between the panes. Suggest having panes replaced by someone qualified to do project.

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C. Windows

Comments:

Latch on dining room window does not lock.

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D. Decks, Balconies, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Appurtenance: Covered porch, Sidewalk, Patio

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The hand/guard rail for the front steps missing. A fall or injury could occur if not corrected. A handrail should be installed for safety.



D. Item 1(Picture)

E. **Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)**

Driveway: Concrete

F. **Eaves, Soffits and Fascias**

G. **Plumbing Water Faucets (hose bibs)**

Comments:

Hose bibs located on NE corner of house and inside garage. Water pressure was noted at 60 psi.

H. **Outlets (Exterior)**

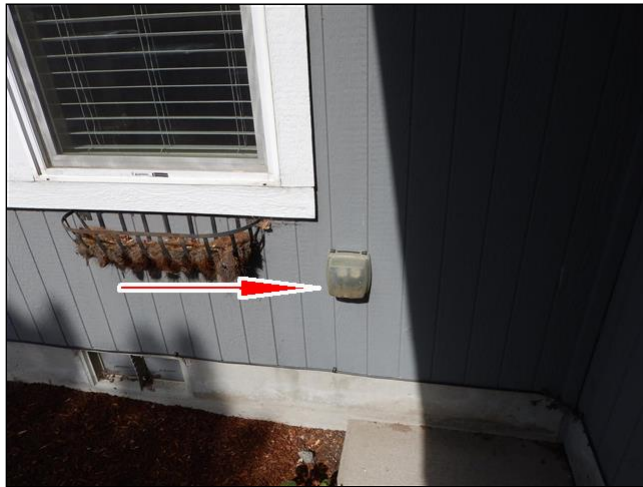
Comments:

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One outlet at the front right, side of house did not function or there is no power to outlet. Further inspection is needed by a qualified licensed electrical contractor.



H. Item 1(Picture)

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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.

3. Garage

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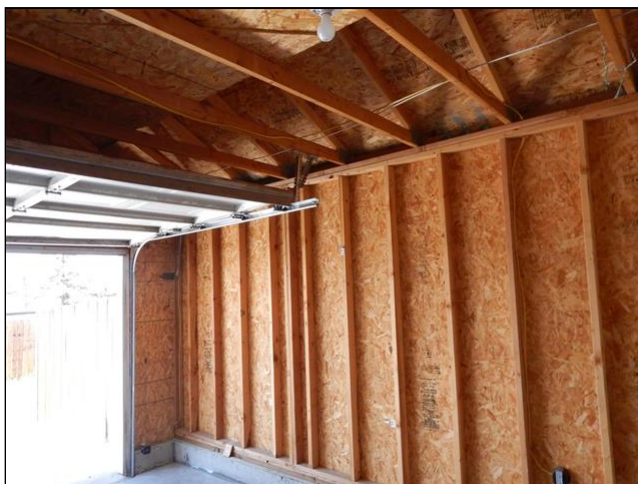
A. Garage Walls (Including Firewall Separation)
Comments:

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The garage interior is unfinished and not insulated. The walls are exposed studs and wiring.



A. Item 1(Picture)

B. Garage Floor

C. Garage Door (s)

Garage Door Type: One manual

Garage Door Material: Metal

D. Occupant Door from Garage to inside home

E. Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Auto-opener Manufacturer: OVERHEAD DOOR

Comments:

Garage door safety mechanisms appeared to function as intended when tested.

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4. Kitchen Components and 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.

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AS NP NI MA RR UC Items

A. Ceiling

AS NP NI MA RR UC Items

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B. Walls

Comments:

Sheetrock walls showed wear consistent with the age of the home.

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C. Floor

Comments:

Vinyl flooring showed wear consistent with the age of the home.

