



SOMMERS HOME INSPECTIONS, LLC

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## HOME INSPECTION

1234 Main Street  
Beaverton, OR 97005

Buyer Name  
07/14/2024 9:00AM



Inspector

**Uli Sommers**

OCHI#1599; CCB#198975, EBPHI Board of Directors  
Member 2018-2024

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# SUMMARY

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ITEMS INSPECTED



MAINTENANCE ITEM



REPAIR NEEDED



CRITICAL ISSUES

- 
-  2.1.1 Lots and Grounds - Walkways, Porches & Driveways: Cracks in Walkway/Patio
  -  2.2.1 Lots and Grounds - Decks, Balconies, Patios & Steps: Missing Return
  -  2.2.2 Lots and Grounds - Decks, Balconies, Patios & Steps: Missing Handrail
  -  2.2.3 Lots and Grounds - Decks, Balconies, Patios & Steps: Wood to Soil Contact
  -  2.2.4 Lots and Grounds - Decks, Balconies, Patios & Steps: Uneven Steps
  -  2.2.5 Lots and Grounds - Decks, Balconies, Patios & Steps: Settlement
  -  2.2.6 Lots and Grounds - Decks, Balconies, Patios & Steps: Missing tile
  -  2.2.7 Lots and Grounds - Decks, Balconies, Patios & Steps: Deterioration
  -  2.2.8 Lots and Grounds - Decks, Balconies, Patios & Steps: Settlement at back porch
  -  2.3.1 Lots and Grounds - Vegetation, Grading, Drainage : Maintain a Clearance
  -  2.3.2 Lots and Grounds - Vegetation, Grading, Drainage : Tree Overhang
  -  2.3.3 Lots and Grounds - Vegetation, Grading, Drainage : Fire Prevention
  -  2.3.4 Lots and Grounds - Vegetation, Grading, Drainage : Trees Close to the Foundation
  -  2.3.5 Lots and Grounds - Vegetation, Grading, Drainage : Trees Close to the House
  -  2.3.6 Lots and Grounds - Vegetation, Grading, Drainage : Basement stairwell drain
  -  2.4.1 Lots and Grounds - Retaining Walls & Fences: Crackes
  -  3.1.1 Exterior - Foundation: Exposed sill plate
  -  3.1.2 Exterior - Foundation: Block Foundation
  -  3.2.1 Exterior - Siding, Flashing & Trim: Maintain Paint
  -  3.2.2 Exterior - Siding, Flashing & Trim: Lead Based Paint
  -  3.4.1 Exterior - Exterior Doors: Entry door
  -  3.6.1 Exterior - Lighting, Outlets & Doorbell: Upgrade with GFCI
  -  3.6.2 Exterior - Lighting, Outlets & Doorbell: Missing outlet cover
  -  3.8.1 Exterior - Gas Meter and Shut Off: Add Wrench
  -  4.1.1 Roof - Coverings: Moss
  -  4.1.2 Roof - Coverings: Low Slope Roof
  -  4.1.3 Roof - Coverings: Nail pushing up
  -  4.1.4 Roof - Coverings: Flat section
  -  4.2.1 Roof - Flashings: Kick Out Flashing

- 🔧 4.2.2 Roof - Flashings: Clean Valleys
- 🔧 4.2.3 Roof - Flashings: Incorrect Underlayment Placement
- ⊖ 4.2.4 Roof - Flashings: Lifted Flashing
- ⊖ 4.2.5 Roof - Flashings: Improper starter course
- 🔧 4.4.1 Roof - Gutters and Downspouts: Gutter Guards
- ⊖ 4.5.1 Roof - Chimneys: Upgrade Chimney Cap
- 🔧 4.5.2 Roof - Chimneys: Moss Growth
- ⊖ 4.5.3 Roof - Chimneys: Seal Chimney Crown Cracks
- 🔧 4.5.4 Roof - Chimneys: Upgrade Counter Flashing
- ⊖ 5.2.1 Electrical - Main Panel, Service & Grounding : Missing Labels on Panel
- 🔧 5.3.1 Electrical - Branch Wiring Circuits: Knob and Tube
- ⊖ 5.3.2 Electrical - Branch Wiring Circuits: Older Cloth Wiring
- ⊖ 5.3.3 Electrical - Branch Wiring Circuits: Add cover
- 🔧 6.1.1 Attic - Roof Structure & Attic: Insulate Attic Hatch
- 🔧 6.1.2 Attic - Roof Structure & Attic: Add Weatherstripping
- ⊖ 6.1.3 Attic - Roof Structure & Attic: Personal items
- ⊖ 6.3.1 Attic - Ventilation: Bathroom Vents Into Attic
- ⚠️ 6.4.1 Attic - Wiring/Lighting: Cover Junction Boxes
- ⊖ 6.4.2 Attic - Wiring/Lighting: Wiring Within 6' Of Access
- 🔧 6.4.3 Attic - Wiring/Lighting: Active knob and tube
- ⊖ 8.2.1 Basement - Interior: Old Basement
- 🔧 8.2.2 Basement - Interior: Old Foundation
- ⊖ 8.2.3 Basement - Interior: Sink
- ⊖ 8.2.4 Basement - Interior: Rodent dropping
- 🔧 8.2.5 Basement - Interior: Old windows
- ⊖ 8.3.1 Basement - Electrical: Exposed wiring
- ⚠️ 8.3.2 Basement - Electrical: Open splices
- ⊖ 8.3.3 Basement - Electrical: Add GFCI protection near water source
- ⊖ 8.8.1 Basement - Stairs/Handrails: Add Return
- ⊖ 9.1.1 Heating System - Heating Equipment: No Indication of Servicing/Cleaning
- ⊖ 9.1.2 Heating System - Heating Equipment: Annual Servicing Older Furnaces
- ⊖ 9.1.3 Heating System - Heating Equipment: White Ash
- 🔧 9.2.1 Heating System - Distribution System: Asbestos Tape
- ⊖ 11.1.1 Fireplace/Wood Stove - Type of Fireplace: Cracks in Firebox
- ⊖ 11.2.1 Fireplace/Wood Stove - Flue & Damper: Parch exposed brick in smoke chamber
- ⊖ 12.2.1 Plumbing - Water Lines: Galvanized Pipes
- ⚠️ 12.5.1 Plumbing - Water Heater: Add Second Strap
- 🔧 12.5.2 Plumbing - Water Heater: Corrosion at WH Connection
- 🔧 12.5.3 Plumbing - Water Heater: Add Pan under WH
- ⊖ 12.5.4 Plumbing - Water Heater: Add conduit
- 🔧 13.2.1 Bathrooms - Electrical and Ventilation: Upgrade with GFCI
- ⊖ 13.2.2 Bathrooms - Electrical and Ventilation: Label GFCI

-  13.4.1 Bathrooms - Fixtures: Stopper not Working
-  13.4.2 Bathrooms - Fixtures: S- Trap
-  13.4.3 Bathrooms - Fixtures: Slow Draining
-  13.4.4 Bathrooms - Fixtures: Cold water flow
-  13.5.1 Bathrooms - Shower/Tub: Maintain Caulking
-  13.5.2 Bathrooms - Shower/Tub: Upgrade to Glass Door
-  13.5.3 Bathrooms - Shower/Tub: Hot and Cold Reversed
-  13.5.4 Bathrooms - Shower/Tub: Adjust Mixing Valve
-  13.5.5 Bathrooms - Shower/Tub: Slow flow
-  13.5.6 Bathrooms - Shower/Tub: Low ceiling height
-  14.1.1 Kitchen - Range/Oven/Cooktop: Burner Not Lighting
-  14.1.2 Kitchen - Range/Oven/Cooktop: No Gas Shut-off Valve
-  14.1.3 Kitchen - Range/Oven/Cooktop: 220 volt outlet
-  14.7.1 Kitchen - Electrical : GFCI Downstream
-  14.7.2 Kitchen - Electrical : Exposed wiring
-  15.2.1 Living Space - Interior: Lose hardware
-  15.2.2 Living Space - Interior: Substantial slope
-  15.2.3 Living Space - Interior: Older windows
-  15.2.4 Living Space - Interior: Move window latch
-  15.2.5 Living Space - Interior: Upgrade with tempered glass
-  15.3.1 Living Space - Stairs and Railings: Missing Return
-  15.4.1 Living Space - Electrical: Cover Plates Missing
-  15.4.2 Living Space - Electrical: Ungrounded 3 Prong Outlets
-  15.4.3 Living Space - Electrical: Add GFCI protection
-  15.4.4 Living Space - Electrical: Sink
-  15.6.1 Living Space - Smoke and Carbon Monoxide Detectors: Add Alarm in Each Bedroom
-  15.6.2 Living Space - Smoke and Carbon Monoxide Detectors: No labeling
-  16.4.1 Laundry Room - Electrical and Ventilation: Add Vent

# 1: INSPECTION DETAILS

## Information

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**In Attendance**

Client, Client's Agent

**Occupancy**

Occupied

**Temperature (Approximate)**

47 Fahrenheit (F)

**Entrance Faces (Approximate)**

North

**Year Built (approximate)**

1915 Year Built

**Start Time**

7:45 AM

**End Time**

1 PM

**Type of Building**

Single Family

**Weather Conditions**

Cloudy, Wet

**Utilities**

Electric On, Water On, Gas/Oil On

**HOA**

Many homes today belong to an HOA. If this is the case, it is extremely important to review the CC&Rs and Bylaws. You may want to consult with a lawyer so you understand the limitations of what you can or can't do. Some HOA's can be very restrictive.

**Home Warranty**

Given the fact that most appliances are still original, I suggest purchasing a home warranty which will help cover any major expenses in the first year should an appliance fail. You can then choose to extend the warranty each year moving forward and you would just have to pay a fraction of the cost of a new appliance or major repair.

**Limitations**

General

**LIMITATION OF INSPECTION**

Outbuildings, fences, or other detached structures are not inspected unless listed. I do not attempt to locate or report on any type of buried tanks or lines including but not limited to those used for bulk heating fuel.

2: LOTS AND GROUNDS

		IN	NI	NP	OBS
2.1	Walkways, Porches & Driveways	X			X
2.2	Decks, Balconies, Patios & Steps	X			X
2.3	Vegetation, Grading, Drainage	X			X
2.4	Retaining Walls & Fences	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    OBS = Observations

**Information**

<b>Walkways, Porches &amp; Driveways:</b> <b>Material</b> Concrete, Stamped Concrete	<b>Decks, Balconies, Patios &amp; Steps:</b> <b>Additional Features</b> Front Porch, Patio	<b>Decks, Balconies, Patios &amp; Steps:</b> <b>Material</b> Concrete, Tile, Stone
<b>Vegetation, Grading, Drainage :</b> <b>Vegetation</b> Shrubs and Trees	<b>Vegetation, Grading, Drainage :</b> <b>Grading</b> Flat, Moderate slope	<b>Retaining Walls &amp; Fences:</b> <b>Material</b> Chainlink, Stone, Wood, Concrete, Treated Wood

**Observations**

2.1.1 Walkways, Porches & Driveways

**CRACKS IN WALKWAY/PATIO**

Cracks are found in the walkway/patio. Consider sealing them to prevent further damage when moisture gets in and it freezes in the winter.





Seal cracks



Southeast Corner



Seal cracks

2.2.1 Decks, Balconies, Patios & Steps

**MISSING RETURN**

All handrails need to have a return for safety.

Repair Needed



Add return

2.2.2 Decks, Balconies, Patios & Steps

**MISSING HANDRAIL**

WEST

The handrail is missing and needs to be installed.

Repair Needed



Add handrail

2.2.3 Decks, Balconies, Patios & Steps

**WOOD TO SOIL CONTACT**

MULTIPLE AREA(S)

Avoid wood to soil contact as it will cause rot overtime and invite wood destroying organisms.

Maintenance Item



Create a clearance



Wood to soil contact

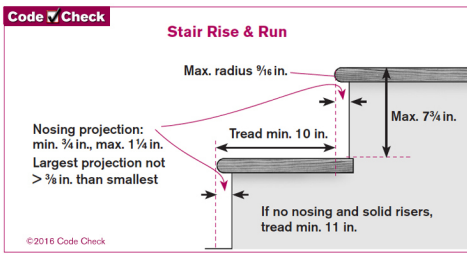
2.2.4 Decks, Balconies, Patios & Steps

**UNEVEN STEPS**

WEST

The steps are uneven and should be upgraded so they won't pose a trip hazard.

Repair Needed



Rise and Run



Uneven height

2.2.5 Decks, Balconies, Patios & Steps

Repair Needed

**SETTLEMENT**

FRONT OF HOUSE

I observed settlement at the front porch. The stone are cracked which is a sign of movement. I am not able to determine how long ago this happened or if there is ongoing movement. Have this evaluated and upgraded as necessary. There is no access to the underside of the porch to inspect the structure below. Additionally, the original wood is exposed along the front of the porch. The main flooring is tile however. I am not able to determine if the wood was removed so the tile could be installed on backer board which is the right way to do. Some cracking is already noted in the tile.



Sagging



Settlement cracks



Wood and tile



Cracked tile

2.2.6 Decks, Balconies, Patios & Steps

Repair Needed

**MISSING TILE**

WEST SIDE

Tile are missing on the west porch. It looks like they were installed over wood wick should not be done. Wood contracts and expands with different temperatures which loosen the tile over time. A backer board should be added underneath instead.



Missing tile

2.2.7 Decks, Balconies, Patios & Steps

Repair Needed

**DETERIORATION**

WEST SIDE



The west and back patio are pretty enclosed but I was able to shine my flashlight in between the slatted fencing. Deterioration is visible on the structural wood and upgrades will likely need to be made in the near future. This patio also has a substantial slope. A slope was often added to allow water to drain away from the house but in this case settlement might have contributed to it as well, given the old wood.



Settlement



Deteriorated wood

2.2.8 Decks, Balconies, Patios & Steps

Repair Needed

**SETTLEMENT AT BACK PORCH**

Some of the concrete stone supporting the posts appear to have settled. Some posts are tilted and no longer straight. I was not able to get up close. The slats need to be removed to gain access. Support the posts where needed. Newer wood is visible and some upgrades were already made.



Possible settlements



Tilted

2.3.1 Vegetation, Grading, Drainage

Maintenance Item

**MAINTAIN A CLEARANCE**

Maintain a clearance between shrubs/trees and the siding. 1-2 feet would be ideal. This will protect the siding from moisture and branches scraping over the surface.

2.3.2 Vegetation, Grading, Drainage

Maintenance Item

**TREE OVERHANG**

Trees limbs overhang the roof. This can cause damage to the roof and prevent proper drainage. Trim back to as needed.



Trim back

2.3.3 Vegetation, Grading, Drainage

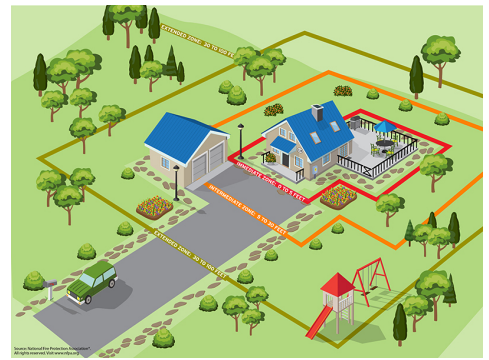
Maintenance Item

**FIRE PREVENTION**

Fire prevention around your home is always a concern, and should direct your home and landscape maintenance decisions. You should consult your local building and fire district codes, and there are excellent informational resources on the Web at:

<https://www.nfpa.org/Public-Education/Fire-causes-and-risks/Wildfire/Preparing-homes-for-wildfire>

[www.readyforwildfire.org](http://www.readyforwildfire.org)



Clearances

2.3.4 Vegetation, Grading, Drainage

**TREES CLOSE TO THE FOUNDATION**

 Maintenance Item

Trees planted too close to the foundation may cause damage to the structure. Monitor the foundation and remove trees as needed.



Close to the house

2.3.5 Vegetation, Grading, Drainage

**TREES CLOSE TO THE HOUSE**

 Maintenance Item

Since the big tree/trees is/are fairly close to the house, I recommend having them evaluated by a licensed arborist to make sure they are healthy and there is less of a risk of them falling down during a storm.



Large trees

2.3.6 Vegetation, Grading, Drainage

**BASEMENT STAIRWELL DRAIN**

NORTHEAST CORNER

A drain is installed at the basement entrance. I am not able to determine if it still functions properly. The cover plate should however be replaced.

 Maintenance Item



Replace cover

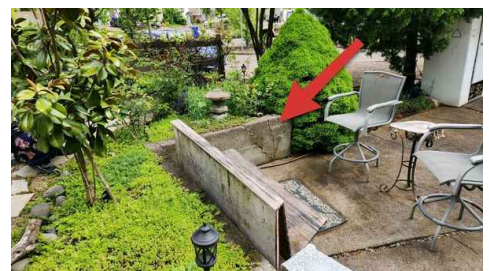
2.4.1 Retaining Walls & Fences

**CRACKS**

NEAR WATER FEATURE

Cracks are noted in the retaining wall. There might be too much pressure from the other side. Consider adding some more drain holes to alleviate the pressure.

 Repair Needed



Cracked

# 3: EXTERIOR

		IN	NI	NP	OBS
3.1	Foundation	X			X
3.2	Siding, Flashing & Trim	X			X
3.3	Eaves, Soffits & Fascia	X			
3.4	Exterior Doors	X			
3.5	Windows	X			
3.6	Lighting, Outlets & Doorbell	X			X
3.7	Hose Bibs	X			
3.8	Gas Meter and Shut Off	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    OBS = Observations

## Information

**Foundation: Material**

Concrete, Masonry Block

**Siding, Flashing & Trim: Material**

Wood Lap Siding, Wood trim

**Eaves, Soffits & Fascia: Material**

Wood

**Exterior Doors: Exterior Entry Door**

Wood/Glass

**Windows: Windows**

Storm Windows, Wood, Vinyl, Aluminum Slider

**Lighting, Outlets & Doorbell:**

Electrical  
110VAC

**Lighting, Outlets & Doorbell: Lighting**

Surface Mount Lighting

**Lighting, Outlets & Doorbell: Doorbell**

Hard Wired

**Hose Bibs: Material**

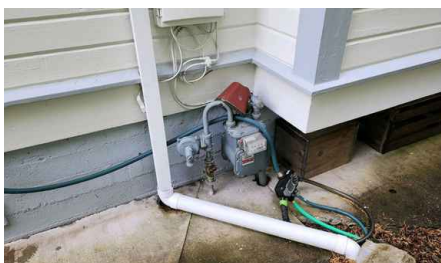
Frost Free, Anti Syphoning



70 PSI water pressure

**Gas Meter and Shut Off: Location and Shut Off**

Side of House



## Observations

3.1.1 Foundation

**EXPOSED SILL PLATE**

The sill plate is exposed in some areas. I recommend having it covered with siding for best protection. A deteriorated sill is difficult and expensive to repair as the entire structure of the home rests on it.

Repair Needed



Exposed sill plate



Exposed sill below window

3.1.2 Foundation

**BLOCK FOUNDATION**

EAST

 Maintenance Item

Sections of the home have a block foundation. If the hollow block is not completely filled with concrete, it does not provide the same structural support as a solid concrete wall would. I am not able to determine after the fact how it was installed.



Block foundation



Block foundation

3.2.1 Siding, Flashing & Trim

**MAINTAIN PAINT**

UPPER BACK SIDE

Maintain the paint on the siding to keep the wood protected. Any loose paint needs to be sanded and primed before repainting.

 Maintenance Item



2nd Floor South

3.2.2 Siding, Flashing & Trim

**LEAD BASED PAINT**

 Maintenance Item

This is an older siding that has seen many coats of paint in its life. Be sure to keep everything maintained for maximum protection. Any loose paint needs to be sanded and primed before repainting. Keep in mind that there is likely lead base paint in those layers and special measures need to be taken when sanding it.

