



Inspection Report

Mr. Bob Smiles

Property Address:
1234 Main Street
Anywhere Oregon 97202



Brian H. Braunhuber

WAHI # 2187, OCHI # 2147, CCB # 220802

3428 SE 9th Ave Portland, Oregon 97202

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.

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General Summary

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

1. Roof



1.1 Flashings

Repair or Replace

- 🔧 No drip edge flashing was installed at the time of the inspection. Lack of roof edge flashings leaves the edges of roof sheathing and underlayment exposed to the deteriorating effects of weather, with damage from moisture such as delamination and decay possible. I recommend having drip edge flashing installed by a qualified roofing contractor.

1.2 Roof Drainage Systems

Repair or Replace

- 🔧 The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. I recommend cleaning of the gutters to prevent water intrusion into home.

1.5 Roof Penetrations

Repair or Replace

- 🔧 The rubber boot at a roof plumbing vent pipe was damaged and may allow moisture intrusion of the roof assembly. I recommend replacement by a qualified roofing contractor.

2. Exterior



2.0 Wall Cladding Flashing and Trim

Repair or Replace

- 🔧 (1) The wood trim is deteriorated in various areas at the exterior. I recommend a qualified contractor correct as needed.
- 🔧 (2) Damage to exterior walls appeared to be the result of moisture contact from inadequate clearance from the roof-covering material. Good building practice requires a gap of 1.5 inches minimum between the bottom of exterior wall-covering material and the top of the roof-covering material to avoid damage from deterioration caused by moisture absorption. This damage will continue if this condition is not corrected. All work should be performed by a qualified contractor.

2.1 Eaves, Soffits and Fascias

Repair or Replace

- 🔧 A gap between the fascia and roof sheathing exists which allows insects or water to enter into the house. This may cause damage to the structure of the build if left unrepaired. I recommend repair by a qualified contractor.

2.2 Doors (Exterior)

Repair or Replace

- 🔧 The upper level deck and door are weathered and needs prep and paint (exterior). Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.

2.4 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings**Repair or Replace**

-  The guardrails on upper level balcony at the front of home is showing paint failing or peeling. This is a maintenance issue that can prevent further deterioration. A qualified contractor should repair or replace as needed.

4. Structure Components**4.2 Columns or Piers****Monitor or Evaluate**

-  The support post was not repaired according to standard practices in the crawlspace. No repairs are needed or foreseen at this time. This is my opinion and you should seek a second opinion by a qualified person.

5. Plumbing System**5.0 Plumbing Water Supply, Distribution System and Fixtures****Repair or Replace**

-  (2) The hose bib installed is not freeze proof, which can cause water to freeze within the pipes and cause damage. I recommend replacing the old hose bib with a freeze proof hose bib.

5.1 Plumbing Drain, Waste and Vent Systems**Repair or Replace**

-  The waste line is leaking 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. A qualified licensed plumber should repair or correct as needed.

6. Electrical System**6.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels****Repair or Replace**

-  Service Grounding Electrode was a driven rod found on the southeast corner of the house. The rod should be completely driven into the ground. I recommend repair by a qualified contractor.

6.3 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage**Repair or Replace**

-  Problem(s) discovered with Branch Circuits such as amateur wiring installation, and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.

6.4 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**Repair or Replace**

-  Multiple light fixtures do not work. Pictured location: hallway downstairs. Further inspection is needed by a qualified licensed electrical contractor.

8. Insulation and Ventilation



8.5 Vapor Retarders (in Crawlspace or basement)

Repair or Replace

-  The vapor barrier (plastic) on the crawlspace ground is missing in areas. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. A qualified person should repair or replace as needed.

8.6 Venting Systems (Kitchens, Baths and Laundry)

Repair or Replace

-  The exhaust vent over the kitchen sink did not work. I recommend evaluation and repair as necessary by a qualified contractor.

10. Built-In Kitchen Appliances



10.0 Dishwasher

Repair or Replace

-  The dishwasher had an improper anti-siphon device installed in the drain line. Anti-siphon devices are installed to prevent wastewater from the dishwasher from being siphoned back into the dishwasher and contaminating its contents. I recommend service by a qualified plumbing contractor.

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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Summary of Limitations

7. Heating / Central Air Conditioning



7.0 Heating Equipment

Not Inspected



(2) Our company did not inspect the gas furnace. Personal belongings blocked access to the equipment. I recommend an inspection of the equipment by a qualified person once access is available.

7.2 Automatic Safety Controls

Not Inspected



Our company did not inspect the gas furnace. Personal belongings blocked access to the equipment. I recommend an inspection of the equipment by a qualified person once access is available.

7.7 Cooling and Air Handler Equipment

Not Inspected



The A/C was inspected but not tested for proper operation due to the outside air temperature was 60 degrees or less. Low outside air temperature can damage equipment.

Our company did not inspect the compressor unit. A permanent cover blocked access to the equipment. I recommend an inspection of the equipment by a qualified person once access is available.

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Safety Summary

3. Garage



3.4 Occupant Door (from garage to inside of home)

Repair or Replace

- ▲ (1) The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards. I recommend having self-closing hinges installed by a qualified person.
- ▲ (2) The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door by a qualified contractor.

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

Repair or Replace

- ▲ The vehicle door in the garage will not reverse when meet with resistance. This is a safety hazard because a person could be caught under or crushed by door. I recommend evaluation and repair by a qualified contractor.

