

Amy LeBaron & SCBEC

710 E 17th St. Eugene, OR

3/31/21



CERTIFIED INSPECTIONS NORTHWEST

(541)520-5300



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.

Report Index

CERTIFIED INSPECTIONS NORTHWEST

Summary	(One or more pages)
Inspection Information	1
Foundation/Under-floor Area	4
Exteriors	5
Roof Coverings	7
Attic Areas & Roof Framing	8
Plumbing	9
Electrical System	9
Heating System	10
Building Interior	12

Inspection Report **SUMMARY**

The following items are extracted from the full report, and presented here as a summary for the readers convenience only. This is not an all inclusive list of conditions that are important for consideration.

We highly recommend that the entire report be read in its entirety as there may be other issues, conditions, or recommendations that you may find important for review.

For instance, some issues requiring further evaluation, or corrections, and even safety concerns may be noted in the body of the report only. Each of these items may require further evaluation (**recommended prior to closing**) and subsequent repairs by licensed and qualified specialists in the appropriate trades. We suggest that you obtain competitive estimates for these items.

FOUNDATION & UNDER-FLOOR AREAS

219 INSULATION

As is typical of a modular building the insulation, as well as the wood joist framing system is concealed behind a heavy "travel-membrane", and is not visible for inspection. Some of the membrane has been opened (at north and south ends) and insulation has been torn away by animals. We recommend further evaluation and repairs as needed in these areas. Membrane should be secured (typically with wood and staples, as well as specialized tape.

EXTERIORS

310 COMPOSITE SIDING

[CTM] The wood composite siding appeared functional, with some deterioration (swelling) noted at bottom edges, especially along the west side. The service life of this product may be extended with proper care and maintenance. We recommend periodic cleaning and re-sealing (primer / paint) bottom edges, end-edges at trim, and any exposed nail heads. Check, and re-caulk as needed around window and door trim. As with all siding, keep irrigation spray directed away, and vegetation trimmed back from the material to provide adequate ventilation. In general, we recommend continue to monitor, make repairs as needed, and budget for replacement.

332 DOOR(S)

[FE] The exterior doors, as viewed from the exterior, appeared functional, with exceptions noted: Light fungal damage noted at bottom edges of trim and jamb materials at both entry doors. We recommend further evaluation and repairs as needed. See also recommendations regarding operation at #1415

INTERIORS.

341 RECEPTACLE(S)

[CR] Receptacle cover plate was missing. We recommend correcting the condition(s) noted.

ROOF COVERINGS

412 COMP. SHINGLE

[CTM] The visible areas of the roof appeared functional with general signs of weathering and aging, as well as a couple of areas of light damage (at the east side).

The granule and elasticity appear in fair condition. With professional repairs of the existing damage, and periodic inspection / maintenance, this roof could achieve several more years of service.

440 ROOF DRAINAGE

[CR] Continuous metal gutters. The visible areas of the roof gutter system appeared functional with some damage at 2 areas along the east side. We recommend repairs as needed, and continue to monitor. Periodic inspection and cleaning maintenance is recommended to prevent clogging and overflowing gutters.

PLUMBING

629 CONTROLS

[FE] The fire alarm system(s) were not evaluated. We recommend further evaluation by a specialist or the fire marshall in the new municipality.

ELECTRICAL SYSTEMS

809 MAIN PANEL

[RU] The main Electrical Panel and the wiring within the panel appeared functional. Electrical service wire and conduit appeared functional. We recommend including the Main Electrical Panel, service-wires and Conduit tubes for use at the new location.

813 COMMENTS

[FE] NOTE: LOW VOLTAGE WIRING: There are telecomm board(s) located in the crawlspace, which you may want to save for the new location. We recommend further evaluation if this is a singular concern.

The testing or evaluation of low voltage wiring is beyond the scope of our inspection. This includes, but may not be limited to: phone lines, cable or satellite TV, alarm systems, audio/video, computer network cables, etc. If any of these services are desired we recommend contacting a qualified technician for further evaluation.

