



THE INSPECTION REPORT



Oregon Street

Oregon Street, Eugene, OR 97405
Inspection prepared for: Luke Rabun
Date of Inspection: 1/31/2018 Time: 9:00
Age of Home: 1970 Size: 1280
Weather: Clouds

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Inspector: S. Luke Rabun
OCHI # 1597
CCB # 20570

UNDERSTANDING YOUR REPORT

TEXT COLOR SIGNIFICANCE

BLACK text that is general information and descriptions of the systems installed at the property and description of what was inspected in that section.

BLUE text are observations and information regarding the condition of the system and components of the home. These include deficiencies which in the opinion of the inspector are of less significance, but should still be addresses; or comments which expand on a significant deficiency; or comment of recommendations, routine maintenance, tips, and other relevant resources information. This color text may also indicated limitations that may have restricted the inspection of the building.

RED text are comments that in the opinion of the inspector are significant deficient components or conditions which need attention, repair, or replacement. These comments are also duplicated in the Summary of the report.

DEFINITIONS

The following definitions of comments and descriptions are represent and used solely for the purpose of The Home Inspection Report. Any recommendations by the inspector for corrections or further evaluation is a suggestion to the buyer to get a second opinion by a qualified contractor. To be concise, the following phrases have been used in the report to identify systems or components that need your attention prior to closing or purchasing the property.

INSPECTED: 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.

FURTHER EVALUATION: Denotes a system or component that should receive further evaluation by a qualified contractor to determine if corrective measures are need.

CORRECTION AND FURTHER EVALUATION RECOMMENDED: Denotes a system or component that is significantly deficient or at the end of its service life, and needs corrective action by a qualified contractor. We recommend the qualified contractor making any corrective action and to inspect the property further (further evaluation), in order to discover and repair similar problems that we did not identified in the report. All corrections and evaluations must be made prior to closing or purchasing the property.

IMPORTANT:

1. IF YOU DO NOT UNDERSTAND THE IMPORTANCE OR URGENCY OF ANY OF THE RECOMMENDATIONS FOR REPAIR OR CORRECTION IN ANY OF THE COMMENTS IN THIS REPORT, CONTACT YOUR INSPECTOR PRIOR TO THE END OF YOUR REAL ESTATE INSPECTION PERIOD. 2. IF A RECOMMENDATION FOR REPAIR, CORRECTION, FURTHER EVALUATION, OR MAINTENANCE IS MADE IN ANY OF THE COMMENTS IN THIS REPORT, IT IS RECOMMENDED THAT YOU CONSULT WITH A CONTRACTOR TO DETERMINE THE COST OF THESE REPAIRS OR MAINTENANCE BEFORE THE END OF YOUR REAL ESTATE INSPECTION PERIOD. THIS IS TO HELP YOU ESTIMATE THE COST OF SUCH REPAIR OR MAINTENANCE. THIS WILL ALSO HELP YOU MAKE A INFORMED DECISION ABOUT THE PURCHASE OF THE HOUSE AND OR HELP YOU UNDERSTAND FUTURE EXPENSES.

3. 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.

Pest and Dry Rot (WDO)

DEFINITIONS

- A. “Wood Destroying Organism(s) (WDOs)”** Means carpenter ants, dry wood termites, damp wood termites, subterranean termites, Anobiid beetles, and wood decay fungi.
- B. “Wood Destroying Organism Inspection (WDO Inspection)”** Also known as “Pest and Dry Rot Inspection,” means a visual inspection for the purpose of identifying damage from presence of Wood Destroying Organisms Observed (defined below) at the time of inspection.
- C. “Wood Destroying Organism Inspection Report”** Means the written report based solely on the WDO Inspection completed by Company. This term is hereafter referenced as “Report.”
- D. “Observe” means “the act of making a visual examination.”** Throughout this Agreement, the defined term “Observe” may be used in its variable forms, such as “Observing,” “Observed” or “Observable.”
- E. ”CORRECTION AND FURTHER EVALUATION RECOMMENDED”** Denotes a system or component that is significantly deficient or at the end of its service life, and needs corrective action by a qualified contractor. We recommend the qualified contractor making any corrective action and to inspect the property further (further evaluation), in order to discover and repair related problems that we did not identified in the report. All corrections and evaluations must be made prior to closing or purchasing the property.
- F. ”FURTHER EVALUATION”** Denotes a system or component that should receive further evaluation by a qualified contractor to determine if corrective measures are need.