5. Plumbing System



5.0 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

- ▲ (1) The hose bib does not have a vacuum breaker installed. The lack of a vacuum breaker may allow the water supply within the house to become contaminated. I recommend that a vacuum breaker be installed for your safety.

6. Electrical System



6.7 Operation of AFCI (ARC Fault Circuit Interrupters)

Not Inspected

- ▲ No arc-fault circuit interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms. Safety standards with which new homes must comply require the installation of AFCI protection of all bedroom electrical receptacles. This type of protection is designed to detect electrical arcing, which is a potential fire hazard. Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The Inspector recommends updating the existing bedroom receptacles to provide AFCI protection. Arc-fault protection can be provided using either of two methods: 1. Arc Fault Circuit Interrupters (AFCI's) electrical receptacles that have this capability built in. 2. AFCI circuit breakers installed at the main electrical panel that provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker. All work should be performed by a qualified contractor.

9. Interiors



9.3 Steps, Stairways, Balconies and Railings

Repair or Replace

- ▲ The hand/guard rail for the stairway is loose. A proper repair is needed to ensure stability or an injury might occur. A qualified licensed contractor should repair or replace as needed.

9.7 Smoke/CO Detectors**Repair or Replace**

- ▲ (1) It is recommended to check smoke alarms upon move in and every month. Replace smoke alarms when the manufacturer's replacement date is reached, when they fail to respond to operability tests, or the end-of-life signal is activated. Many manufacturers recommend replacement every 8 to 10 years.

[Washington State Smoke Alarm information.](#)

[Oregon State Smoke Alarm information.](#)

- ▲ (2) Smoke detectors in this home were missing or poorly placed. I recommend that smoke detectors be placed in accordance with generally-accepted modern standards to protect sleeping areas. This is a life-safety issue.
- ▲ (3) It is recommended to check CO detectors upon move in and every month. Replace CO detectors when the manufacturer's replacement date is reached, when they fail to respond to operability tests, or the end-of-life signal is activated. Many manufacturers recommend replacement every 5 to 7 years.

[Washington State CO detector information.](#)

[Oregon State CO detector information.](#)

- ▲ (4) No carbon monoxide detectors were installed at the time of the inspection. Carbon monoxide is an odorless, colorless, tasteless, toxic gas that is a product of the combustion process. Combustion appliances such as gas furnaces and heaters can introduce dangerously high levels of carbon monoxide onto the indoor air if combustion components need adjustment. Carbon monoxide detectors monitor indoor air and sound an alarm if dangerously high levels of carbon monoxide are detected. They are inexpensive and available at most hardware and home improvement stores. The Inspector recommends installation as necessary by a qualified contractor.

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Deferred Cost

1. Roof



1.0 Roof Coverings

Repair or Replace

- At the time of the inspection, the roof covering of this home appeared to be at or near the end of its life useful life. I recommend that before the expiration of your inspection objection deadline, you consult with a qualified roofing contractor to determine useful life remaining and to discuss options for repairs or replacement.

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Date: 5/21/2018	Time: 03:50 PM	Report ID: 05212018Sample
Property: 1234 Main Street Anywhere Oregon 97202	Customer: Mr. Bob Smiles	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.

Satisfactory (SF) = I visually inspected the item, component or unit and if no other comments were made, then during the inspection 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. Example; This item, component or unit is not in this home or building.

Monitor or Evaluate (ME) = The item, component or unit needs to be monitor by the homeowner or further evaluated by a qualified contractor.

Repair or Replace (RR) = The item, component or unit is not functioning as intended. Items, components or units that can be repaired to satisfactory condition may not need replacement.

A home inspection is not technically exhaustive and does not identify concealed conditions or latent defects. The purpose of a home inspection is to assess the condition of the residence at the time of the inspection using visual observations, simple tools and normal homeowner operational controls; and to report deficiencies of specific systems and components. The inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions. It is a snapshot in time. A general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection. The inspection does not include determining code compliance, investigation of mold, asbestos, lead paint, water, soil, air quality or other environmental issues.

Please review the pre-inspection agreement and the Standards of Practice for your state, which are referenced below, for a full explanation of the scope of the inspection.

The Pre-Inspection Agreement can be found at my website [HERE!](#)

If this inspection was performed in Washington it was performed in compliance with the Standards of Practice (SOP) set forth by the Washington state department of licensing. Washington State Standards of Practice - Chapter 308-408C WAC - can be found at [HERE!](#)

If this inspection was performed in Oregon it was performed in compliance with the Standards of Practice (SOP) set forth by the Oregon state Construction Contractors Board (CCB). Oregon State Standards of Practice - Division 8 of OAR chapter 812- can be found [HERE!](#)

In Attendance:

Vacant (inspector only)

Type of building:

Townhome

Approximate age of building:

Over 25 Years

Temperature:

Below 60 (F) = 15.5 (C)

Weather:

Cloudy

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes



1. Roof

An inspection of the roof includes: the roof covering materials; roof drainage system; visible flashing; roof penetrations and vents; skylights; chimneys; signs of leaks or abnormal condensation on building or components.

The inspector shall: report the manner in which the roof is ventilated; report multiple layers of roofing when visible or readily apparent; describe the type and general condition of roof coverings; report the method used to inspect the roof.

The inspector is not required to: traverse a roof where, in the opinion of the inspector, doing so can damage roofing materials or be unsafe; remove snow, ice debris or other material that obscures the roof surface or prevents access to the roof; inspect gutter and downspout systems concealed within the structure and related underground drainage piping; inspect antennas, lightning arresters, or similar attachments; predict remaining life expectancy of roof coverings.

Styles & Materials

<p>Roof Covering: 3-Tab fiberglass Asphalt/Fiberglass 1 layer</p>	<p>Roof Ventilation: Ridge vents Soffit Vents Passive</p>	<p>Viewed roof covering from: Walked roof</p>
<p>Chimney (exterior): Metal Flue Pipe One</p>	<p>Sky Light(s): Three</p>	<p>Roof Structure: Engineered wood trusses</p>

Items

1.0 Roof Coverings

Repair or Replace

💰 At the time of the inspection, the roof covering of this home appeared to be at or near the end of its life useful life. I recommend that before the expiration of your inspection objection deadline, you consult with a qualified roofing contractor to determine useful life remaining and to discuss options for repairs or replacement.

1.1 Flashings

Repair or Replace

🔧 No drip edge flashing was installed at the time of the inspection. Lack of roof edge flashings leaves the edges of roof sheathing and underlayment exposed to the deteriorating effects of weather, with damage from moisture such as delamination and decay possible. I recommend having drip edge flashing installed by a qualified roofing contractor.



1.2 Roof Drainage Systems

Repair or Replace

 The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. I recommend cleaning of the gutters to prevent water intrusion into home.



1.3 Skylights

Satisfactory

1.4 Chimney

Satisfactory

1.5 Roof Penetrations

Repair or Replace

 The rubber boot at a roof plumbing vent pipe was damaged and may allow moisture intrusion of the roof assembly. I recommend replacement by a qualified roofing contractor.



1.6 Roof and Attic Structure

Satisfactory

The roof of the home was inspected and reported on with the above information. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos. 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



An inspection of the home exterior includes: the visible wall cladding, flashings, trim, protective coatings and sealants; exterior doors and windows; attached decks, balconies, stoops, steps, areaways, porches and applicable railings; eaves, soffits, and fascias; visible exterior portions of chimneys; vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.

The inspector shall: Describe wall cladding materials, driveways, walkways, patios and other flatwork; operate all entryway doors and a representative number of windows; probe exterior wood components where deterioration is suspected.

The inspector is not required to: inspect storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; fences; presence of safety glazing and thermal seals in doors and windows; flues or verify the presence of a flue liner beyond what can be safely and readily seen from the roof or the firebox; operation of security locks, devices or systems; geological conditions; soil conditions; site engineering; property boundaries, encroachments, or easements; 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; determine the adequacy of bulkheads, seawalls, breakwalls and docks; Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Lap

Siding Material:

Cement-Fiber

Exterior Entry Doors:

Steel

Appurtenance:

Deck with steps

Balcony

Covered porch

Porch

Driveway:

Concrete

Items

2.0 Wall Cladding Flashing and Trim

Repair or Replace



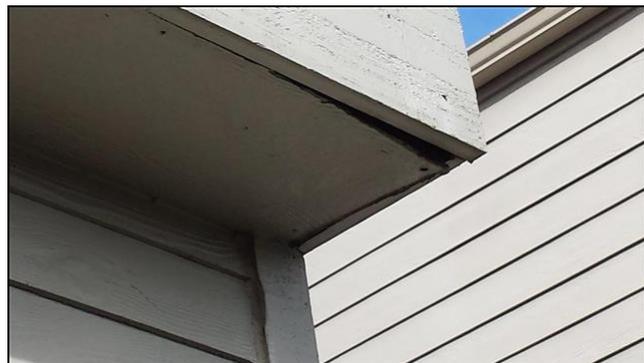
🔧 (1) The wood trim is deteriorated in various areas at the exterior. I recommend a qualified contractor correct as needed.

🔧 (2) Damage to exterior walls appeared to be the result of moisture contact from inadequate clearance from the roof-covering material. Good building practice requires a gap of 1.5 inches minimum between the bottom of exterior wall-covering material and the top of the roof-covering material to avoid damage from deterioration caused by moisture absorption. This damage will continue if this condition is not corrected. All work should be performed by a qualified contractor.

2.1 Eaves, Soffits and Fascias

Repair or Replace

🔧 A gap between the fascia and roof sheathing exists which allows insects or water to enter into the house. This may cause damage to the structure of the build if left unrepaired. I recommend repair by a qualified contractor.



2.2 Doors (Exterior)

Repair or Replace



🔧 The upper level deck and door are weathered and needs prep and paint (exterior). Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.

2.3 Windows (Exterior)

Satisfactory

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

Repair or Replace

🔧 The guardrails on upper level balcony at the front of home is showing paint failing or peeling. This is a maintenance issue that can prevent further deterioration. A qualified contractor should repair or replace as needed.



2.5 Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Satisfactory

2.6 Vegetation, Grading, Drainage

Satisfactory

The exterior of the home was inspected and reported on with the above information. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos. 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



An inspection of the garage includes: general structure; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; vehicle door condition and operation; stairs and stairways; proper firewall separation from living space; proper floor drainage; and installed electrical/mechanical systems pertaining to the operation of the home.

The inspector shall: 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; report breaks in fire separation between the house and garage; report as a fire hazard the presence of any ignition source that is within eighteen inches of the garage floor.

The inspector is not required to: determine whether or not a solid core pedestrian door that is not labeled is fire rated; verify the functionality of garage door operator remote control transmitters; move vehicles or personal property; operate any equipment unless otherwise addressed in the SOP.

*Styles & Materials***Garage Door Type:**

One automatic

Garage Door Material:

Insulated

Metal

Auto-opener Manufacturer:

LIFT-MASTER

1/2 HORSEPOWER

Occupant Door:

No Self Closing Hinges

Could not verify Fire Rating

Garage Roof Covering:

Same as House

Garage Siding Material:

Same as House

*Items***3.0 Garage Ceilings**

Satisfactory

3.1 Garage Walls (including Firewall Separation)

Satisfactory

3.2 Garage Floor

Satisfactory

3.3 Garage Door (s)

Satisfactory

3.4 Occupant Door (from garage to inside of home)

Repair or Replace

▲ (1) The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards. I recommend having self-closing hinges installed by a qualified person.

▲ (2) The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door by a qualified contractor.

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

Repair or Replace

▲ The vehicle door in the garage will not reverse when meet with resistance. This is a safety hazard because a person could be caught under or crushed by door. I recommend evaluation and repair by a qualified contractor.

The attached garage was inspected and reported on with the above information. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos. 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.

4. Structure Components



An inspection of the structure will include: the visible structural components of the foundation; floor framing; wall framing; ceiling framing; roof framing and decking; columns or piers; other support and substructure/superstructure components; stairs; ventilation (when applicable); chimney foundations; and exposed concrete slabs in garages and habitable areas.

The inspector shall: describe the type of foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure; probe structural components where deterioration is suspected; report all wood rot and pest-conducive conditions discovered; enter under floor crawl spaces, basements, and attic spaces; report the methods used to observe under floor crawl spaces and attics; report inaccessible areas; report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The 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; move stored items or debris or perform excavation to gain access.

Styles & Materials

Foundation Style: Crawlspace	Foundation Material: Poured concrete	Method used to observe Crawlspace: Crawled
Crawlspace Access: In hall closet	Ceiling Structure: 2X4	Wall Structure: 2 X 4 Wood
Floor Structure: Wood I joists	Columns or Piers: Wood piers	

Items

4.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Satisfactory

4.1 Walls Structure

Satisfactory

4.2 Columns or Piers

Monitor or Evaluate



👉 The support post was not repaired according to standard practices in the crawlspace. No repairs are needed or foreseen at this time. This is my opinion and you should seek a second opinion by a qualified person.

4.3 Floors Structure

Satisfactory

4.4 Ceilings Structure

Satisfactory

The structure of the home was inspected and reported on with the above information. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos. 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. Plumbing System



An inspection of the plumbing system will include: visible interior water supply and distribution system; fixtures and faucets; functional flow; and cross connections; visible interior drain, waste, and vent system; and functional drainage; visible hot water systems; visible fuel storage and distribution systems; leaks; and sump pumps.

The home inspector shall: describe visible water supply and distribution piping materials; drain, waste, and vent piping materials; water heating equipment; location of main water supply shutoff device and main fuel supply shutoff device. 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. report the presence of the temperature and pressure relief valve and associated piping; test and report water temperature.

The inspector is not required to: inspect any system that is shut down or winterized; water conditioning systems; fire and lawn sprinkler systems; gas supply systems; floor drain and exterior drain 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; 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; or observe the system for proper sizing, design, or use of proper materials; test temperature and pressure relief valves.

Styles & Materials

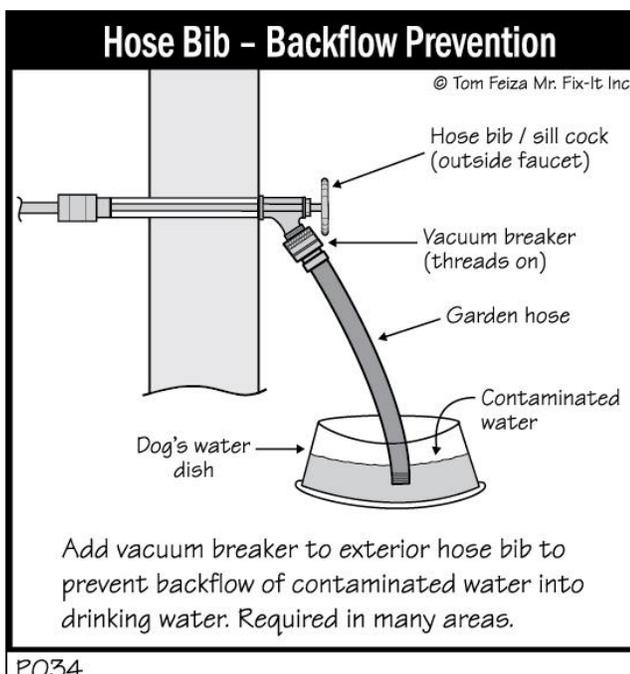
Water Source: Public	Water Pressure: 40 to 80 psi (Normal Range)	Water Supply Piping (into home): CPVC
Water Distribution Piping (inside home): Not visible CPVC	Drain/Waste and Vent Piping: ABS	Washer Drain Size: 2" Diameter
Water Heater Power Source: Electric	Water Heater Capacity: 50 Gallon	Water Heater Location: Garage
Water Heater Manufacturer: WHIRLPOOL	Water Temperature: 120 (Recommended)	Temperature and Pressure Relief Value and Piping: Present

