

To: James Public

11-13-17

RE: 10234 SW Main St.  
Portland, Or. 97221

Dear James,

At your request, a visual inspection of the above referenced property was conducted on 11-13-17. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any questions.

#### **ITEMS THAT NEED ATTENTION:**

- 1. Re-grading on the NW corner of the house is needed to prevent any pooling of water which can drain into the crawlspace.**
- 2. Evidence of past water buildup in the crawlspace needs to have any exit point with either a low point drain installed or that a sump pump be installed to remove water.**
- 3. Repairs are needed to concrete pier pad in crawlspace where this pad has settled and support post is no longer in contact with pad, Soil compaction and re installation is needed.**
- 4. Repairs are needed to the laundry room window where gaps are present above exterior trim. This allowing water to enter and has caused damage to interior casing, repairs are needed.**
- 5. The window in bedroom #2 has a damaged thermal seal and replacement of this window is needed.**
- 6. Recommend that carbon monoxide detectors be installed on both levels of the house.**
- 7. The spa tub is not wired to a GFCI protected electrical outlet or breaker, repairs are needed by a licensed electrician.**
- 8. Recommend that a handrail be installed on the lower stairs off of the back patio to prevent any fall hazard.**
- 9. Strong consideration should be given to re-painting the entire house to properly seal all siding and prolong the life of the siding.**

*Chuck Seaman*  
*CS & Associates Home Inspections LLC*