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D. Pantry/Closet Doors

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E. Windows

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F. Counters and a representative number of Cabinets

Cabinetry: Wood

Extra Info : Oak door fronts

Countertop: Laminate

Refrigerator: ROPER

Serial # : EM4338144

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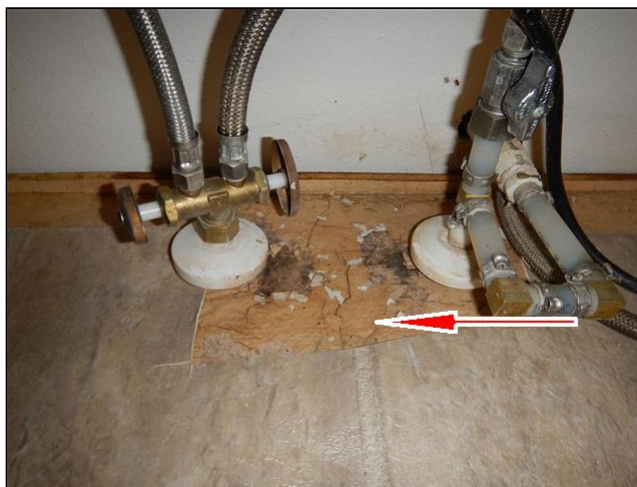
G. Plumbing Drain and Vent Systems

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H. Plumbing Water Supply Faucets and Fixtures

Comments:

The faucet leaks at the kitchen sink. Repairs are needed to stop leaking water from damaging the cabinet bottom or to eliminate moisture that may contribute to fungi growth. I recommend repair as necessary by a qualified person. There is evidence of water leakage under the kitchen sink and in the crawlspace.



H. Item 1(Picture)

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I. Outlets Wall Switches and Fixtures

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Comments:

Outlets in kitchen were GFCI protected.

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J. Dishwasher

Dishwasher Brand: AMANA

Serial # : AMSS34764-BC7609

Comments:

Inspector ran short cycle.

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K. Ranges/Ovens/Cooktops

Range/Oven: GENERAL ELECTRIC

Serial # : Serial number not legible

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L. Range Hood

Exhaust/Range hood: RE-CIRCULATE, GENERAL ELECTRIC

Serial # : HH342544-PT897

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M. Food Waste Disposer

Disposer Brand: IN SINK ERATOR

Serial # : XK-83300221 1/2 horse

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N. Clothes Dryer Vent Piping

Clothes Dryer Vent Material: Metal

Dryer Power Source: 220 Electric

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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.

5. Rooms

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.

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A. Ceilings

Ceiling Materials: Drywall

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B. Walls

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AS NP NI MA RR UC Items

Wall Material: Sheetrock

C. Floors

Floor Covering(s): Carpet, Vinyl

Comments:

Utility Closet: Vinyl floor had a stain, damage is consistent with the age of the home.

D. Doors

Interior Doors: Hollow core

Comments:

Interior doors were composite hollow-core doors.

E. Windows

Window Types: Single-hung, Sliders, Thermal/Insulated

Window Manufacturer: UNKNOWN, MILGARD

Comments:

Master bedroom: The caulking on the inside of the window was cracked. Requires maintenance.

The window frame material is vinyl. The manufacturer is Milgard.

F. Outlets, Switches and Fixtures

Comments:

- (1) The electrical receptacle in the dining room by the front entry was loose.
- (2) In the living room on the left side of the fireplace the electrical receptacle was loose.
- (3) The outlet cover in the southeast bedroom, on the east wall, was damaged. Broken cover-plate should be replaced.

G. Smoke alarms

Comments:

Every bedroom had a functional smoke alarm. There was also a smoke alarm in the living room and hallway.

H. Carbon Monoxide Detector(s)

Comments:

There is a functional carbon monoxide detector located in the the main hallway at an acceptable distance from each bedroom.

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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.

6. Bathroom and Components

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AS NP NI MA RR UC Items

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A. Counters and Cabinets

- Bathtub Shower:** Acrylic
- Countertops:** Laminate
- Flooring:** Vinyl
- Heat Source:** Forced Air
- Toilet:** Porcelain Floor
- Cabinets:** Wood
- Sink:** Porcelain
- Doors:** Hollow Core, Bi-fold

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B. Doors (Representative number)

Comments:

The trim was loose on the bottom left side of the bi-fold doors in the hall bathroom.

