



## Inspection Report

**Diane Wheatley**

**Property Address:**  
1925 First Street  
Columbia city Oregon



**MHI Services Inc**

**Rick Martin CCB 182353**  
**59940 Windy Ridge Dr**  
**St Helens Oregon 97051**  
**971-409-6441**

*Richard Martin*

"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 THIS REPORT.

|   |                                    |                                  |
|---|------------------------------------|----------------------------------|
| <b>Date:</b> 4/19/2015  | <b>Time:</b> 10:00 AM              | <b>Report ID:</b> 15143          |
| <b>Property:</b><br>1925 First Street<br>Columbia city Oregon | <b>Customer:</b><br>Diane Wheatley | <b>Real Estate Professional:</b> |

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

#### **In Attendance:**

Customer

#### **Type of building:**

Single Family (2 story)

#### **Approximate age of building:**

Over 50 Years

#### **Temperature:**

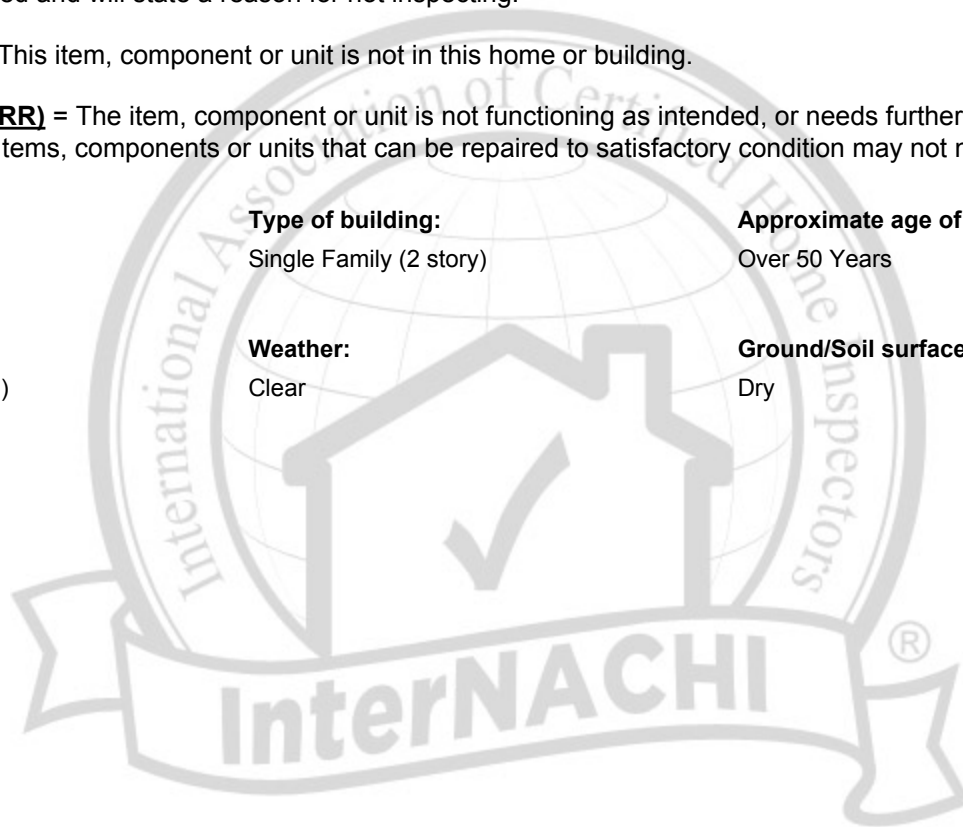
Below 60 (F) = 15.5 (C)