3.4.1 Exterior Doors

**ENTRY DOOR**

Consider upgrading to a more energy efficient door and add weather stripping as well.

 Repair Needed



Consider upgrading

3.6.1 Lighting, Outlets & Doorbell

Repair Needed

**UPGRADE WITH GFCI**

By todays standards, all exterior outlets should be GFCI protected. I recommend upgrading for safety. Since most of the outlets are not grounded, they also need to be labeled as such.

Also verify that the outlet for the water feature is GFCI protected. I did not want to trip it and then not find the reset.



Ungrounded three prong



Verify GFCI protection

3.6.2 Lighting, Outlets & Doorbell

Repair Needed

**MISSING OUTLET COVER**

FRONT OF HOUSE

Make sure all exterior outlets have proper covers installed. Otherwise your risk that water can seep into the outlet, leading to potential shock.



Add cover

3.8.1 Gas Meter and Shut Off

**ADD WRENCH**

Maintenance Item

I recommend having a wrench readily available at the gas meter in case you need to turn it off quickly during an emergency. An even better protection would be provided by installing an automatic shutoff.

[Manual Gas Shut Off Wrench](#)

[Automatic Gas Shut Off](#)



# 4: ROOF

		IN	NI	NP	OBS
4.1	Coverings	X			X
4.2	Flashings	X			X
4.3	Skylights, Plumbing & Other Penetrations	X			X
4.4	Gutters and Downspouts	X			X
4.5	Chimneys	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    OBS = Observations

## Information

### Inspection Method

Binoculars, On Roof

### Roof Type/Style

Hip

### Coverings: Material

Asphalt, Rolled Roof

### Coverings: Age

10 Years Old

### Flashings: Material

Metal

### Skylights, Plumbing & Other Penetrations: Material

Plumbing Vents, Electric Mast

### Gutters and Downspouts: Gutter

Material

Metal

### Chimneys: Material

Brick Chimney

## Limitations

Chimneys

### CHIMNEY HEIGHT

Due to the height of the roof and chimney, the crown could only be inspected from a distance.

## Observations

4.1.1 Coverings

### MOSS

Moss is starting to grow. It has little roots which loosen the granulate and shorten the life of the shingles. Treat as needed.



Moss

4.1.2 Coverings

### LOW SLOPE ROOF

COVERED BACK PORCH



This roof has a fairly low slope. The Western States Roofing Contractors Association (WSRCA) has published a bulletin advising that laminated-asphalt shingles not be specified for roof slopes less than 4:12. There have been issues with premature failures and leaks even though the roofs were installed to current building standards. I did not see any issues at this time but advise you to monitor for leaks and consider installing a different material whenever the roof needs to be replaced. The shingles may also not last a full 25 or 30 years, which ever they are rated for.

4.1.3 Coverings

**NAIL PUSHING UP**

EAST SIDE

I noticed at least one nail pushing up. This may allow wind-driven rain to get pushed underneath the shingles, potentially causing leaks. I recommend having this corrected.

Repair Needed



Nail pushing up

4.1.4 Coverings

**FLAT SECTION**

SOUTHWEST CORNER

A rolled roof material was installed on the flat section. This does not have a long life expectancy and I recommend replacing it with TPO or PVC when the time comes.

Maintenance Item



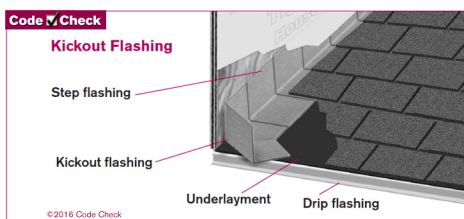
Flat section

4.2.1 Flashings

**KICK OUT FLASHING**

Adequate kick out flashing should be installed where the roof meets the house so water is less likely to run down between the gutter and the wall, eventually causing damage to the structure. It is supposed to be 4" long and 4" high.

Repair Needed



Kick out Flashing



Too short



Missing on east side

4.2.2 Flashings

**CLEAN VALLEYS**

Keep the valleys clear of leaves and other debris to prevent moisture buildup that can wick underneath the shingles.

Maintenance Item



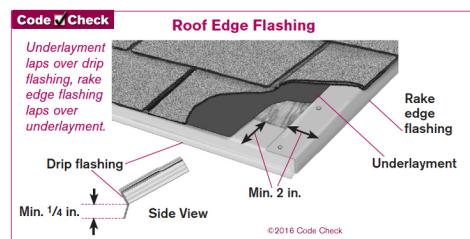
Clean valleys

4.2.3 Flashings

Maintenance Item

**INCORRECT UNDERLAYMENT PLACEMENT**

The roofing membrane underlayment is supposed to be installed on top of the drip edge flashing and not below. This may cause moisture intrusion and potential damage to the sheathing. A repair would be difficult and it is best to monitor those areas and have it done correctly when the roof is being replaced.



Flashing Placement



Underlayment below flashing

4.2.4 Flashings

Repair Needed

**LIFTED FLASHING**

Any lifted flashing needs to be properly secured so wind driven rain cannot get pushed underneath.



Service entrance mast

4.2.5 Flashings

Repair Needed

**IMPROPER STARTER COURSE**

Where I randomly checked at the back patio, the starter course is too short or missing and there is nothing between the upper layer of shingles. This can lead to moisture intrusion. Flashing is however installed behind this area.



Inadequate starter course

4.4.1 Gutters and Downspouts

Maintenance Item

**GUTTER GUARDS**

Gutter guards are installed. They still need to be cleaned on a regular basis so leaves or needles will not pile up. This can allow moisture to get pushed under the shingles.





Keep clean

#### 4.5.1 Chimneys

Repair Needed

### UPGRADE CHIMNEY CAP

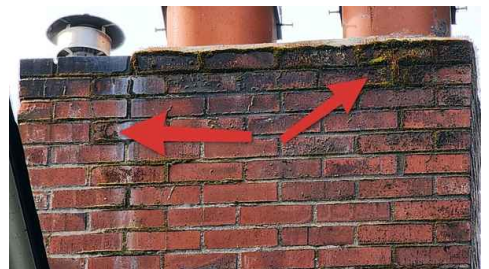
Consider having a custom crown added. It will cover the entire top of the chimney with a stainless steel cap, including spark arrestors and rain caps and provide long-lasting protection.

#### 4.5.2 Chimneys

Maintenance Item

### MOSS GROWTH

All moss needs to be removed on a regular basis. It has strong roots that can grow into the mortar and lead to deterioration.