HEATING SYSTEMS

910 HEATING UNIT(S)

The HVAC units were functional as tested in heating mode.

A main disconnect was not noted, which would allow a specialist to turn off power at the location.

Filter(s) were not noted, but could be located behind the interior return wall grills.

[FE] Due to the age and high value of this heating / cooling system, the lack of service records, as well as the technical gauges and equipment required to effectively evaluate this, and all related components, we recommend further evaluation by a licensed HVAC specialist. One might also arrange for servicing if needed.

BUILDING INTERIOR

1415 EXTERIOR DOOR(S)

[CR] One of the exterior doors were missing hardware parts, and the door was sealed off at the time of inspection. We recommend further evaluation and repairs as needed. See also notes at Exterior Doors 322.

CERTIFIED INSPECTIONS NORTHWEST

CCB 57170 541 520 5300

This report is the exclusive property of Amy LeBaron

INSPECTION INFORMATION

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the structure, and is not intended to reflect the value of the premises nor make any representations to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the areas visited, and the conditions that existed at the time of this inspection only. It is the client's sole responsibility to read this report in its entirety and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of escrow. Should any "concerns" be revealed that were not addressed within this report, please contact our office immediately for an additional evaluation, prior to the close of escrow.

CLIENT & SITE INFORMATION

101 FILE/DATE/TIME File # Date: Time:

CERTIFIED INSPECTIONS NORTHWEST
(541) 520 5300

102 CLIENT NAME Amy LeBaron and South Coast Business Employment Corp.
103 LOCATION 710 E 17th Eugene, OR.

CLIMATIC CHARACTERISTICS

107 WEATHER & SOIL Weather conditions during the inspection: clear, 55 degrees and the ground was damp.

BUILDING CHARACTERISTICS

108 STRUCTURE



North facing wood framed 1-story modular building, constructed in approximately 1996.

UTILITY SERVICES

110 ELECTRICITY Municipal: Eugene Water and Electric Board EWEB (800 841-5871)

OTHER INFORMATION

115 ATTENDING People present: buyer's agent - Sean Stevens.
117 OCCUPIED The building was occupied and access to some areas and specific items may be restricted by furniture or personal belongings. Any such areas may be excluded from this inspection report.

119 INSPECTED BY Inspected by Jeff White OCHI #420

121 COMMENTS

When material defect(s) are noted in the systems, structures, and components of the building, the conditions are preceded by codes e.g. [SC], [FE], [CR], [RU], and [CTM]. Each code is defined in the "DEFINITIONS" section below. We recommend Safety Concerns, Further Evaluations, and Corrections Recommended be addressed by specialists in the appropriate trade using approved methods prior to the close of escrow.



INTRODUCTORY NOTES

123 IMPORTANT



This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the structure, and is not intended to reflect the value of the premises nor make any representations to the advisability of purchase. The report expresses the personal opinions of

the inspector, based upon his visual impressions of the areas visited, and the conditions that existed at the time of this inspection only. This report is not a guaranty or a warranty regarding the condition of materials, components, or systems within or connected to this property. As noted on the "Contract and Agreement" page, our liability for "missed" damage is limited to the fees paid by client to CIN. Building warrantee policies may be available from other sources.

This report may not contain all of the defects at this structure. If we discover "most" of them it is considered a successful inspection, by the standards of the industry. This inspection is limited to time on site and accessibility, and is not intended to be technically exhaustive, or to imply that every component was inspected.

We recommend inquiring about any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building, and/or any known conditions that may have been inadvertently left out of the disclosure statements. We recommend obtaining equipment operating manuals and documentation for all warranted items of the building.

This report is not a substitute for the owner's disclosure statement, and does not relieve the buyer from their responsibility to protect themselves by doing a [thorough walk-through inspection before the close of escrow](#). If you have concerns, or if there appear to be issues that were not mentioned in this report, please contact us immediately, so that you can have them addressed before closing.