Items

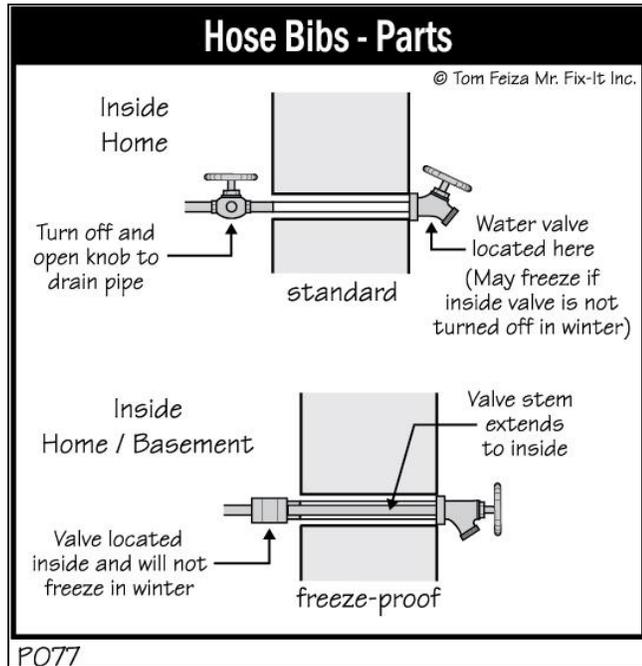
5.0 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

▲ (1) The hose bib does not have a vacuum breaker installed. The lack of a vacuum breaker may allow the water supply within the house to become contaminated. I recommend that a vacuum breaker be installed for your safety.



🔧 (2) The hose bib installed is not freeze proof, which can cause water to freeze within the pipes and cause damage. I recommend replacing the old hose bib with a freeze proof hose bib.



5.1 Plumbing Drain, Waste and Vent Systems

Repair or Replace

🔧 The waste line is leaking 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. A qualified licensed plumber should repair or correct as needed.



5.2 Main Water Shut-off Device (Describe location)

Satisfactory

The main water shut off valve was located in the crawlspace in the downstairs hall closet near the access hatch. The valve has the red handle.



5.3 Hot Water Systems, Controls, Chimneys, Flues and Vents

Satisfactory

5.4 Temperature and Pressure Relief Value and Piping

Satisfactory

5.5 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Satisfactory

5.6 Main Fuel Shut-off (Describe Location)

Satisfactory

The main gas shutoff valve was located to the right of the garage door.

The plumbing in the home was inspected and reported on with the above information. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos. 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.

6. Electrical System



An inspection of the electrical system will include: service entrance conductors, service equipment, grounding equipment, main overcurrent device, distribution panels, branch circuit conductors and their overcurrent devices, the operation of a representative number of accessible switches, receptacles and light fixtures; operation of GFCI and ACFI.

The inspector shall: describe service amperage and voltage; service entry conductor materials; service type as being overhead or underground; location of main and distribution panels; type of branch wiring used and report any observed aluminum branch circuit wiring; type of over current devices; report the location of inoperative or missing GFCI and/or ACFI devices when recommended by industry standards; report existence of a connected service-grounding conductor and service-grounding electrode.

The 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 inspect: low voltage systems; security system devices, smoke/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; verify the continuity of connected service grounds; move any objects, furniture or appliances to gain access to any electrical component. **Note:** Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards.

Styles & Materials

Electrical Service Conductors: Underground Service Aluminum 220 volts	Panel Capacity: 200 AMP	Panel Type: Circuit Breakers
Electric Panel Manufacturer: CUTLER HAMMER	Branch Wiring: Copper	Wiring Methods: Nonmetallic Sheathed Cable (NM)
Service Grounding Conductor: Present	Service Grounding Electrode: Driven Rod	Dryer 240-volt electrical receptacle: Not Accessible
GFCI Receptacles: Present	ACFI Receptacles: Not Present	

Items

6.0 Service Entrance Conductors

Satisfactory

6.1 Location of Main and Distribution Panels

Satisfactory

The main panel box is located at the garage.

6.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Repair or Replace

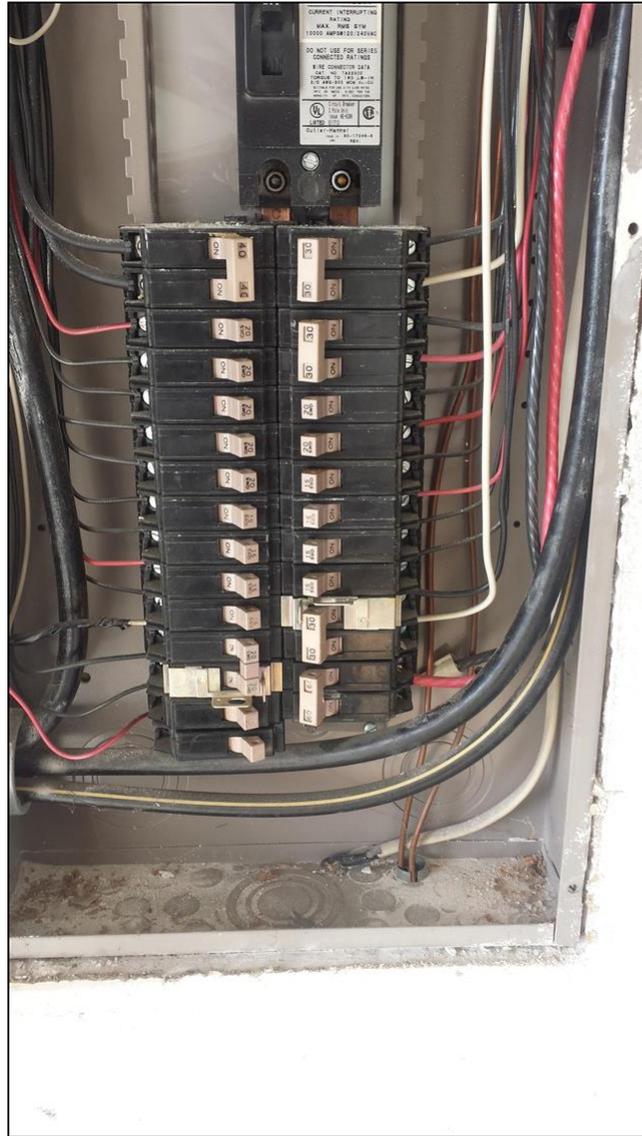
 Service Grounding Electrode was a driven rod found on the southeast corner of the house. The rod should be completely driven into the ground. I recommend repair by a qualified contractor.