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C. Windows

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D. Plumbing Drain, Waste and Vent Systems

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E. Plumbing Water Supply and Distribution Systems and Fixtures

Comments:

The master bath sink drain/stopper was not functional. The bathtub was missing the drain stopper.

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F. Outlets Switches and Fixtures

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G. Exhaust fan

- Exhaust Fans:** Fan only

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7. 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.

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A. Foundations, Basements and Crawlspaces (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

Comments:

Note that small amount of water was pooling under the kitchen sink, likely a result of the malfunctioning sink faucet. Inspector ran water into sink, while in crawl space, and observed plumbing function and did not observe any other potential leaks during inspection.

B. Walls (Structural)
Wall Structure: 2 X 4 Wood, 2 X 6 Wood

C. Columns or Piers
Columns or Piers: Supporting walls

D. Floors (Structural)
Floor Structure: Engineered floor joists

E. Insulation under Floor System
Floor System Insulation: Batts, Fiberglass, R-25

F. Vapor Retarders (On ground in crawlspace or basement)

G. Ventilation of Foundation Area (crawlspace or basement)

Comments:

The crawlspace vent at the south-side of the home (where the TV wires enter) the screen had been damaged. Inspector suggests repairing the screen material to prevent rodent intrusion.

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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.

8. 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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A. Plumbing Drain, Waste and Vent Systems

Plumbing Waste Line: ABS
Water Heater Location: Washer Dryer Room

B. Plumbing Water Supply and Distribution Systems and Fixtures

Water Source: Public
Water Filters: None
Plumbing Water Supply (into home): Pex
Plumbing Water Distribution (inside home): PEX

C. Hot Water Systems, Controls, Chimneys, Flues and Vents

Water Heater Power Source: Electric
Water Heater Capacity: 50 Gallon (2-3 people)
Water Heater Manufacturer: BRADFORD-WHITE

Comments:

Hot water tank did not have a drain pan. This is informational only - the drain pan is not required. But, inspector would recommend the addition of a drain pan in the future to mitigate any damage from possible leakage.

D. Main Water Shut-off Device (Describe location)

Comments:

Shutoff device is located at the NE corner of house, just inside the gate, in a valve control box. Also, at the east side of the sidewalk in the water meter box is an additional shutoff valve.

E. Fuels Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

F. Main Fuel Shut-off (Describe Location)

Comments:

Main fuel shutoff is at the SE corner of house, at natural gas meter.

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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.

9. 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.

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AS NP NI MA RR UC Items

- A. Service Entrance Conductors**

Electrical Service Conductors: Below ground
- B. Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels**

Panel capacity: 200 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: SIEMENS
- C. Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage**

Branch wire 15 and 20 AMP: Copper

Wiring Methods: Romex
- D. 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)**
- E. Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls**
- F. Operation of GFCI (Ground Fault Circuit Interrupters)**

Comments:

Note the repair of non-functional outlet on exterior of home noted in the exterior component section.
- G. Location of Main and Distribution Panels**

Comments:

(1) The main panel was located on the exterior, south side of home, at the meter base panel.

(2) The distribution panel was located on the east wall of the garage interior.

AS NP NI MA RR UC 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.

10. 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.

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AS NP NI MA RR UC Items

A. Heating Equipment
Heat Type: Forced Air
Energy Source: Electric, Natural gas
Number of Heat Systems (excluding wood): One
Heat System Brand: RHEEM

B. Normal Operating Controls

C. Automatic Safety Controls
Comments:
 The safety switch shut off unit when the cover panel was removed.

D. Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)
Ductwork: Insulated
Filter Type: Disposable
Filter Size: 20x20

E. Presence of installed heat source in each room

F. Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

G. Gas/LP Firelogs and Fireplaces
Comments:
 Inspector was able to locate fan control switch for Fireplace and operate it. The fireplace gas had been shut down for the season and the inspector was unable to inspect proper function of gas fireplace.