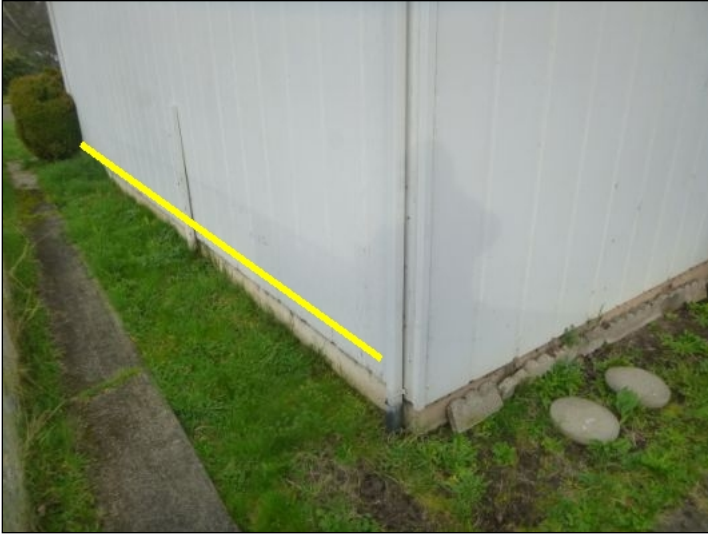
IMPORTANT INFO:

The content of this report are subject to the terms and conditions agreed upon by the Customer and Company in the Home &WDO agreement.

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WOOD DESTROYING ORGANISMS

1. WDI Pictures



Wood rot in siding



Pooling water in crawlspace.



Pooling water in crawlspace. Displaced vapor barrier.

2. Findings

PEST & DRY ROT (WDO)

Inspector inspected for observable evidence of wood destroying insects at the time of the inspection. The home appeared to be free of the below conditions unless otherwise noted in the report. The inspector checked for the following when present, observable, and accessible to inspector at the time of the inspection:

1. Live Insects: _____ NO
2. Wood Rot: _____ YES
4. Evidence of insects: _____ NO
5. Insect Damage: _____ NO
6. Chemical Treatment Recommended: _____ NO
7. Organisms appeared to be: _____

2.1. CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Wood rot. One or more components of the house had wood rot. This condition can result in water damage and structural damage to home. Extent of damage unknown. The Inspector recommends further evaluation of these areas and their associated components to determine extent of damage. Repair as needed. All repairs should be done by a qualified contractor.

LOCATION:

- Siding

3. Observation

CONDITION(S) OBSERVED

These are some (but not all) conditions that are conducive to the infestation of wood destroying insects. Inspector recommends correction and further evaluation of the following condition by a qualified contractor.

1. Cellulose debris: _____ YES
2. Negative grade / Slope: _____ NO
3. Inadequate clearances: _____ NO
4. Missing / Displaced vapor barrier: _____ YES
5. Inadequate ventilation: _____ NO
6. Excessive moisture: _____ YES
7. Other: _____ NO
8. Wood to earth contact: _____ NO

3.1. CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The crawlspace had an accumulation of cellulose debris which can attract wood destroying organism. WDOs can cause structural damage to the house and it's components. Recommended that debris be removed from crawlspace.

3.2. CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Vapor barrier is missing or has been displaced and no longer covers the soil in spots. This condition can result in wood rot and pest infestations. The floor of the crawlspace was covered with a vapor barrier in some areas. Recommended correction by a qualified contractor.

3.3. CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Water pooled in the crawlspace at the time of the inspection. This condition can result in wood rot and pest infestations. Inspector recommends correction by a qualified contractor.

4. Accessibility

OBSTRUCTIONS & INACCESSIBLE AREAS

The following areas of the structure(s) inspected were obstructed or inaccessible. The inspection is bases on the accessible and observable portions of the structure at the time of the inspection from the position of the inspector.

1. Crawlspace: _____ 2, 3,
2. Interior: _____ 7, 9, 4,
4. Exterior: _____ 5,
5. Garage: _____ 8, 9, 4,
6. Other: _____

KEY:

- | | | | |
|-------------------|-------------------------|----------------------------|-------------------------|
| 1. Limited access | 4. Cabinets or shelving | 7. Personal Belongings | 10. Fixed wall covering |
| 2. Insulation | 5. Dense vegetation | 8. Stored items or clutter | 11. Standing water |
| 3. Duct/plumbing | 6. No access | 9. Appliances | |
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COMMENTS: