

There are several types of inspections that can and should be performed when appropriate for your property. The general home inspection is a first step and shows overall information about every system. Unless otherwise stated a Home Wellness inspection includes a wood destroying organism inspection .

Specialty inspection available from Home Wellness

Sewer Line inspection: A cable camera is inserted into the sewer line through a clean out at ground level to inspect for any damage all the way to the connection with the city's main. Color video with commentary is provided via emailed report with YouTube link. The link is unlisted so it's only available with the link. If there is not an accessible clean out, a plumbing company is needed.

Radon Inspection: A Measurement of Radon Gas for a specific amount of time under closed conditions. Radon gas is the natural byproduct of uranium. Depending on the rock way down deep under your house, radon gas may be elevated above EPA standards for human safety. It is reportedly the second leading cause of lung cancer in the US.

Oregon Radon map and information:

<https://geo.maps.arcgis.com/apps/MapSeries/index.html?appid=f7691be8bc40430fa8480fc325287f7c>

Other specialty inspections NOT performed by Home Wellness

Lead inspection: Lead paint was the norm in the early 20th century and allowed to be used until 1978. It was extremely durable, especially on trim boards. Problem is, chips and dust can be easily ingested by kids just by playing outside or around even inside if paint is chipped or sanded etc. There are other sources of lead exposure including plumbing (lead solder and galvanized steel coating) and soil contamination by fuel stations etc. Any visible evidence of lead are noted in the Home Wellness report for the client to follow up with a certified lead inspector. See Oregon CCB website.

Asbestos inspection: This mineral was used in surfaces such as ceiling, wall, floor coverings and HVAC equipment. Residential products can contain asbestos into the 1980s. If the fibers become air born, they can imbed in the lung tissue forever leading to respiratory disease. Sealed material such as painted ceilings and flooring in good conditions are not usually a health concern as the fibers are not friable (air borne). See Oregon CCB website or contact an Asbestos test lab to inquire how to perform the test yourself.

Mold testing: We live in a moist climate with lots of mold, mildew, moss and moisture. Sometimes conditions allow fungus to grow on surfaces and it can become toxic. Any areas of concern will be pictured in the report and referred for testing and treatment.

Private Well/Spring water system: Only normal plumbing fixtures and visible piping are inspected with the general inspection. Holding and pressure tanks and treatment systems of all sorts should be inspected by a well/water treatment specialist.

Private Septic System: Only a septic inspection can evaluate the septic system. There are several types of systems an all require pumping and maintenance.

Arborist: Big trees around the house that could harm the house are noted in the general report. Your home inspector is not a tree specialist. Always contact an arborist to ensure safety. Tree removal can be a high cost but trees falling on the house can be deadly.

Geotechnical inspection: If there are steep slopes around the house or if soil has cracking and signs of movement such as upheaval in concrete, this inspection may be advisable.