6.3 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Repair or Replace

🔧 Problem(s) discovered with Branch Circuits such as amateur wiring installation, and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.



6.4 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

🔧 Multiple light fixtures do not work. Pictured location: hallway downstairs. Further inspection is needed by a qualified licensed electrical contractor.



6.5 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Satisfactory

6.6 Operation of GFCI (Ground Fault Circuit Interrupters)

Satisfactory

6.7 Operation of AFCI (ARC Fault Circuit Interrupters)

Not Inspected

▲ No arc-fault circuit interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms. Safety standards with which new homes must comply require the installation of AFCI protection of all bedroom electrical receptacles. This type of protection is designed to detect electrical arcing, which is a potential fire hazard. Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The Inspector recommends updating the existing bedroom receptacles to provide AFCI protection. Arc-fault protection can be provided using either of two methods: 1. Arc Fault Circuit Interrupters (AFCI's) electrical receptacles that have this capability built in. 2. AFCI circuit breakers installed at the main electrical panel that provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker. All work should be performed by a qualified contractor.

The electrical system of the home was inspected and reported on with the above information. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos. 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.

7. Heating / Central Air Conditioning



An inspection of the heating and cooling systems will include: permanently installed heating and cooling systems, normal operating controls; automatic safety controls; chimneys, flues, and vents, where readily visible; solid fuel heating devices; distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; auxiliary heating units; fireplaces and stoves; and the presence of an installed heat source in each room.

The inspector shall: describe energy source; heating and cooling equipment and distribution type; operate the systems using normal operating controls; open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance; report any evidence that indicates the possible presence of an underground storage tank; describe fireplaces and stoves; inspect dampers, fireboxes and hearths.

The inspector is not required to: operate heating systems when weather conditions or other circumstances may cause equipment damage; operate systems that have been shutdown; automatic safety controls; ignite or extinguish solid fuel fires or pilot lights; inspect the interior of flues; heat exchangers, fireplace insert flue connections; humidifiers; air purifiers; motorized dampers, heat reclaimers; solar heating systems; electronic air filters; or the uniformity or adequacy of heat or cooling supply to the various rooms; dismantle any equipment, controls or gauges except readily identifiable access covers designed to be removed by users; determine the adequacy of combustion air.

Styles & Materials

Heat Equipment Type: Furnace Space heater	Heating Equipment Energy Source: Electric Natural Gas	Number of Heat Systems (excluding wood): One
Heat System Brand: CARRIER	Ductwork: Partially insulated	Air Filter Location:: Inside blower compartment
Filter Type: Disposable	Filter Size: 14x20	Types of Fireplaces: Vented gas logs
Operable Fireplaces: One	Cooling Equipment Type: Air conditioner unit (Split System)	Cooling Equipment Energy Source: Electricity
Central Air Brand: CARRIER	Temperature Differential: Not Tested <60 F	

Items

7.0 Heating Equipment

Not Inspected

(1) This appliance is natural gas fueled. NW Natural will provide a free inspection the the appliance each year upon request. To schedule an inspection use the this link. [Annual Equipment Inspection](#)

 (2) Our company did not inspect the gas furnace. Personal belongings blocked access to the equipment. I recommend an inspection of the equipment by a qualified person once access is available.

7.1 Normal Operating Controls

Satisfactory

7.2 Automatic Safety Controls

Not Inspected

 Our company did not inspect the gas furnace. Personal belongings blocked access to the equipment. I recommend an inspection of the equipment by a qualified person once access is available.

7.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Satisfactory

7.4 Presence of Installed Heat Source in Each Room

Satisfactory

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

Satisfactory

7.6 Gas/LP Firelogs and Fireplaces

Satisfactory

7.7 Cooling and Air Handler Equipment

Not Inspected

 The A/C was inspected but not tested for proper operation due to the outside air temperature was 60 degrees or less. Low outside air temperature can damage equipment.

Our company did not inspect the compressor unit. A permanent cover blocked access to the equipment. I recommend an inspection of the equipment by a qualified person once access is available.

7.8 Normal Operating Controls

Satisfactory

7.9 Presence of Installed Cooling Source in Each Room

Satisfactory

The heating and cooling system of this home was inspected and reported on with the above information. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos. 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.

8. Insulation and Ventilation



An inspection of the insulation and ventilation will include: 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 inspector shall: describe insulation, ventilation, and vapor retarders in unfinished spaces; report absence of insulation in unfinished space at conditioned surfaces, missing or inadequate vapor barriers in subfloor crawlspaces with earth floors and the absence of insulation on heating system duckwork and supply plumbing in unconditioned spaces.