#### **Weather:**

Clear

#### **Ground/Soil surface condition:**

Dry



# 1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

## Styles & Materials

**Roof Covering:**

Cedar  
Wood shakes

**Viewed roof covering from:**

Ground  
Binoculars

**Chimney (exterior):**

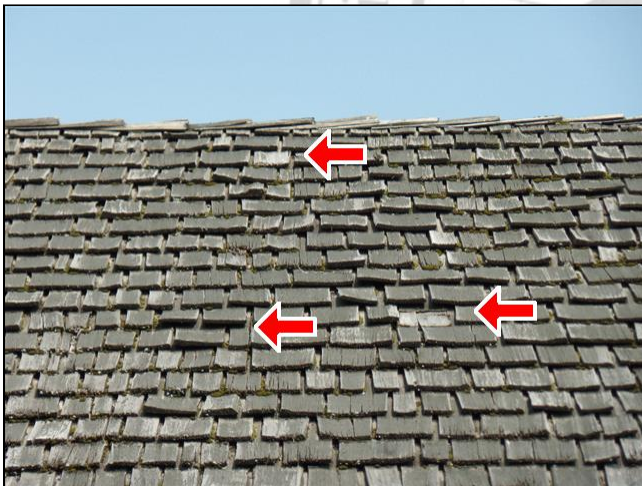
Brick

|     |   | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 1.0 | Roof Coverings                            |    |    |    | •  |
| 1.1 | Flashings                                 | •  |    |    |    |
| 1.2 | Skylights, Chimneys and Roof Penetrations |    |    |    | •  |
| 1.3 | Roof Drainage Systems                     | •  |    |    |    |
|     |   | IN | NI | NP | RR |

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

## Comments:

**1.0** Wood shakes show deterioration including missing and curled shakes recommend a licensed roofing contractor evaluate entire roof for needed repairs



1.0 Item 1(Picture)



1.0 Item 2(Picture)

1.2 Chimney brick deterioration on both chimneys, chimney on West End of building unsafe and needs repair recommend a licensed chimney Contractor evaluate both chimneys for all needed repairs



1.2 Item 1(Picture)



1.2 Item 2(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### Styles & Materials

**Siding Style:**

Lap

**Siding Material:**

Wood

**Exterior Entry Doors:**

Wood

**Appurtenance:**

Covered porch

Deck

|     |   | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 2.0 | Wall Cladding Flashing and Trim   |    |    |    | •  |
| 2.1 | Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings |    |    |    | •  |
| 2.2 | Eaves, Soffits and Fascias  | •  |    |    |    |
|     |   | IN | NI | NP | RR |

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**Comments:**

**2.0** Horizontal wood siding shows deterioration mainly on south side of building recommend a licensed siding contractor evaluate for needed repairs or replacement



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)

**2.1 (1)** Porch slopping to the southeast corner.



2.1 Item 1(Picture)

2.1 (2) Front porch and porch covering support post on right side(viewed from the front) has wood rot and floor movement. Lower portion of cladding appears to have settled under decking. This issue needs further inspection,evaluation and repair by a licensed contractor.



2.1 Item 2(Picture)



2.1 Item 3(Picture)



2.1 Item 4(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

|     |                               | IN | NI | NP | RR |
|-----|-------------------------------|----|----|----|----|
| 3.0 | Ceilings                      |    |    |    | •  |
| 3.1 | Walls                         | •  |    |    |    |
| 3.2 | Floors                        |    |    |    | •  |
| 3.3 | Doors (representative number) |    |    |    | •  |
|     |                               | IN | NI | NP | RR |

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**Comments:**

**3.0** Noted a large amount of ceiling movement(sagging) viewed from the main floor. I am unable to determine the cause of this issue therefore a licensed contractor needs to evaluate for all needed repairs.



3.0 Item 1(Picture)

**3.2** Slopping floor structure due to settlement, Recommend a licensed contractor evaluate for all needed repairs.



3.2 Item 1(Picture)

**3.3** Many doors are out of square i frame due to settlement.



3.3 Item 1(Picture)



3.3 Item 2(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 4. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

### Styles & Materials

**Method used to observe Crawlspace:**

Crawled

**Floor Structure:**

2 X 6  
Diameter logs

**Wall Structure:**

Wood

**Columns or Piers:**

Wood piers

**Ceiling Structure:**

2X4  
2X6

**Roof Structure:**

2 X 6 Rafters

**Roof-Type:**

Gable

**Method used to observe attic:**

Walked

|     |   | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 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.) | •  |    |    |    |
| 4.1 | Walls (Structural)  |    |    |    | •  |
| 4.2 | Columns or Piers  |    |    |    | •  |
| 4.3 | Ceilings (Structural)   | •  |    |    |    |
|     |   | IN | NI | NP | RR |

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**Comments:**

**4.1** This structure is pier,post and beam construction, It appears settlement and wood rot around the perimeter of the structure has occurred and is in need of repair. Recommend contacting a licensed contractor who specializes in these repairs.