We are not soil or geotechnical engineers and cannot render an opinion regarding soil stability or potential soil movement. Expansive soils are often present, and do effect foundations, walls and parking areas. In the short time of a building inspection, it is not always possible to determine prior or future

[a] LeBaron Amy 710 E 17th Eugene, OR 3-31-21 CERTIFIED INSPECTIONS NW

water penetration issues. A representative number of visible structural components are inspected. In general, with all Hill-Side Homes, it would be prudent to contract a Geo-Engineer for a full evaluation. This report is confidential, and is for the exclusive use of the client(s) whose name appears on the front cover sheet. Private discussion of the building systems with the client(s) is a very important part of this inspection process. Not all items discussed are necessarily in this report.

125 ENVIRONMENTAL CONCERNS

This report DOES NOT address the presence of Mold, Asbestos, or other environmental issues which include, but are not limited to lead paint, lead contamination, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, and soil contamination. We are not trained or licensed to recognize or analyze any of these materials. We may make reference to one or more of these materials when/if noted during the inspection. Should further study or analysis seem prudent, then a full evaluation by an environmental laboratory is recommended. For more information regarding molds you can also go to Oregon Health Division web site: www.ohd.hhr.state.or.us.

DEFINITIONS

127 MATERIAL DEFECT

A material defect is a condition that significantly affects the value, desirability, habitability, or safety of the building. Style or aesthetics shall not be considered in determining whether a specific system, structure, or component is defective.



128 SAFETY CONCERNS

[SC] Safety Concerns: Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

129 FURTHER EVALUATION



[FE] Further Evaluation: Conditions noted that warrant further evaluation by specialists in the appropriate trades prior to the close of escrow.

130 CORRECTIONS RECOMMENDED

[CR] Corrections Recommended: Conditions noted in need of maintenance, repair, or replacement. We recommend that all corrections (to include further evaluation of the surrounding components) be made by specialists in the appropriate trades, prior to the close of escrow.

131 CONTINUE TO MONITOR

[CTM] Continue To Monitor: Conditions noted of items (materials or systems) that may be functioning at a marginal level, or appear to be near the end of a service life. These items should be monitored for performance on a regular basis, and preparations for repairs or replacement considered.

132 RECOMMENDED
UPGRADE

[RU] **Recommended Upgrades:** Upgrades are systems and/or components that may not have been available, were overlooked, or have been improved since the building was constructed. These may be, but are not limited to; safety-related items, energy upgrades, and systems designed to increase health, functionality, and building longevity.

FOUNDATION & UNDER-FLOOR AREAS

The visible areas of the foundation and structural components were examined to determine their general condition. Areas hidden from view by finished walls, furnishings, stored items or vegetation can not be judged, and are not included in this inspection. If accessibility is later provided, and/or if insulation, earth, vegetation, storage or other obstructions are removed by others, this company, upon request, will further inspect these areas to determine if any damage exists. General note: Surface water and roof run-off should be discharged well away from or below the foundation system. **We recommend that all concerns noted in the report be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.**

[SC] Safety Concerns, [FE] Further Evaluation, [CR] Corrections Recommended, [RU] Recommended Upgrade, [CTM] Continue to Monitor.

FOUNDATION INFORMATION

201 TYPE(S) Wood structural frame under the manufactured / modular building supported by concrete piers and 4x4 posts.

RAISED FOUNDATION CONDITIONS

206 UNDERFLOOR ACCESS Accessed from the exterior at the west side of the building.

207 FOUNDATION The visible areas of the foundation structure appeared functional.

208 CRAWLSPACE Accessibility in the crawl space was functional.

210 PIER(S) Piers have a cardboard wrap, which should be removed to prevent termite infestation.

211 FRAMING Wood joist system up under a travel membrane. Joists are not visible for evaluation.

219 INSULATION As is typical of a modular building the insulation, as well as the wood joist framing system is concealed behind a heavy "travel-membrane", and is not visible for inspection. Some of the membrane has been opened (at north and south ends) and insulation has been torn away by animals. We recommend further evaluation and repairs as needed in these areas. Membrane should be secured (typically with wood and staples, as well as specialized tape).