Moss

#### 4.5.3 Chimneys

Repair Needed

### SEAL CHIMNEY CROWN CRACKS

Seal all cracks in the chimney crown to prevent moisture intrusion. Judging from what is visible from a distance, some concrete is missing and the mortar on the brick is exposed. This has already led to damage on the brick below the crown.



Repair crown and stone

#### 4.5.4 Chimneys

Maintenance Item

### UPGRADE COUNTER FLASHING

It is always better to replace the counter flashing when the step flashing is upgraded during the roof replacement. It is usually bent up and cannot be bent back as flush as new flashing would.



Counter flashing no longer flush

# 5: ELECTRICAL

		IN	NI	NP	OBS
5.1	Service Entrance Conductors	X			
5.2	Main Panel, Service & Grounding	X			X
5.3	Branch Wiring Circuits	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    OBS = Observations

## Information

**Service Entrance Conductors:**

**Electrical Service Conductors**  
Overhead, 220 Volts, Aluminum

**Main Panel, Service & Grounding :**

**Main Panel Location**  
Basement

**Main Panel, Service & Grounding :**

**Service Entrance Size**  
200 AMP

**Main Panel, Service & Grounding :**

**Panel Capacity**  
200 AMP

**Main Panel, Service & Grounding :**

**Breakers**  
Copper & Aluminum

**Main Panel, Service & Grounding :**

**Ground**  
Plumbing Ground, Rod in ground, Gas bond

**Main Panel, Service & Grounding :**

**Neutrals**  
Acceptable, Subpanel installation with four wire feet

**Main Panel, Service & Grounding :**

**Panel Bond**  
Not Present, Sub panel

**Branch Wiring Circuits: Branch**

**Wire 110V**  
Copper

**Branch Wiring Circuits: Branch**

**Wire 220V**  
Aluminum

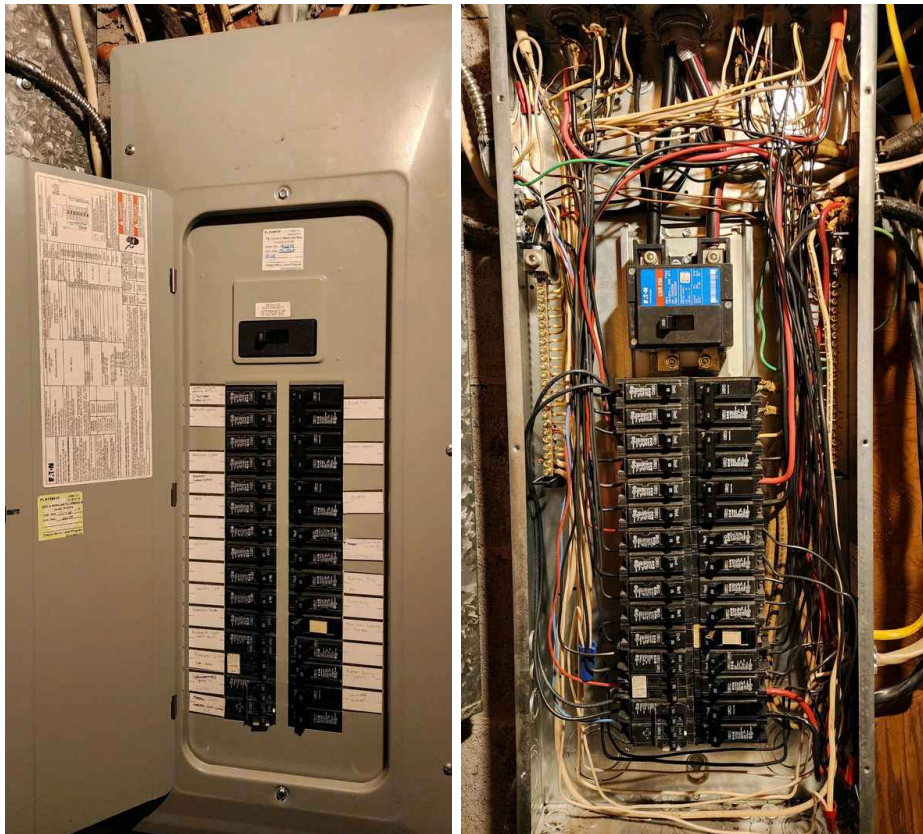
**Branch Wiring Circuits: Wiring**

**Method**  
Non-metallic sheathed cable, Knob & Tube, Cloth wrapped

### Main Panel, Service & Grounding : Panel Manufacturer

Eaton

This is a newer panel. Make sure the installation was finalized with the city and a permit is present.



### Main Panel, Service & Grounding : Main Breaker

Front of House  
200 Amps



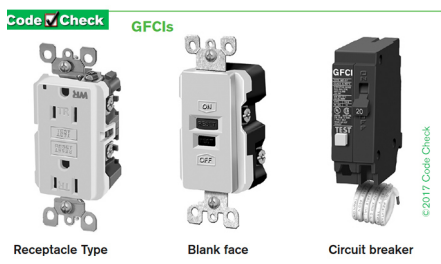
Main breaker

### Main Panel, Service & Grounding : GFCI Explained

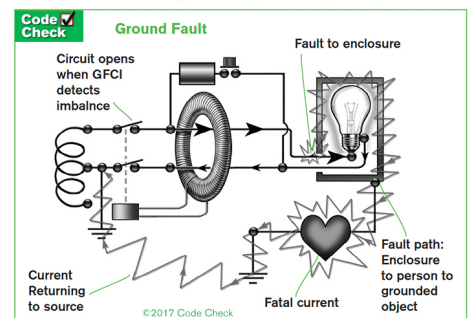
A GFCI is a safety device that will shut the circuit off if an uneven load is detected. They are currently required in locations with a potential for water. This includes: Exteriors, Garages, Shops, Bathrooms, Kitchens, Laundry Rooms, Crawlspace and Unfinished Basements. While older homes usually do not meet these standards, I recommend upgrading for safety.

1 GFCI receptacle can provide protection for other receptacles downstream in the circuit. GFCI protection can be provided by GFCI breakers, blank face devices, or GFCI receptacles

During a ground fault more current flows to the load than from the load. This differential creates a magnetic field that induces voltage on the sensing coil. The resulting current on the coil signals the relay mechanism, which opens the circuit.



GFCI Options



GFCI Mechanism

### Branch Wiring Circuits: Informational

Outlets are checked for power and operation but not load capacity or voltage. For a complete evaluation of the electrical system consult a specialist. When ground rods are installed, I am not able to determine if they are 8' in the ground as required.

## Observations

### 5.2.1 Main Panel, Service & Grounding

#### MISSING LABELS ON PANEL

Repair Needed

Some breakers are either not labeled or improperly labeled. Make sure all labeling is correct so you can quickly turn off any breaker in question during an emergency. You can check proper labeling by turning off one breaker at a time and verify that there is no power in the home on those circuits.