4.1 Item 1(Picture)



4.1 Item 2(Picture)



4.1 Item 3(Picture)

4.2 Floor structure support in crawlspace has moved, shifted and has some insect damage., This issue will result in uneven floors on the interior and will continue to move over time, A licensed contractor should be contacted to evaluate all floor support posts for all needed corrections.



4.2 Item 1(Picture) Wood destroying insect damage



4.2 Item 2(Picture) Shifting support structure

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

|     |  | IN | NI | NP | RR |
|-----|--|----|----|----|----|
| 5.0 | 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) |    |    |    | •  |
|     |  | IN | NI | NP | RR |

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### Comments:

**5.0** At the time of this inspection, al breakers were in the off position, Museum closed

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### Styles & Materials

**Attic Insulation:**

Vermiculite

**Floor System Insulation:**

NONE

|     |   | IN | NI | NP | RR |
|-----|---|----|----|----|----|
| 6.0 | Insulation in Attic                         |    |    |    | •  |
| 6.1 | Insulation Under Floor System               |    |    |    | •  |
| 6.2 | Vapor Retarders (in Crawlspace or basement) |    |    |    | •  |
| 6.3 | Ventilation of Attic and Foundation Areas   | •  |    |    |    |
|     |   | IN | NI | NP | RR |

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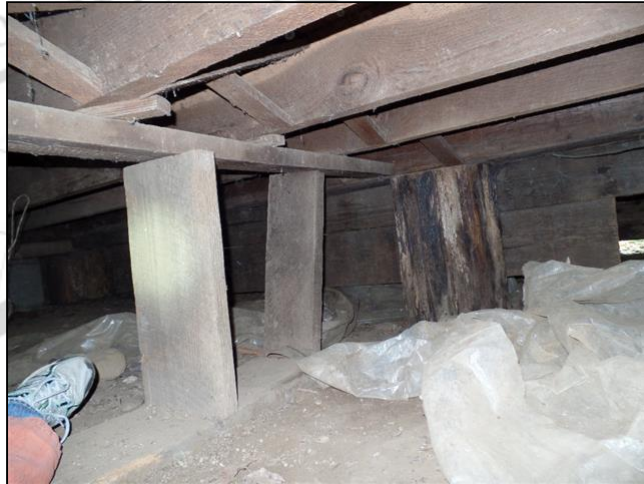
**Comments:**

**6.0** Observed an insulation called vermiculite, Vermiculite insulation in most cases contains asbestos materials, This material should be tested for asbestos content and should not be touched or moved. A licensed contractor who is an expert in testing and removal is recommended



6.0 Item 1(Picture)

**6.1** The floor system is not insulated. Heat loss can occur more on this home than one that is properly insulated.



6.1 Item 1(Picture)

**6.2 (1)** 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.



6.2 Item 1(Picture)

**6.2 (2)** Observed a large amount of animal dropping in crawlspace. This issue is unsanitary and should be corrected including animal access pont needs to be closed.



6.2 Item 2(Picture)

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.





**INVOICE**

**MHI Services Inc**  
**59940 Windy Ridge Dr**  
**St Helens Oregon 97051**  
**971-409-6441**  
**Inspected By: Rick Martin**