220 VENTILATION The crawl space ventilation appeared functional. Good ventilation is vital for moisture control. The exterior vents should be "open" in all but freezing weather, secure against animal entry, clear of vegetation and inspected periodically.

222 VAPOR BARRIER The dirt had been covered with plastic sheeting to reduce moisture levels in the crawl space. This is considered a beneficial feature.

225 COMMENTS



We recommend include the main beams, for use at the new location. 4x4 posts and perimeter skirting might also be useful.

EXTERIORS

The visible exterior surfaces and materials of the building were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. Moisture intrusion through cracks openings in the siding, trim, windows or doors will create damage and deterioration. We recommend periodically sealing all such cracks or openings. **We recommend that all concerns noted in the report be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.**

[SC] Safety Concerns, [FE] Further Evaluation, [CR] Corrections Recommended, [RU] Recommended Upgrade, [CTM] Continue to Monitor.

EXTERIOR INFORMATION

301 SIDING TYPE(S)

Materials: Composite wood panel siding.

EXTERIOR CONDITIONS

310 COMPOSITE SIDING

[CTM] The wood composite siding appeared functional, with some deterioration (swelling) noted at bottom edges, especially along the west side. The service life of this product may be extended with proper care and maintenance. We recommend periodic cleaning and re-sealing (primer / paint) bottom



edges, end-edges at trim, and any exposed nail heads. Check, and re-caulk as needed around window and door trim. As with all siding, keep irrigation spray directed away, and vegetation trimmed back from the material to provide adequate ventilation. In general, we recommend continue to monitor, make repairs as needed, and budget for replacement.

314 PAINT FINISH

The paint finish appeared functional. Periodic caulking touch-up and painting maintenance is recommended.

326 FLASHING(S)

[CTM] Windows and doors are relying on caulk, to maintain a water tight seal at the tops. We recommend periodic maintenance to ensure this seal.

327 EAVE(S)/SOFFIT(S)

The visible eave and soffit materials appeared functional.

329 EXTERIOR TRIM

The visible exterior trim materials appeared functional.

332 DOOR(S)

[FE] The exterior doors, as viewed from the exterior, appeared functional, with exceptions noted: Light fungal damage noted at bottom edges of trim and materials at both entry doors. We recommend further evaluation and repairs as needed. See also recommendations regarding operation at #1415 INTERIORS.

334 WINDOW(S)

Thermally glazed windows with vinyl frames. The windows as viewed from the exterior appeared functional, with exceptions noted: [FE] One or more screens are damaged or missing. We recommend further evaluation if this is a singular concern.



340 LIGHT(S)/FIXTURE(S)

The main front exterior light(s) were functional. [FE] Not all exterior light(s) may have been tested. Non-working fixture(s) might have burned-out bulbs, or be controlled by a motion, or photo-electric sensor, which cannot be checked in the daytime. We recommend further evaluation if this is a singular concern.

341 RECEPTACLE(S)



[CR] Receptacle cover plate was missing. We recommend correcting the condition(s) noted.

GROUNDS CONDITIONS

363 MAIN ENTRY

The entry deck appeared functional with signs of aging and wear. Some of the surface boards appear worn, but are partially concealed by matting. We recommend further evaluation if this is a singular concern.



Deck framing materials appear generally strong.



ROOF COVERINGS

The visible areas of the roof and components were examined to determine their current condition. The roof was not water or wind tested, and this inspector cannot offer an opinion or warranty as to whether the roof leaks, or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer: The testing of gutters, downspouts and underground drain piping is outside the scope of this report. All roof coverings require periodic maintenance, and should be visually inspected once per year. **We recommend that all concerns and material defects noted in the report be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.**

[SC] Safety Concerns, [FE] Further Evaluation, [CR] Corrections Recommended, [RU] Recommended Upgrade, [CTM] Continue to Monitor.