H. Cooling and Air Handler Equipment
Cooling Equipment Type: Air conditioner unit
Cooling Equipment Energy Source: Electricity

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AS NP NI MA RR UC Items

Central Air Manufacturer: RHEEM

Number of AC Only Units: One

I. Normal Operating Controls

Comments:

Location of thermostat is in the main hallway.

J. Presence of installed cooling source in each room

AS NP NI MA RR UC Items

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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. 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.

Summary



Hero Home Inspector

541-420-8979

Customer

Mr. John Smith

Address

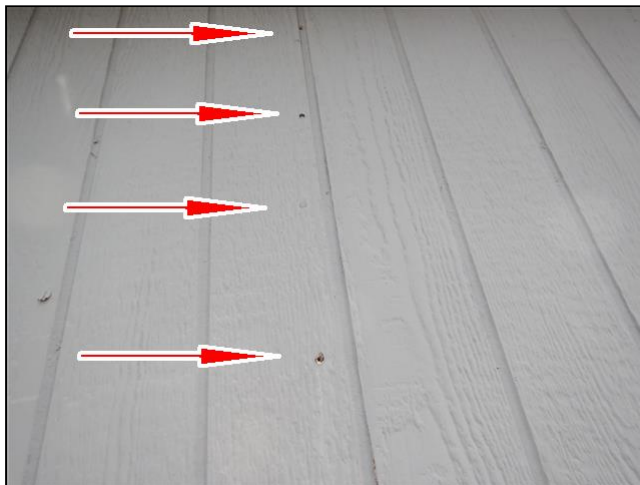
223344 NE 33rd Street
Bend OR 97701

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.

General Summary

Wall Cladding, Flashing and Trim

1. The wood siding at the South side of home had loose nails that need to be reset and caulked. Further deterioration can occur if not corrected. I recommend prep prime and paint as needed. Localized areas of paint failing on siding (consistent with the age of the home). Needs prep and paint at South side of home.



Item 1 - Item 1(Picture)

Doors (Exterior)

- 2. The thermo seal on the sliding glass door of the master bedroom has failed. This allows condensation and discoloration to develop between the panes. Suggest having panes replaced by someone qualified to do project.

Windows

- 3. Latch on dining room window does not lock.

Decks, Balconies, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

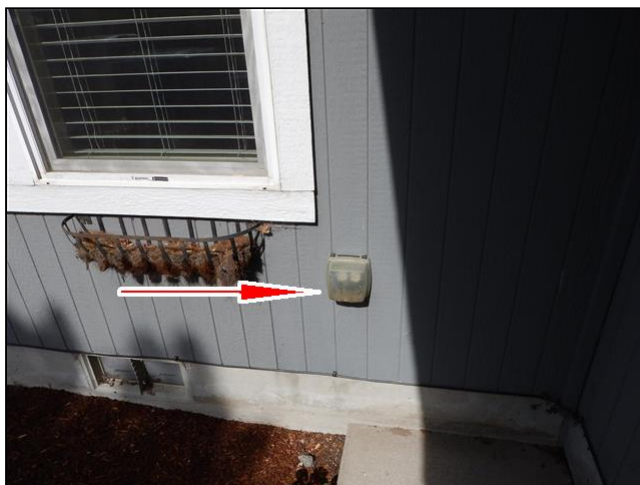
- 4. The hand/guard rail for the front steps missing. A fall or injury could occur if not corrected. A handrail should be installed for safety.



Item 4 - Item 1(Picture)

Outlets (Exterior)

- 5. One outlet at the front right, side of house did not function or there is no power to outlet. Further inspection is needed by a qualified licensed electrical contractor.



Item 5 - Item 1(Picture)

Plumbing Water Supply Faucets and Fixtures

6. The faucet leaks at the kitchen sink. Repairs are needed to stop leaking water from damaging the cabinet bottom or to eliminate moisture that may contribute to fungi growth. I recommend repair as necessary by a qualified person. There is evidence of water leakage under the kitchen sink and in the crawlspace.



Item 6 - Item 1(Picture)

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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