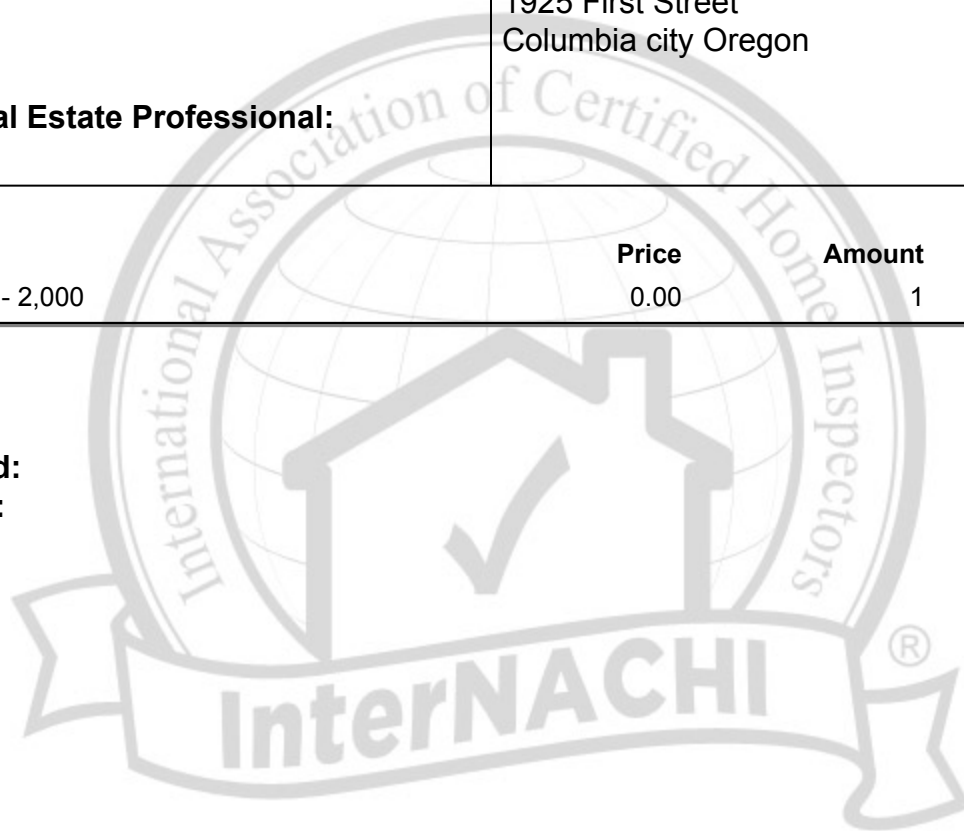
**Inspection Date: 4/19/2015**  
**Report ID: 15143**

|   |   |
|---|---|
| <b>Customer Info:</b>                       | <b>Inspection Property:</b>               |
| Diane Wheatley                              | 1925 First Street<br>Columbia city Oregon |
| <b>Customer's Real Estate Professional:</b> |   |

**Inspection Fee:**

| Service                    | Price | Amount | Sub-Total                 |
|----------------------------|-------|--------|---------------------------|
| Heated Sq Ft 1,001 - 2,000 | 0.00  | 1      | 0.00                      |
|                            |       |        | <b>Tax \$0.00</b>         |
|                            |       |        | <b>Total Price \$0.00</b> |

**Payment Method:**  
**Payment Status:**  
**Note:** No charge



# General Summary



MHI Services Inc

59940 Windy Ridge Dr  
St Helens Oregon 97051  
971-409-6441

**Customer**  
Diane Wheatley

**Address**  
1925 First Street  
Columbia city Oregon

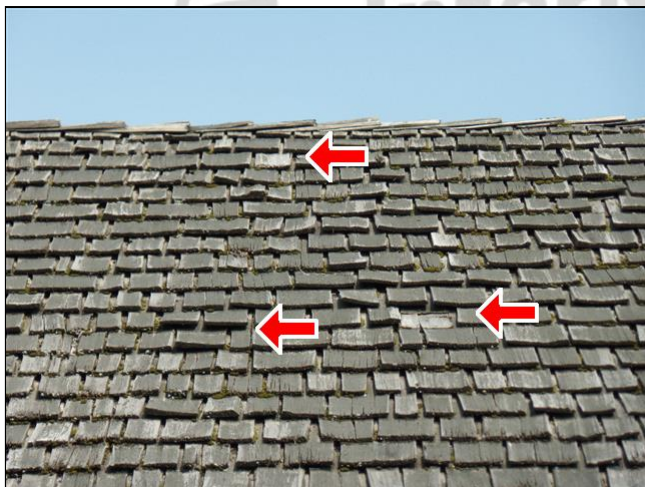
The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations 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. Roofing