ROOF INFORMATION

401 INSPECTION METHOD

The roof was inspected from a ladder, and from the ground (with binoculars where possible), at several locations around the house. This is a limited visual examination.

402 ROOF COVERING(S)

Asphalt composition 3-tab shingles.

ROOF CONDITIONS

412 COMP. SHINGLE



[CTM] The visible areas of the roof appeared functional with general signs of weathering and aging, as well as a couple of areas of light damage (at the east side).

The granule and elasticity appear in fair condition. With professional repairs of the existing damage, and periodic inspection maintenance, this roof could achieve several more years of service.



440 ROOF DRAINAGE

[CR] Continuous metal gutters. The visible areas of the roof gutter system appeared functional with some damage at 2 areas along the east side. We recommend repairs as needed, and continue to monitor. Periodic inspection and cleaning maintenance is recommended to prevent clogging and overflowing gutters.

441 DOWNSPOUT(S)

The downspout(s) discharge into an underground drainage system and/or away from the building to minimize water accumulation near the foundation. We do not test these systems. [FE] Recommend further evaluation that drainlines are effective, discharging at an appropriate location, and seasonal checks to insure that drainlines remain unclogged, and are not backing up at the downspout connections.

ATTIC AREAS & ROOF FRAMING

The visible areas of attic and roof framing were examined to determine their current condition. Attics frequently are inspected from the access area only, due to high levels of insulation, or low clearance over open ceiling joists. Areas concealed from view by any means are excluded from this report. **We recommend that all concerns and material defects noted in the report be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.**

[SC] Safety Concerns, [FE] Further Evaluation, [CR] Corrections Recommended, [RU] Recommended Upgrade, [CTM] Continue to Monitor.

ATTIC/FRAMING INFORMATION

501 ATTIC ACCESS(S)

From dropped ceiling panels at the interior.

502 FRAMING

Framing types: Wood framing, sheathing and insulation is concealed by a travel membrane - similar to the crawlspace. No problems were evident. We recommend further evaluation if this is a singular concern.

504 INSULATION

Attic insulation is not visible for inspection. Code requirements for this period of construction would provide for some attic insulation - likely R25 - R30. Invasive techniques would be required for verification of thermal levels. Recommend contact manufacture for details if necessary.

505 VENTILATION

[CTM] Ventilation is typically achieved from continuous vents at the soffit and ridge. Continue to monitor that these vent channels remain clear and effective.

PLUMBING

The visible areas of the plumbing were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. It is beyond the scope of this inspection to determine the quantity and quality of the water supply, or whether water supply and waste disposal systems are public or private. We recommend you verify these items with the seller or specialist(s). The accessible permanently installed equipment or components are checked for basic operation. Leakage in underground or concealed piping may not be discovered by a visual examination. Corrosion is common in older piping and at valves. We cannot stress-test these components, as we are not equipped to repair leaky pipes, or shutoffs. A plumber should be contracted for evaluation of older shutoff valves. Deterioration is common at grounded or buried drainlines. Camera evaluations are valuable, and available from specialists. In general, when older fixtures and piping components are present, we recommend budgeting for replacement. Private water and septic "systems", filters, solar systems, fire and irrigation systems, time clock motors and circulation pumps are excluded from this inspection. **We recommend that all concerns and material defects noted in the report be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.**

[SC] Safety Concerns, [FE] Further Evaluation, [CR] Corrections Recommended, [RU] Recommended Upgrade, [CTM] Continue to Monitor.

FIRE ALERT SYSTEMS

629 CONTROLS

[FE] The fire alarm system(s) were not evaluated. We recommend further evaluation by a specialist or the fire marshall in the new municipality.