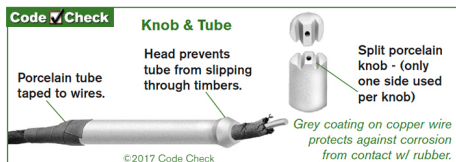
Missing label

### 5.3.1 Branch Wiring Circuits

#### KNOB AND TUBE

Maintenance Item

Some of the original knob and tube wiring system is still in use. Most electrical contractors consider this system safe but antiquated and may suggest you replace it as you remodel. Some insurance companies are starting to take issue with this style of wiring. It is my understanding that our local electrical standards do not allow knob and tube wiring to be buried in insulation unless it has been inspected by an electrical contractor. Have an electrical contractor inspect the conditions in the attic and make any necessary repairs or alterations if the owners have not already done so.



Knob and Tube



Live in attic



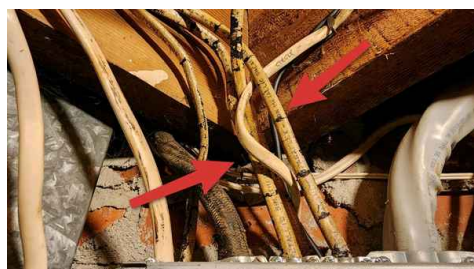
Covered with insulation

### 5.3.2 Branch Wiring Circuits

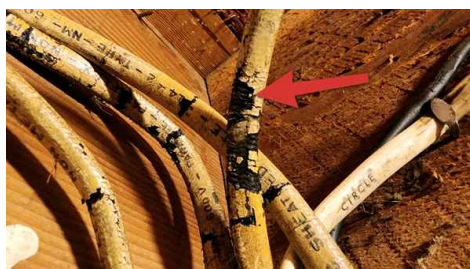
#### OLDER CLOTH WRAPPING

Repair Needed

The older cloth wrapped wires are still present in the home. I suggest gradually upgrading to new wiring as you remodel. Some deterioration is noted on these wires.



Older



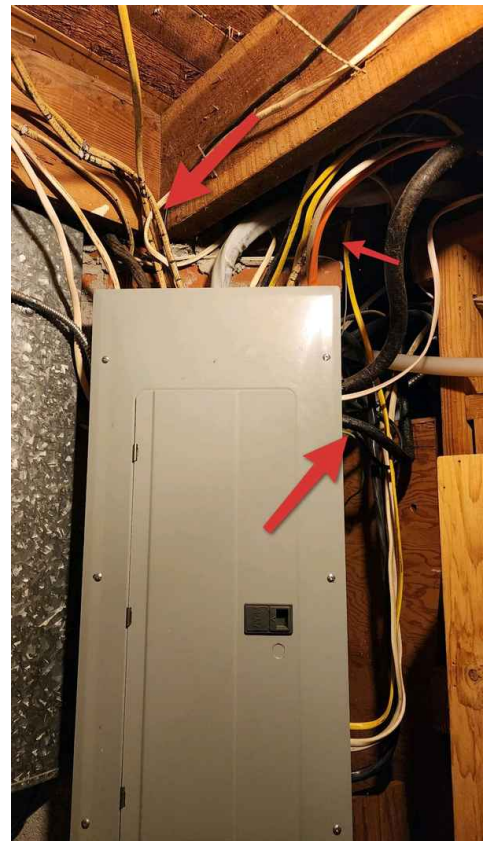
Deterioration

5.3.3 Branch Wiring Circuits

**ADD COVER**

AROUND PANEL

The wiring around the panel should be a better protected and I recommend covering it.



Protect wiring

## 6: ATTIC

		IN	NI	NP	OBS
6.1	Roof Structure & Attic	X			X
6.2	Attic Insulation	X			
6.3	Ventilation	X			X
6.4	Wiring/Lighting	X			X

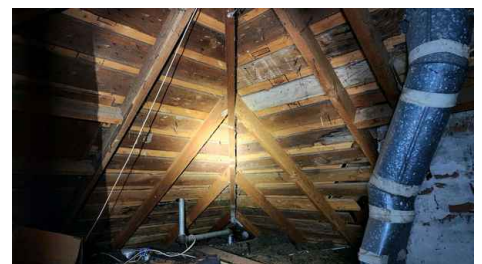
IN = Inspected    NI = Not Inspected    NP = Not Present    OBS = Observations

### Information

**Roof Structure & Attic: Attic Access**  
Plywood

**Roof Structure & Attic: Attic Location**  
Main

**Roof Structure & Attic: Material**  
Plywood, Skip Sheathing



**Roof Structure & Attic: Type**  
Hip

**Roof Structure & Attic: Method of Inspection**  
From the Attic Access

**Roof Structure & Attic: Unable To Inspect**  
Finished side attics, Vaulted Ceilings

**Attic Insulation: Insulation Type and Depth**

Rockwool, 3"

**Ventilation: Ventilation Type**

Roof and Soffit Vents, Bathroom Ducts

**Wiring/Lighting: Type**

110 VAC

**Attic Insulation: Add Insulation**

I recommend adding more insulation for better energy efficiency. If you do so, make sure there will be adequate ventilation to prevent potential condensation issues.

**Observations**

6.1.1 Roof Structure & Attic

**INSULATE ATTIC HATCH**

 Maintenance Item

The access hatch should be insulated. You could mount a piece of fiberglass onto it.



Insulate access

6.1.2 Roof Structure & Attic

**ADD WEATHERSTRIPPING**

 Maintenance Item

ACCESS

I recommend adding weather stripping to seal the attic access better, prevent heat loss and condensation related issues such as mold growth.



Add GFCI weather stripping

6.1.3 Roof Structure & Attic

**PERSONAL ITEMS**

 Repair Needed

There are boxes, old carpet, old magazines and other remnants in the attic that should all be cleaned out.



6.3.1 Ventilation

**BATHROOM VENTS INTO ATTIC**

 Repair Needed

The primary bathroom improperly vents into the attic which needs to be corrected to prevent mold growth. Ideally, a dedicated bathroom vent should be installed on the roof.



6.4.1 Wiring/Lighting

 **Critical Issues**

**COVER JUNCTION BOXES**

All junction boxes and wire splices need to be protected by a cover plate. Open junctions are a fire hazard. Repair as needed.



Add cover plates

6.4.2 Wiring/Lighting

 **Repair Needed**

**WIRING WITHIN 6' OF ACCESS**

Wiring within 6' of the attic access should be protected with guard strips.



Next to attic access

6.4.3 Wiring/Lighting

 **Maintenance Item**

**ACTIVE KNOB AND TUBE**

Active knob and tube wiring is present in the attic. See electrical section of this report.



