

Paul Smith
DBA
Curry Home Inspection, LLC
OCHI # 1757 CCB # 208925 ODA # AG-L1039210CPA
INSPECTION AGREEMENT

This Inspection Agreement contains the Terms, Conditions, and Limitations of the contract between Curry Home Inspection, LLC (**Inspector**) and the (**Client**) for a Home Inspection at the Address Below. This Inspection Agreement contains limitations on the scope of the Inspection, remedies and liability. Please read it carefully. By signing on page 3; Client represents and warrants that Client has secured all approvals necessary for the Inspector to conduct the Inspection of the Property, and accepts the Terms, Conditions, and Limitations of this Agreement below. Client also warrants they will read the entire Inspection Report when received and shall promptly call with any questions or concerns client may have regarding the Inspection or Inspection Report.

Client: (print full name) _____

Property Address: _____

Proposed Inspection Date: _____ C.H.I. Report # _____

Home Inspection Fee: \$ _____ Wood Destroying Organism Inspection Fee: \$ _____

Total Fee To Be Paid To Inspector Upon Completion Of Inspection: \$ _____

Terms, Conditions, and Limitations

1. The Inspector will perform a visual inspection and prepare a written report of the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection. INSPECTOR will inspect the following systems (as defined in Division 8 of OAR chapter 812): Structural Components, Exterior and Site, Roofing, Plumbing, Electrical, Heating, Central Air Conditioning, Interiors, Attic, Basement or Crawlspace, Insulation and Ventilation, and Built-in Kitchen Appliances in the manner specified in Division 8 of OAR Chapter 812, and subject to the limitations described therein. Latent and concealed defects and deficiencies are excluded from the inspection.
2. The Inspector may also be contracted to perform a Wood Destroying Organism (WDO) Inspection. If this is the case, then all of the Terms, Conditions, and Limitations of a Home Inspection contained within this agreement will apply to the WDO Inspection.
3. The parties agree that the "Oregon Home Inspection Standards of Practice" (the "Standards") shall define the standard of duty and the conditions, limitations, and exclusions of the inspection and are incorporated by reference herein. A copy of these standards is given to the Client along with this Agreement. ***This will be a Visual Inspection Only***
4. The parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components, or systems inspected. The Inspector makes no warranty, expressed or implied, as to the fitness for use, condition, performance or adequacy of any inspected structure, item, component, or system.
5. If Client is married, Client represents that this obligation is a family obligation incurred in the interest of the family.
6. This Agreement, including the terms, conditions, and limitations below; represents the entire agreement between the parties. There are no other agreements either written or oral between the parties. This Agreement may be amended only by newly written agreement signed by both parties.
7. This Agreement shall be construed and enforced in accordance with the laws of the State of Oregon.

8. The Inspection only includes those systems and components expressly and specifically identified in the Inspection Report. The Inspection limitations, exceptions and exclusions in the Standards of Practice are incorporated herein. In addition, any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing or in any other fashion is excluded. **This Inspection does not include any destructive testing or dismantling. The following systems and components and areas are among those NOT included in the Inspection or Inspection Report:**

- Termites or other wood destroying insects and or organisms, rodents or other pests; or damage from the preceding. ***This exclusion is deleted if the Client has the Inspector perform a Wood Destroying Organism (WDO) Inspection for an additional fee. This possible WDO Inspection would be noted at the top of this agreement.**
- Compliance with code or zoning ordinances or permit research or system or component installation or recalls.
- Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing.
- Private water, sewage systems, water softeners or purifiers, radiant heat systems or solar heating systems.
- Pools, spas, hot tubs, saunas, steam baths, fountains or other types of or related systems and components.
- Repair cost estimates or building value appraisal.
- Thermostatic or time clock controls, radio controlled devices, automatic gates or elevators, lifts, dumbwaiters.
- Free standing appliances and gas appliances such as fire pits, barbecues, heaters and lamps. Main gas shut off valve. Any gas leaks. Furnace heat exchangers.
- Seismic safety, security or fire safety systems or security bars and/or safety equipment.
- Any adverse condition that may affect the desirability of the property including but not limited to proximity to railroad tracks or airplane routes, boundaries, easements or rights of way, adjoining properties or neighborhood.
- Unique/technically complex systems or components, system or component life expectancy or adequacy or efficiency of any system or component.
- *** Latent, hidden, or concealed defects, such as may exist behind or below exterior cladding, and /or interior wall, ceiling and floor coverings, or may be concealed by insulation in attic and/or crawlspace.**