ELECTRICAL SYSTEMS

The visible areas of the service entrance, main and sub-panels, grounding system(s) and branch wiring were examined to determine their general condition. Area concealed from view are excluded from this report. Lights and a representative sampling of receptacles are checked for basic operation. Not all non-working fixtures are identified due to possible damaged bulbs. GFCI circuit protection will be noted when identified. AFCI protection is not noted. The presence (but not code compliance) of smoke alarms and carbon monoxide detectors will be noted. **We recommend that all concerns and material defects noted in the report be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.**

[SC] Safety Concerns, [FE] Further Evaluation, [CR] Corrections Recommended, [RU] Recommended Upgrade, [CTM] Continue to Monitor.

ELECTRICAL SERVICE INFORMATION

- 802 MAIN PANEL Located on a pole, at the north side of the building.
- 803 SERVICE RATING 120/240 volt system, rated at approximately 200 amperes.
- 804 SERVICE WIRING Materials: aluminum.
- 805 BRANCH WIRING Materials: copper.
- 806 DISCONNECT TYPE Circuit breakers.
- 807 GROUNDING The grounding connection was not visible/noted.

ELECTRICAL SERVICE CONDITIONS

809 MAIN PANEL



[RU] The main Electrical Panel and the wiring within the panel appeared functional. Electrical service wire and conduit appeared functional. We recommend including the Main Electrical Panel, service-wires and Conduit tubes for use at the new location.

813 COMMENTS

[FE] NOTE: LOW VOLTAGE WIRING: There are telecomm board(s) located in the crawlspace, which you may want to save for the new location. We recommend further evaluation if this is a singular concern. The testing or evaluation of low voltage wiring is beyond the scope of our inspection. This includes, but may not be limited to: phone lines, cable or satellite TV, alarm systems, audio/video, computer network cables, etc. If any of these services are desired we recommend contacting a qualified technician for further evaluation.



ELECTRICAL COMPONENT CONDITIONS

819 SMOKE DETECTOR(S)

Not noted. [FE] We recommend checking with commercial requirements in the new municipality, and installing smoke detectors and carbon monoxide detection where necessary.

ELECT. SUBPANEL CONDITIONS

830 LOCATION

The interior Sub Panel is located at the north side.

831 PANEL RATING

120/240 volt, rated at 200 amperes.

834 WORKMANSHIP

The wiring within and labeling of the sub panel appeared functional.

HEATING SYSTEMS

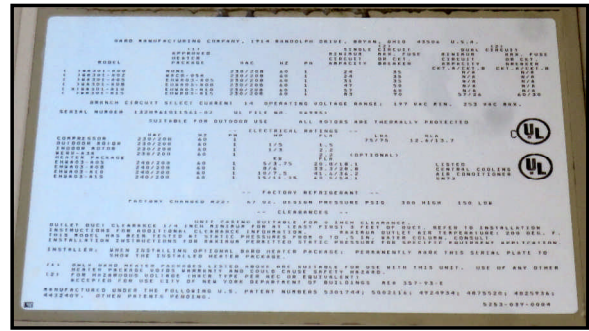
The visible areas of the heating system(s) were examined for basic function. This is not a technical inspection; and gauges were not used to test efficiencies, electronic controls, refrigerant levels etc. Estimates of remaining service life are not offered. We do not light pilot lights, test safety devices, or check for the adequacy or distribution balance of heating or cooling systems. Humidifiers, dehumidifiers and electronic filters are not tested. Thermostats are checked for on-off operation only. When high value systems are present, evaluation from a specialist would be beneficial. Routine maintenance is recommended as per manufacture specifications. Determining the presence of past fuel tanks, asbestos, or the condition of an existing fuel tank, whether above ground or buried, is beyond the scope of this inspection. General note; leaking oil tanks represent an environmental hazard which can be costly to remedy. **We recommend that all concerns and material defects noted in the report be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.**

[SC] Safety Concerns, [FE] Further Evaluation, [CR] Corrections Recommended, [RU] Recommended Upgrade, [CTM] Continue to Monitor.