Active knob and tube

# 7: STRUCTURE

		IN	NI	NP	OBS
7.1	Structure Information	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    OBS = Observations

## Information

**Structure Information: Overview**

Wood frame

**Structure Information: Beams**

Solid wood

**Structure Information: Bearing**

**Walls**

Frame

**Structure Information:**

**Joists/Trusses**

Solid wood

**Structure Information:**

**Piers/Posts**

Poured piers and wood posts,  
Pony walls

**Structure Information: Floor/Slab**

Poured concrete

**Structure Information: Subfloor**

Dimensional wood

**Structure Information: General Overview of Structure**

This is a general overview of the structure of the home. Any deficiencies are explained in the appropriate section of the report.

## 8: BASEMENT

		IN	NI	NP	OBS
8.1	General	X			
8.2	Interior	X			X
8.3	Electrical	X			X
8.4	HVAC Source	X			
8.5	Moisture Penetration		X		
8.6	Drainage and/or Sump Pump			X	
8.7	Insulation			X	
8.8	Stairs/Handrails	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    OBS = Observations

### Information

**General: Basement Access**

Open

**Interior: Ceiling**

Drywall and Paint

**Interior: Walls**

Drywall and Paint, Paneling

**Interior: Floors**

Laminate, Poured, Parquet,  
Carpet

**Interior: Floor Drain**

Not visible

**Interior: Windows**

Wood

**Interior: Doors**

Hollow wood, Bi-fold

**Electrical: Overview**

110 VAC

**HVAC Source: Source**

Heating system register

**Moisture Penetration: Overview**

No moisture present at time of inspection

**Drainage and/or Sump Pump: Location and Type**

None

**Insulation: Material**

Not Present

**Stairs/Handrails: Overview**

Wood stairs with wood handrails

**Interior: Built Before Earthquake Straps Required**

This house was built before earthquake strapping was installed. Consider having straps added for safety.



## Limitations

---

General

### STORAGE ITEMS

Storage items/furniture are blocking the access to areas and these sections could not be inspected. Re-inspect when everything was removed but before closing in case there are hidden issues.

## Observations

---

8.2.1 Interior

Repair Needed

### OLD BASEMENT

Expect occasional moisture when we get a lot of rain. Houses of this age were not designed to be waterproof. If you want the basement to be reliably dry I recommend a licensed drainage specialist to install proper drainage and provide a warranty. Since most of the basement is finished, I suggest checking with the homeowner to find what was done to waterproof it. It looks like drainage upgrades were made on the exterior but it would be good to know exactly what was done.

8.2.2 Interior

Maintenance Item

### OLD FOUNDATION

Concrete foundations have an average life expectancy of 100 years. In the early 1900's they were essentially built of sand and stone. They get porous over time, causing the foundation to get brittle. A skim coat is sometimes added to smooth out the wall but it doesn't provide structural support and can make it difficult to inspect the actual foundation.

Water causes more damage to foundations and houses than any other issue. Keeping water, including both liquid water and moisture in the air, out of the house is the best thing you can do to avoid foundation problems, and problems elsewhere in the house.

Keeping water away from other components can cure up to ninety percent of foundation water problems. As a general rule, soil should slope away from the foundation at least six inches vertically within the first ten feet horizontally. Hard surfaces, such as driveways, should slope away from the foundation at least ¼ inch per foot. Roof runoff should be channeled away from the foundation by a system of gutters and downspouts. As a general rule, downspouts should discharge at least five six from the foundation, the further away, the better. This is especially important in our climate where we have a lot of rain.

Since the basement walls are finished, none of the foundation is visible on the inside and could therefore not be inspected.



Finished walls

8.2.3 Interior

Repair Needed

### SINK

There is barely any hot water at the sink. The cold water works. Upgrade as necessary.

Additionally, a flexible drain pipe is installed underneath the sink. These are not allowed and should be replaced with a rigid pipe.



Hot water flow



Replace flexible drain

8.2.4 Interior

**RODENT DROPPING**

BEHIND THEATER CHAIRS

I noticed a rodent dropping behind the theater chair. I recommend setting some traps, also around the house. If this is an ongoing issue, consult with a pest control company about options.

Repair Needed



Rodent dropping

8.2.5 Interior

**OLD WINDOWS**

The basement windows are old and do not open. One is sealed shut which goes out to the back. Consider upgrading and installing operable windows so the basement can easily be aired out.

Maintenance Item

8.3.1 Electrical

**EXPOSED WIRING**

Any exposed wiring under the wet bar needs to be placed in conduit for protection. The protective sheathing was also cut back too far, leaving the individual wire strands exposed. This is not safe.

Repair Needed



Below wet bar

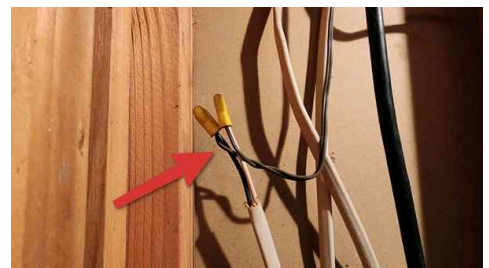
8.3.2 Electrical

**OPEN SPLICES**

NEAR FURNACE

Open wire splices are a fire hazard. They need to be placed in a junction box and covered with a plate for safety.

Critical Issues



Place in junction box

8.3.3 Electrical

**ADD GFCI PROTECTION NEAR WATER SOURCE**

The outlets near the sinks need to be upgraded with GFCI protection for safety. All ungrounded outlets in the basement should be upgraded as well. See living space section of this report.

Repair Needed



Add GFCI



Add GFCI

8.8.1 Stairs/Handrails

**ADD RETURN**

I recommend adding a return on the handrail for safety.

Repair Needed



Add return

## 9: HEATING SYSTEM

		IN	NI	NP	OBS
9.1	Heating Equipment	X			X
9.2	Distribution System	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    OBS = Observations

### Information

**Heating Equipment: Operation**

Adequate

**Heating Equipment: Location**

Basement

**Heating Equipment: Brand**

Payne



**Heating Equipment: Age**

(Approximate)

2006 Year Manufactured

**Heating Equipment: BTU Input**

110K

**Heating Equipment: Energy**

Source/Heat Type

Natural Gas, Forced air

**Heating Equipment: Flue Type and Draft Control**

Double wall

**Heating Equipment: Blower**

**Fan/Filter**

Left of furnace

Direct drive with disposable filter



Filter

**Heating Equipment: Fuel Tank**

I do not check for old fuel/oil tanks

**Distribution System: Ductwork**

Metal, Non-insulated

**Distribution System: Configuration**

Central

**Distribution System: Thermostat**

Programmable

**Heating Equipment: Homeowners Responsibility**

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

**It's your job** to get the HVAC system inspected and serviced every year. And if you're system has an air filter, be sure to keep that filter cleaned. Check the filter monthly and replace as needed. A dirty filter can lead to premature failure of the heating system.