Client understands that these systems, components, items, and conditions (listed above in this section 8) are excepted from this inspection. Any general comments made between the Inspector and Client during the inspection about these systems, items, and conditions (listed above in this section 8) are informal only and DO NOT represent an inspection report.

9. The Inspection and report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against Inspector, its employees or agents, arising out of the services performed by Inspector under this Agreement, the Client agrees to indemnify, defend, and hold harmless Inspector from any and all damages, expenses, costs, and attorney fees arising from such a claim.

10. The Inspection will not include an appraisal of the value or a survey. The written report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind. This inspection does not determine whether the property is insurable.

11. In the event of a claim by the Client that an installed system or component of the premises which was inspected by the Inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector by mail and telephone at least 10 weekdays prior to repairing or replacing such system or component. The Client further agrees that the Inspector is liable only if there has been a complete failure to follow the Oregon Standards of Practice for Certified Home Inspectors. Furthermore, any legal action must be brought within one year from the date of the inspection, or will be deemed waived and forever barred.

12. The parties agree and understand that the Inspector assumes no liability or responsibility for the costs of repairing or replacing any unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage or bodily injury of any nature. If repairs or replacement are done, the Inspector will have no liability to the Client. The Client further agrees that the Inspector is liable only up to the cost of the inspection. The Client should understand that the Performance of the Services without this limitation of liability would be more technically exhaustive, require multiple engineering specialties and would cost substantially more than the fee paid for this limited visual inspection. This inspection is based upon and conducted under the Oregon Home Inspection Standards.

DEFINITIONS of REPORT TERMINOLOGY

1. Apparent Condition - Systems and Components are rated as follows:

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear & tear and moderate deterioration from a normal aging process.

MARGINAL - Indicates the component will probably require repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

SIGNIFICANT ISSUES - A system or component that is considered significantly deficient, inoperable or is unsafe.

SAFETY HAZZARD – Denotes a condition that is unsafe or in need of prompt attention.

2. Installed Systems and Components: Structural components; exterior; interior; roofing; plumbing; electrical; heating; central air-conditioning (weather permitting); insulation; and ventilation.

3. Readily accessible Systems and Components: Only those systems and components where Inspector is not required to move personal items, furniture, equipment, soil, snow, or other items which obstruct access or visibility.

4. Wood Destroying Organisms: Termites or other wood destroying insects and or organisms, rodents or other pests, rot, fungus; or damage from the preceding.

POSSIBLE SYSTEM and COMPONENT EXCLUSIONS BY CLIENT

Exclusions of systems to be inspected may be made by the Client. If any systems are to be excluded from inspection by the Client, the Client shall list the exclusions here: _____

INSPECTOR’S OBLIGATION’S

Inspector will perform the home inspection in accordance with the Oregon Home Inspection Standards of Practice.

Inspector's Signature: _____ Date: _____

Inspector's Mailing Address: Paul Smith, P.O. Box 1242, Gold Beach, OR. 97444 Inspector's Telephone # 541-373-7250

Oregon Certified Home Inspector # 1757 Oregon CCB # 208925 C.H.I. Report # _____

CLIENT’S ACKNOWLEDGEMENT

Client acknowledges reception of a copy of the Oregon Home Inspectors Standards of Practice from the Inspector.

Client has read this entire Agreement and accepts and understands this Agreement as hereby acknowledged.