901 LOCATION(S)

Package HVAC Heating and Cooling units were located at each end of the building

902 BRAND NAME(S) Bard Manufacturing Co.



903 APPROX. AGE(S) 1996.

904 TYPE & FUEL Heat Pump: Air Source / Split System. "Heat Pump" is an air-conditioning system that generates heat when operated in reverse.

906 FILTER TYPE(S) [FE] The filter was not noted. We recommend further evaluation to ensure that there is a filter, and that it is "clean" and fully functional.

HEATING CONDITIONS

910 HEATING UNIT(S)



The HVAC units were functional as tested in heating mode. A main disconnect was not noted, which would allow a specialist to turn off power at the location. Filter(s) were not noted, but could be located behind the interior return wall grills.

[FE] Due to the age and high value of this heating / cooling system, the lack of service records, as well as the technical gauges and equipment required to effectively evaluate this, and all related components, we recommend further evaluation by a licensed HVAC specialist. One might also arrange for servicing if needed.

927 THERMOSTAT(S) The thermostat was operated and the system responded.



DUCTING SYSTEMS

935 DUCT TYPE(S) Rigid metal ducts running above the ceiling panels.

936 DUCT CONDITIONS The visible areas of the conditioned air ducts appeared functional.

BUILDING INTERIOR

The visible areas of the walls, ceilings, floors, doors and windows were examined to determine the current condition. Areas concealed from view by furniture, storage materials, or any means are excluded from this report. Accessible doors, windows, fans, lights, and permanently installed components are checked. Small cracks at wall areas can be present without it being a structural concern. Cosmetic wear and tear, and even slight damage at doors, walls, and flooring is expected in older homes, and usually not reported. **We recommend client perform a thorough walk-thru inspection when home is empty, and before closing as noted at the beginning of this report.** We recommend that all concerns and material defects noted in the report be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

[SC] Safety Concerns, [FE] Further Evaluation, [CR] Corrections Recommended, [RU] Recommended Upgrade, [CTM] Continue to Monitor.

BUILDING INTERIOR

1407 WALL(S)/CEILING(S)



Finished gypsum board. The visible areas of the walls and ceiling panels appeared functional. [CR] Some of the ceiling panel frames are loose. We recommend further evaluation and repairs as needed.

1408 EVIDENCE OF LEAKING

No evidence of roof or plumbing leaks were noted.



1409 FLOORING



[CTM] The visible areas of the carpet flooring appeared functional, with a couple of tears and some stains noted.

[a] LeBaron Amy 710 E 17th Eugene, OR 3-31-21 CERTIFIED INSPECTIONS NW

1414 INTERIOR DOOR(S)

The interior door(s) were functional with some paint or tape markings noted.



1415 EXTERIOR DOOR(S)



[CR] One of the exterior doors were missing hardware parts, and the door was sealed off at the time of inspection. We recommend further evaluation and repairs as needed by a specialist in the appropriate trade. See also notes at Exterior Doors 322.

1416 WINDOW(S)

The sampled (randomly tested) windows were functional. Note; not all windows were operated. We recommend further evaluation if this is a singular concern.

1418 LIGHTS/FIXTURE(S)

The interior light(s) were functional, with some signs of aging and wear.

1419 RECEPTACLE(S)

The random sampling of receptacles tested were functional. Note: Receptacles have a limited service life and should be replaced when worn or loose.

1421 INTERIOR TRIM/FINISH

The visible areas of interior trim and finishes appeared adequate.

1427 WALL INSULATION

Code requirements for this period of construction would provide for some wall insulation. Invasive techniques would be required for verification of thermal levels.

Amy et al,

Thank you for using our services.

Please don't hesitate to give me a call anytime you have questions about this house, or the report . . .

I will keep the notes I have taken, and can easily pull them up for reference in the coming months.

Best of luck in the future !

Sincerely, *Jeff*

Jeff White

(541) 520-5300

CERTIFIED INSPECTIONS NW 2966 Norkenzie Rd. Eugene, Oregon 97408