### 1.0 Roof Coverings

#### Repair or Replace

Wood shakes show deterioration including missing and curled shakes recommend a licensed roofing contractor evaluate entire roof for needed repairs



1.0 Item 1(Picture)



1.0 Item 2(Picture)

### 1.2 Skylights, Chimneys and Roof Penetrations

**1. Roofing**

**Repair or Replace**

Chimney brick deterioration on both chimneys, chimney on West End of building unsafe and needs repair recommend a licensed chimney Contractor evaluate both chimneys for all needed repairs



1.2 Item 1(Picture)



1.2 Item 2(Picture)

**2. Exterior**



**2.0 Wall Cladding Flashing and Trim**

**Repair or Replace**

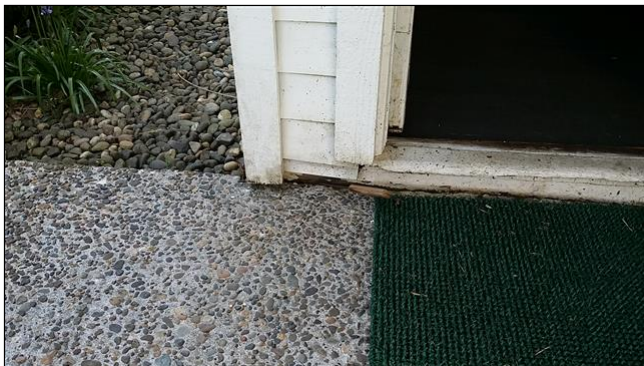
Horizontal wood siding shows deterioration mainly on south side of building recommend a licensed siding contractor evaluate for needed repairs or replacement



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)

2. Exterior



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

(1) Porch sloping to the southeast corner.



2.1 Item 1(Picture)

(2) Front porch and porch covering support post on right side(viewed from the front) has wood rot and floor movement. Lower portion of cladding appears to have settled under decking. This issue needs further inspection,evaluation and repair by a licensed contractor.



2.1 Item 2(Picture)



2.1 Item 3(Picture)



2.1 Item 4(Picture)

### 3. Interiors

#### 3.0 Ceilings

##### Repair or Replace

Noted a large amount of ceiling movement(sagging) viewed from the main floor. I am unable to determine the cause of this issue therefore a licensed contractor needs to evaluate for all needed repairs.

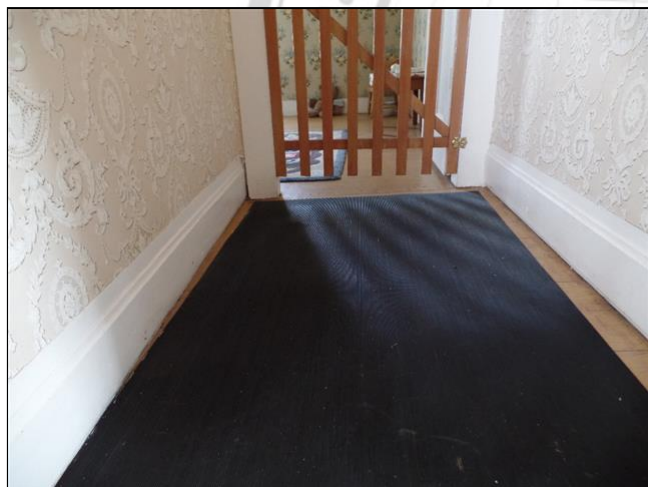


3.0 Item 1(Picture)

#### 3.2 Floors

##### Repair or Replace

Slopping floor structure due to settlement, Recommend a licensed contractor evaluate for all needed repairs.



3.2 Item 1(Picture)

#### 3.3 Doors (representative number)

##### Repair or Replace

Many doors are out of square i frame due to settlement.