The inspector is not required to: report on concealed insulation and vapor retarders; or venting equipment that is integral with household appliances; determine the thickness or R-value of insulation above the ceiling, in the walls or below the floors; determine the thermal efficiency ratings of any component.

Styles & Materials

Attic Access: Attic hatch	Attic inspected from:: Fully Traversed	Attic Insulation: Blown Fiberglass
Attic Ventilation: Ridge vents Soffit Vents Passive	Exhaust Fans: Fan with light Fan	Dryer Power Source: 220 Electric
Dryer Vent: Metal	Floor System Insulation: Unfaced Batts	Vapor Barrier Material: 6 mil black plastic sheeting
Foundation Ventilation: Passive		

Items

8.0 Attic Access

Satisfactory

The attic was accessed through two hatches one in the 2nd floor bedroom left of stairs and one in the garage.

8.1 Insulation in Attic

Satisfactory



The attic had rigid foam board panels with blown in fiberglass insulation over the top.

8.2 Attic Ventilation

Satisfactory

8.3 Foundation Ventilation

Satisfactory

8.4 Insulation Under Floor System

Satisfactory

8.5 Vapor Retarders (in Crawlspace or basement)

Repair or Replace

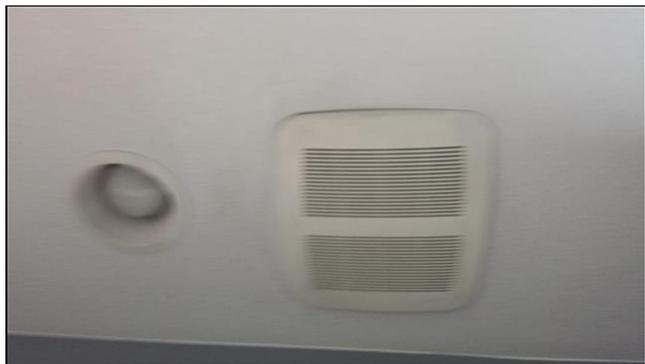
 The vapor barrier (plastic) on the crawlspace ground is missing in areas. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. A qualified person should repair or replace as needed.



8.6 Venting Systems (Kitchens, Baths and Laundry)

Repair or Replace

 The exhaust vent over the kitchen sink did not work. I recommend evaluation and repair as necessary by a qualified contractor.



The insulation and ventilation of the home was inspected and reported on with the above information. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos. 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.

9. Interiors



An inspection of the home interior will include: walls, ceiling, and floors; steps, stairways, balconies, and railings; counters and cabinets; doors and windows.

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; report on presence or absence of CO detectors; 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; verify that steps, handrails, guardrails, stairways and landings are installed wherever necessary and report when they are missing or in need of repair; report when baluster spacing exceeds four inches.

The inspector is not required to: report on cosmetic conditions related to the condition of interior components; verify whether all walls, floors, ceilings, doorways, cabinets and window openings are square, straight, level or plumb.

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Carpet
Linoleum

Interior Doors:

Hollow core

Window Types:

Single-hung
Casement
Sliders

Window Manufacturer:

MILGARD

Cabinetry:

Veneer
Wood

Countertop:

Composite

Smoke/CO Detectors:

Poor smoke detector placement
No Carbon monoxide detector installed

Items

9.0 Ceilings

Satisfactory

9.1 Walls

Satisfactory

9.2 Floors

Satisfactory

9.3 Steps, Stairways, Balconies and Railings

Repair or Replace

⚠ The hand/guard rail for the stairway is loose. A proper repair is needed to ensure stability or an injury might occur. A qualified licensed contractor should repair or replace as needed.



9.4 Counters and Cabinets

Satisfactory

9.5 Doors

Satisfactory

9.6 Windows

Satisfactory

9.7 Smoke/CO Detectors

Repair or Replace

⚠ (1) It is recommended to check smoke alarms upon move in and every month. Replace smoke alarms when the manufacturer's replacement date is reached, when they fail to respond to operability tests, or the end-of-life signal is activated. Many manufacturers recommend replacement every 8 to 10 years.

[Washington State Smoke Alarm information.](#)

[Oregon State Smoke Alarm information.](#)

⚠ (2) Smoke detectors in this home were missing or poorly placed. I recommend that smoke detectors be placed in accordance with generally-accepted modern standards to protect sleeping areas. This is a life-safety issue.



⚠ (3) It is recommended to check CO detectors upon move in and every month. Replace CO detectors when the manufacturer's replacement date is reached, when they fail to respond to operability tests, or the end-of-life signal is activated. Many manufacturers recommend replacement every 5 to 7 years.

[Washington State CO detector information.](#)

[Oregon State CO detector information.](#)

▲ (4) No carbon monoxide detectors were installed at the time of the inspection. Carbon monoxide is an odorless, colorless, tasteless, toxic gas that is a product of the combustion process. Combustion appliances such as gas furnaces and heaters can introduce dangerously high levels of carbon monoxide onto the indoor air if combustion components need adjustment. Carbon monoxide detectors monitor indoor air and sound an alarm if dangerously high levels of carbon monoxide are detected. They are inexpensive and available at most hardware and home improvement stores. The Inspector recommends installation as necessary by a qualified contractor.

The interior of the home was inspected and reported on with the above information. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos. 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.