Client's Signature: _____ Date: _____

Mailing Address: _____

Client's Phone #: _____ Client's Email Address: _____

Client authorizes Inspector to give a copy of the report to the Client's Agent ? Yes _____ No _____

812-008-0200 - Standards of Behavior and Standards of Practice

OAR 812-008-0201 sets forth the standards of behavior of Oregon certified home inspectors. OAR 812-008-0202 through 812-008-0214 of this rule set forth the minimum standards of practice required by Oregon certified home inspector.

812-008-0201 - Standards of Behavior

- (1) An Oregon certified home inspector shall not:
 - (a) Engage in dishonest or fraudulent conduct or undertake activities that are injurious to the welfare of the public, which result in injury or damage to another person.
 - (b) Disclose any information about the results of an inspection without the approval of the client for whom the inspection was undertaken.
 - (c) Accept compensation or any other consideration from more than one interested party for the same service without the consent of all interested parties.
 - (d) Directly or indirectly compensate realty agents, or other parties having a financial interest in closing or settlement of real estate transactions, for the referral of inspections or for inclusion on a list of recommended inspectors, preferred providers or similar arrangements. This paragraph is not intended to prohibit any discount, credit or add-on service made directly to an inspector's client.
 - (e) Accept financial or other consideration, such as material or equipment, from suppliers for suggesting the use of, or promoting a specific product in the course of performing an inspection.
 - (f) Accept compensation, directly or indirectly, for recommending contractors, services, or products to inspection clients or other parties having an interest in inspected properties.
 - (g) Inspect properties under contingent arrangements whereby any compensation or future referrals are dependent on reported findings or on the sale of a property.
 - (h) Express, within the context of an inspection, an appraisal or opinion of the market value of the inspected property.
 - (i) Allow his or her interest in any business to affect the quality or results of inspection work that the Oregon certified home inspector may be called upon to undertake.
 - (j) Misrepresent any matters to the public.
- (2) Opinions expressed by Oregon certified home inspectors shall only be based on their education, experience, and physical evidence observed by the inspector.
- (3) Before the execution of a contract to undertake a home inspection, an Oregon certified home inspector shall disclose to the client any interest in a business that may affect the client.
- (4) Nothing in OAR 812-008-0201 shall prohibit a business offering home inspection services from advertising services or for the purpose of recruiting employees and personnel. All such advertisements shall not be misleading or deceptive. A business shall not advertise home inspection services unless the business is properly licensed.

812-008-0202 - Contracts and Reports

- (1) Home inspections undertaken according to division 8 shall be based solely on the property conditions, as observed at the time of the home inspection.
- (2) Oregon certified home inspectors shall:
 - (a) Provide a written inspection contract, signed by both the Oregon certified home inspector and client, prior to completing a home inspection that shall:
 - (A) State that the home inspection is in accordance with standards and practices set forth in division 8 of OAR chapter 812;
 - (B) Describe the services provided and their cost;
 - (C) State where the planned inspection differs from the standard home inspection categories as set forth in OAR 812-008-0205 through 812-008-0214; and
 - (D) Conspicuously state whether the home inspection includes a wood destroying organism inspection and if such inspection is available for a fee.
 - (E) For the purpose of this rule, a home inspection shall be deemed completed when the initial written inspection report is delivered.
 - (b) Observe readily visible and accessible installed systems and components listed as part of a home inspection as defined by these rules unless excluded pursuant to these rules in OAR 812-008-0200 through 812-008-0214; and
 - (c) Submit a written report to the client that shall:
 - (A) Describe those systems and components as set forth in OAR 812-008-0205 through 812-008-0214;
 - (B) Record in the report each item listed in OAR 812-008-0205 through 812-008-0214 and indicate whether or not the property inspected was satisfactory with regard to each item of inspection; it will not be sufficient to satisfy subsection (2)(c) of this rule that the certified home inspector prepare a report listing only deficiencies;
 - (C) State whether any inspected systems or components do not function as intended, allowing for normal wear and tear; and how, if at all, the habitability of the dwelling is affected;
 - (D) State the inspector's recommendation to monitor, evaluate, repair, replace or other appropriate action;
 - (E) State the Construction Contractors Board license number of the business and the name, certification number and signature of the person undertaking the inspection; and
 - (F) Include on the first page of the contract and on the first page of the report, in bold-faced, capitalized type and in at least 12 point font, the following statement: "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."
 - (d) Submit to each customer at the time the contract is signed a copy of "Home Inspection Consumer Notice."
 - (3) Division 8 does not limit Oregon certified home inspectors from reporting observations and conditions or rendering opinions of items in addition to those required in division 8.