### 3. Interiors



3.3 Item 1(Picture)



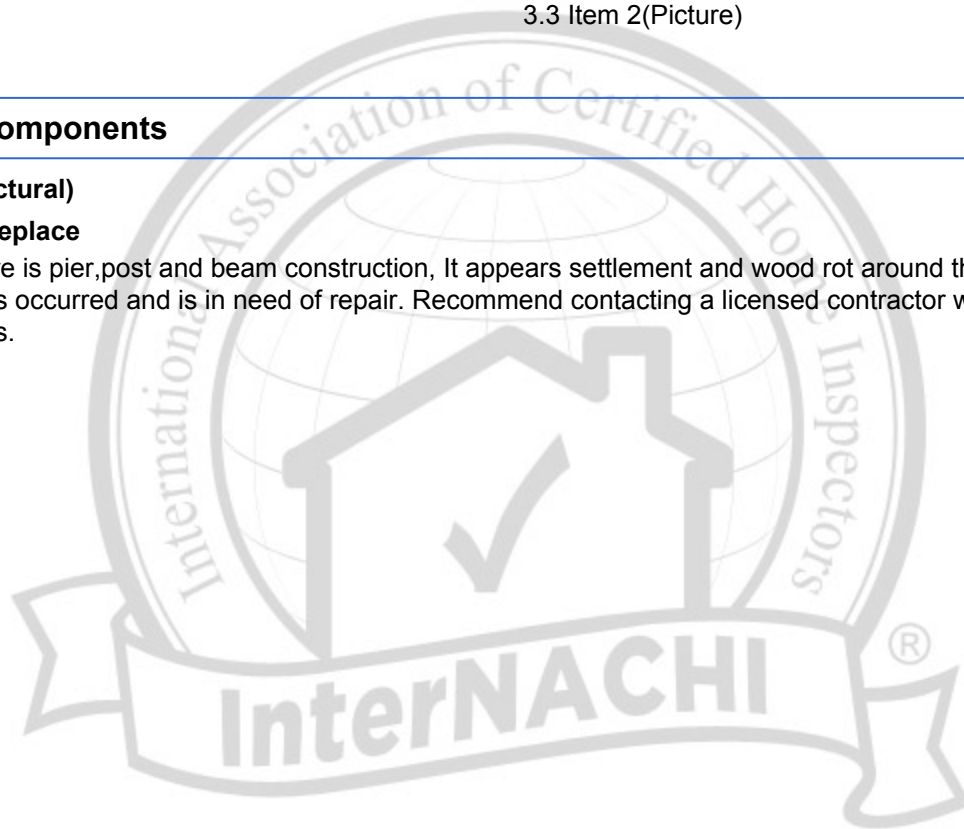
3.3 Item 2(Picture)

### 4. Structural Components

#### 4.1 Walls (Structural)

##### Repair or Replace

This structure is pier, post and beam construction, It appears settlement and wood rot around the perimeter of the structure has occurred and is in need of repair. Recommend contacting a licensed contractor who specializes in these repairs.



4. Structural Components



4.1 Item 1(Picture)



4.1 Item 2(Picture)



4.1 Item 3(Picture)

4.2 Columns or Piers  
Repair or Replace

Floor structure support in crawlspace has moved, shifted and has some insect damage., This issue will result in uneven floors on the interior and will continue to move over time, A licensed contractor should be contacted to evaluate all floor support posts for all needed corrections.

#### 4. Structural Components



4.2 Item 1(Picture) Wood destroying insect damage



4.2 Item 2(Picture) Shifting support structure

#### 5. Electrical System

**5.0 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**

At the time of this inspection, all breakers were in the off position, Museum closed

## 6. Insulation and Ventilation

### 6.0 Insulation in Attic

#### Repair or Replace

Observed an insulation called vermiculite, Vermiculite insulation in most cases contains asbestos materials, This material should be tested for asbestos content and should not be touched or moved. A licensed contractor who is an expert in testing and removal is recommended



6.0 Item 1(Picture)

### 6.1 Insulation Under Floor System

#### Repair or Replace

The floor system is not insulated. Heat loss can occur more on this home than one that is properly insulated.



6.1 Item 1(Picture)

### 6.2 Vapor Retarders (in Crawlspace or basement)

#### Repair or Replace

(1) 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.

## 6. Insulation and Ventilation



6.2 Item 1(Picture)

(2) Observed a large amount of animal droppings in crawlspace. This issue is unsanitary and should be corrected including animal access point needs to be closed.



6.2 Item 2(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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