10. Built-In Kitchen Appliances



The 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 inspector is not required to: inspect clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; non built-in appliances; or refrigeration units; operate appliances in use; or any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:

ELECTROLUX

Disposer Brand:

MAYTAG

Exhaust/Range Hood Brand:

FRIGIDAIRE

Range/Oven Brand:

BOSCH

Range Type:

Electric

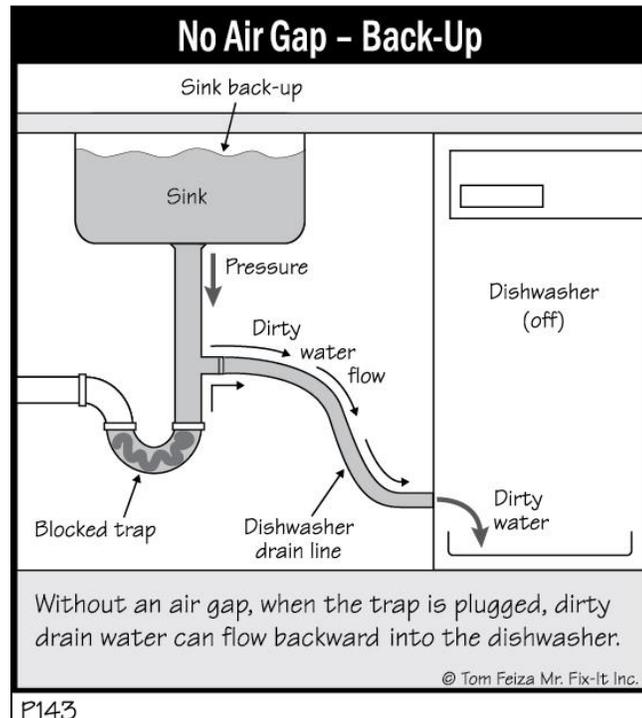
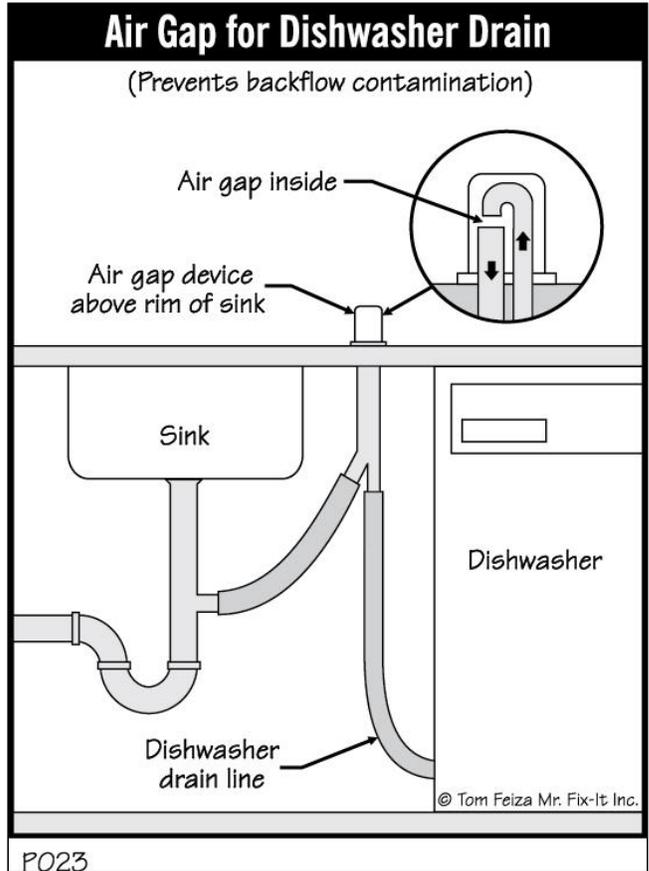
Built in Microwave Brand:

KENMORE

Items

10.0 Dishwasher

Repair or Replace



🔧 The dishwasher had an improper anti-siphon device installed in the drain line. Anti-siphon devices are installed to prevent wastewater from the dishwasher from being siphoned back into the dishwasher and contaminating its contents. I recommend service by a qualified plumbing contractor.

10.1 Range/Oven/Cooktop
Satisfactory

10.2 Range Hood

Satisfactory

10.3 Garbage Disposal

Satisfactory

10.4 Built-in Microwave

Satisfactory

The built-in appliances of the home were inspected and reported on with the above information. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos. 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.

11. Final Walk-Through Instructions

PRE CLOSING WALK THROUGH INSTRUCTIONS

The walk-through prior to closing is the time for Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. Client should be thorough during the walk-through.

Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases Ready Inspect Go of all responsibility. Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk through your new house. Consider hiring a certified home inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees or if the temperature was below freezing the night before the walk-through. And you should not operate a heat pump in the heating mode when it is over 75 degrees outside.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets. Look for plumbing leaks.
4. Operate all exterior doors, windows, and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.
9. Ask seller about prior infestation treatment and warranties that may be transferable.
10. Read the seller's disclosure.



INVOICE

Ready Inspect Go
3428 SE 9th Ave Portland, Oregon 97202
Inspected By: Brian H. Braunhuber

Inspection Date: 5/21/2018
Report ID: 05212018Sample

Customer Info:	Inspection Property:
Mr. Bob Smiles 1234 Main Street Anywhere Oregon 97202 Customer's Real Estate Professional:	1234 Main Street Anywhere Oregon 97202

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:
Payment Status:
Note:



Ready Inspect Go

Brian H. Braunhuber

3428 SE 9th Ave Portland, Oregon 97202