(4) All written reports, bids, contracts, and an individual's business cards shall include the Oregon certified home inspector's certification number.

812-008-0203 - General Limitations

(1) Inspections undertaken in accordance with division 8 are visual and are not technically exhaustive.

(2) "Residential structures" and "appurtenances" thereto are defined in ORS chapter 701.005 and OAR chapter 812-008-0020.

812-008-0204 – General Exclusions

(1) Oregon certified home inspectors are not required to report on:

- (a) Life expectancy of any component or system;
- (b) The causes of the need for a repair;
- (c) The methods, materials, and costs of corrections;
- (d) The suitability of the property for any specialized use;
- (e) Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions;
- (f) The advisability or inadvisability of purchase of the property;
- (g) The presence or absence of pests such as wood damaging organisms, rodents, or insects;
- (h) Cosmetic items, underground items, or items not permanently installed; or
- (i) Detached structures.

(2) Oregon certified home inspectors are not required to:

- (a) Offer or undertake any act or service contrary to law;
- (b) Offer warranties or guarantees of any kind;
- (c) Offer to undertake engineering, architectural, plumbing, electrical or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the Oregon certified home inspector holds a valid occupational license, in which case the Oregon certified home inspector may inform the client that the home inspector is so certified, and is therefore qualified to go beyond division 8 and undertake additional inspections beyond those within the scope of the basic inspection;
- (d) Calculate the strength, adequacy, or efficiency of any system or component;
- (e) Enter any area, undertake any procedure that may damage the property or its components, or be dangerous to the Oregon certified home inspector or other persons;
- (f) Operate any system or component that is shut down or otherwise inoperable;
- (g) Operate any system or component that does not respond to normal operating controls;
- (h) Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility;
- (i) Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to toxins, carcinogens, noise or contaminants in the building or soil, water, and air;
- (j) Determine the effectiveness of any system installed to control or remove suspected hazardous substances;
- (k) Predict future condition, including but not limited to failure of components;
- (l) Project operating costs of components;

(m) Evaluate acoustical characteristics of any system or component;

(n) Observe special equipment or accessories that are not listed as components to be observed in division 8; or

(o) Identify presence of odors or their source;

812-008-0205 - Structural Components

(1) The Oregon certified home inspector shall observe and describe visible structural components including:

- (a) Foundation;
- (b) Floors and floor structure;
- (c) Walls and wall structure;
- (d) Columns or piers;
- (e) Ceilings and ceiling structure; and
- (f) Roofs and roof structure.

(2) The Oregon certified home inspector shall:

(a) Probe or sound structural components where deterioration is suspected, except where probing would damage any finished surface;

(b) Enter underfloor crawl spaces, basements, and attic spaces except when access is obstructed or restricted, when entry could damage any property, or when dangerous or adverse situations are suspected;

(c) Report the methods used to observed underfloor crawl spaces and attics; report inaccessible areas; and

(d) Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

812-008-0206 - Exterior and Site

(1) The Oregon certified home inspector shall observe and describe:

- (a) Wall cladding, flashings, and trim;
- (b) Entryway doors and all windows;
- (c) Garage door operators;
- (d) Attached decks, balconies, stoops, steps, areaways, porches, and applicable railings;
- (e) Eaves, soffits, and fascias; and
- (f) Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building that adversely affect the structure.

(2) The Oregon certified home inspector shall:

(a) Operate all entryway doors and a representative number of windows;

(b) Operate garage doors manually or by using permanently installed controls for any garage door opener; and

(c) Report whether or not any garage door opener will automatically reverse or stop when meeting reasonable resistance during closing, or reverse with appropriately installed optical sensor system.

(3) The Oregon certified home inspector is not required to observe:

(a) Storm windows, storm doors, screening, shutters, and awnings;

(b) Garage door operator remote control transmitters;

(c) Soil or geological conditions, site engineering, property boundaries, encroachments, or easements;

(d) Recreational facilities (including spas, saunas,

steambaths, swimming pools, decorative water features, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); or

- (e) Detached buildings or structures;
- (f) Fences or privacy walls;
- (g) Ownership fencing, privacy walls, retaining walls; or
- (h) Condition of trees, shrubs, or vegetation.

812-008-0207 - Roofing

(1) The Oregon certified home inspector shall observe and describe:

- (a) Roof coverings;
- (b) Roof drainage systems;
- (c) Flashings;
- (d) Skylights, chimneys, and roof penetrations; and
- (e) Signs of leaks or abnormal condensation on building components.

(2) The Oregon certified home inspector shall report the method used to observe the roofing and components.

812-008-0208 - Plumbing

(1) The Oregon certified home inspector shall observe:

(a) Interior water supply and distribution system, including piping materials, supports, and insulation, fixtures and faucets, functional flow, leaks, and cross connections;

(b) Interior drain, waste, and vent system, including traps, drain, waste, and vent piping, piping supports and pipe insulation, leaks, and functional drainage;

(c) Hot water systems including water heating equipment, normal operating controls, automatic safety controls, and chimneys, flues, and vents;

(d) Above ground oil storage and distribution systems including interior oil storage equipment, supply piping, venting, and supports; leaks; and

(e) Sump pumps and sewage ejection pumps.

(2) The Oregon certified home inspector shall describe:

(a) Water supply and distribution piping materials;

(b) Drain, waste, and vent piping materials; and

(c) Water heating equipment.

(3) The Oregon certified home inspector shall 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 or interior faucets not serviced by a drain.

(4) The Oregon certified home inspector is not required to:

(a) State the effectiveness of anti-siphon devices and anti-backflow valves;

(b) Determine whether water supply and waste disposal systems are public or private;

(c) Operate automatic safety controls;

(d) Operate any valve except toilet flush valves, fixture faucets, and hose faucets;

(e) Observe:

(A) Water conditioning systems;

(B) Fire and lawn sprinkler systems;

(C) On-site water supply quantity and quality;

(D) On-site waste disposal systems;

(E) Foundation irrigation systems;

(F) Whirlpool tubs, except as to functional flow and functional drainage;

(G) Swimming pools and spas; or

(H) Solar water heating equipment.

812-008-0209 - Electrical

(1) The Oregon certified home inspector shall observe:

(a) Service entrance conductors;

(b) Service equipment, grounding equipment, main overcurrent device, and distribution panels;

(c) Amperage and voltage ratings of the service;

(d) Branch circuit conductors, their overcurrent devices, and the compatibility of their amperages and voltages;

(e) 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;

(f) 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;

(g) The operation of ground fault or arc fault circuit interrupters;

(h) Smoke alarms; and

(i) Carbon monoxide detectors.

(2) The Oregon certified home inspector shall describe:

(a) Service amperage and voltage;

(b) Service entry conductor materials; and

(c) Service type as being overhead or underground;

(3) The Oregon certified home inspector shall report:

(a) Any observed 110 volt aluminum branch circuit wiring; and

(b) The presence or absence of smoke alarms, and operate their test function, if accessible, except when detectors are part of a central security system.

(4) The Oregon certified home inspector is not required to:

(a) Insert any tool, probe, or testing device inside the panels;

(b) Test or operate any overcurrent device or safety device in the electrical service panel or elsewhere that may adversely affect the personal property of the resident;

(c) Dismantle any electrical device or control other than to remove the covers of the main or auxiliary distribution panels;

(d) Observe:

(A) Low-voltage systems except to report the presence of solenoid-type lighting systems;

(B) Security system devices or heat detectors;

(C) Telephone, security, TV, intercoms, lightning arrestors or other ancillary wiring that is not a part of the primary electrical distribution system; or

(D) Built-in vacuum equipment.

812-008-0210 - Heating*

(1) The Oregon certified home inspector shall observe permanently installed heating systems including:

(a) Heating equipment;

(b) Normal operating controls;

(c) Automatic safety controls;

(d) Chimneys, flues, and vents, where readily visible;

(e) Solid fuel heating devices;

(f) Heat distribution systems including fans, pumps, ducts, and piping, with supports, insulation, air filters, registers, radiators, fan

coil units, convectors; and

(g) The presence of installed heat source in each room.

(2) The Oregon certified home inspector shall describe:

(a) Energy source; and

(b) Heating equipment and distribution type.

(3) The Oregon certified home inspector shall operate the systems using normal operating controls.

(4) The Oregon certified home inspector shall open readily accessible panels provided by the manufacturer or installer for routine homeowner maintenance.

(5) The Oregon certified home inspector is not required to:

(a) Operate automatic safety controls;

(b) Ignite or extinguish solid fuel fires;

(c) Observe:

(A) The interior of flues;

(B) Fireplace insert flue connections;

(C) Humidifiers; or

(D) The uniformity or adequacy of heat supply to the various rooms.

812-008-0211 - Central Air Conditioning

(1) The Oregon certified home inspector shall observe:

(a) Central air conditioning systems including cooling and air handling equipment and normal operating controls.

(b) Distribution systems including fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, and fan-coil units.

(2) The Oregon certified home inspector shall describe:

(a) Energy sources; and

(b) Cooling equipment type.

(3) The Oregon certified home inspector shall operate the systems using normal operating controls.

(4) The Oregon certified home inspector shall open readily openable panels provided by the manufacturer or installer for routine homeowner maintenance.

(5) The Oregon certified home inspector is not required to:

(a) Operate cooling systems when weather conditions or other circumstances may cause equipment damage;

(b) Observe non-central air conditioners; or

(c) Observe the uniformity or adequacy of cool-air supply to the various rooms.

812-008-0212 - Interiors

(1) The Oregon certified home inspector shall observe and describe:

(a) Walls, ceiling, and floors;

(b) Steps, stairways, balconies, and railings;

(c) Counters and cabinets; and

(d) Doors and windows.

(2) The Oregon certified home inspector shall:

(a) Operate a representative number of windows and interior doors; and

(b) Report signs of abnormal or harmful water penetration or damage in the building or components or signs of abnormal or

harmful condensation on building components.

(3) The Oregon certified home inspector is not required to:

(a) Operate a representative number of cabinets and drawers;

(b) Observe paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; or

(c) Observe draperies, blinds, or other window treatments.

812-008-0213 - Insulation and Ventilation

(1) The Oregon certified home inspector shall observe and describe:

(a) Insulation and vapor retarders/barriers in unfinished spaces;

(b) Ventilation of attics and foundation areas;

(c) Kitchen, bathroom, and laundry venting systems; and

(d) The operation of any readily accessible attic ventilation fan, and when the temperature permits, the operation of any readily accessible thermostatic control.

(e) Absence of insulation in unfinished space adjacent to heated living areas.

(2) The Oregon certified home inspector is not required to report on:

(a) Concealed insulation and vapor retarders;

(b) Venting equipment that is integral with household appliances; or

(c) Thermal efficiency ratings.

812-008-0214 - Built-in Kitchen Appliances

(1) The Oregon certified home inspector shall observe and operate the basic functions of the following kitchen appliances:

(a) Installed dishwasher, through its normal cycle;

(b) Range, cook top, and installed oven;

(c) Trash compactor;

(d) Garbage disposal;

(e) Ventilation equipment or range hood;

(f) Installed microwave oven; and

(g) Built-in refrigerators.

(2) The Oregon certified home inspector is not required to observe:

(a) Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation;

(b) Non built-in appliances;

(c) Refrigeration units that are not installed; or

(d) Microwave leakage.

(3) The Oregon certified home inspector is not required to operate:

(a) Appliances in use; or

(b) Any appliance that is shut down or otherwise inoperable.