A visual inspection of the heating system has been performed. Full load capacity of the heating or cooling system or inspections of components requiring disassembly (including but not limited to the heat exchanger) have not been done. These tests are beyond the scope of this general inspection.

**Limitations**

Heating Equipment

**HEAT EXCHANGER OUTSIDE SCOPE**

Heat exchangers are outside the scope of this inspection.



**Observations**

9.1.1 Heating Equipment

**NO INDICATION OF SERVICING/CLEANING**

 Repair Needed

The furnace should be cleaned and serviced annually. I found no indication that this has been done recently. I recommend doing it now and annually going forward.

[Here is a resource](#) on the importance of furnace maintenance.

9.1.2 Heating Equipment

**ANNUAL SERVICING OLDER FURNACES**

 Repair Needed

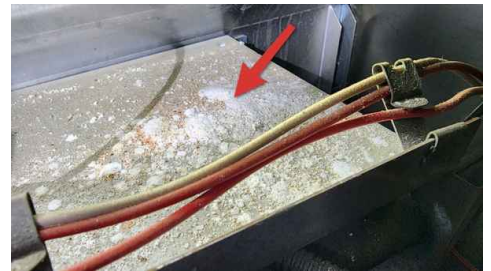
Annual servicing is especially important on older furnaces. Heat exchangers can rust and crack which can potentially allow carbon monoxide to reach other areas of the living space. I recommend having the service done before closing in case the unit needs to be replaced.

9.1.3 Heating Equipment

 **Repair Needed**

**WHITE ASH**

The white ash around the burners is an indication of incomplete combustion and needs to be evaluated, it can indicate a larger issue.



White ash

9.2.1 Distribution System

 **Maintenance Item**

**ASBESTOS TAPE**

The tape used at the metal ducts most likely contains asbestos. You can see it in the attic. As long as the material is not disturbed it does not pose a health risk. Consult with a licensed HVAC contractor about options of removal or encapsulating, if desired.

# 10: COOLING SYSTEM

		IN	NI	NP	OBS
10.1	Cooling Equipment	X			
10.2	Distribution System	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    OBS = Observations

## Information

**Cooling Equipment: Location**

Back of House

**Cooling Equipment: Brand**

Trane

**Cooling Equipment: Energy Source/Style**

220 VAC, Central A/C



**Cooling Equipment: Type and Disconnect**

Pull out switch disconnect

**Cooling Equipment: Age (Approximate)**

2015 Year Manufactured

**Cooling Equipment: Capacity**

3 Ton

**Cooling Equipment: Condensate Drain**

Plastic Tubing

**Cooling Equipment: Filter**

Disposable filter

**Distribution System: Ductwork**

Metal

**Distribution System:**  
**Configuration**  
Central

**Distribution System: Thermostat**  
Programmable

**Cooling Equipment: Low Outside Temperature**

To avoid possible compressor damage due to outside temperature below 65 degrees, the unit was not tested. I recommend having it serviced now and annually moving forward.

# 11: FIREPLACE/WOOD STOVE

		IN	NI	NP	OBS
11.1	Type of Fireplace	X			X
11.2	Flue & Damper	X	X		
11.3	Hearth	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    OBS = Observations

## Information

**Location**

Living Room, Basement

**Type of Fireplace: Fireplace Insert**

None

**Type of Fireplace: Material**

Stone

**Flue & Damper: Material**

Stone Flue, Tile Flue, Roof top/chimney damper

**Hearth: Material**

Raised, Stone

**Annual Level 1 Inspection**

The Chimney Safety Institute of America (CSIA) recommends a yearly Level 1 inspection by a company licensed to perform this work. Flues and flue connections are outside the scope of home inspections. Even gas fireplaces should be serviced regularly.

**Type of Fireplace: Type**

Wood burning



Living Room



Basement

## Limitations

Flue & Damper

**LEVEL 2 INSPECTION**

Chimney flues are outside the scope of this inspection. A level 2 inspection is strongly recommended by the National Fire Protection Association (NFPA).

If the flue liner in a chimney has softened, cracked or otherwise deteriorated so that it no longer has the continued ability to contain the products of combustion, the liner shall be either removed and replaced, repaired or realigned with a listed liner system or other approved material that will resist corrosion, softening, or cracking from flue gases at temperatures appropriate to the class of chimney service.

If a chimney flue liner has missing mortar at the joints or cracked tiles, it does not meet the standard of safety and the chimney is deemed unsafe for use. Old chimneys often do not have a liner at all and if the brick and mortar are deteriorated, which is often the case given the age of the chimney, a new liner may need to be installed for safety.

## Observations

### 11.1.1 Type of Fireplace

 Repair Needed

#### CRACKS IN FIREBOX

LIVING ROOM

Cracks are visible in the firebox walls. This may allow carbon monoxide to enter other areas of the living space. Have the fireplace evaluated and repaired by a licensed fireplace contractor.



Cracks in firebox

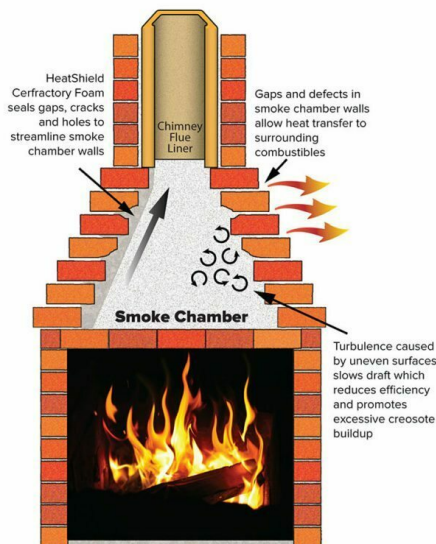
### 11.2.1 Flue & Damper

 Repair Needed

#### PARCH EXPOSED BRICK IN SMOKE CHAMBER

BASEMENT

Overexposed brick in the smoke chamber (visible brick corners) need to be sealed and parched smooth for safety. Have this evaluated and upgraded by a licensed fireplace contractor.



Exposed brick

Source: americanchimney.com

# 12: PLUMBING

		IN	NI	NP	OBS
12.1	Main Service Line and Shut Off	X	X		
12.2	Water Lines	X			X
12.3	Drain, Waste & Vent System	X			
12.4	Gas Service Line	X			
12.5	Water Heater	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    OBS = Observations

## Information

**Main Service Line and Shut Off: Service Line**

Wirsbo, Where visible

**Water Lines: Material**

Wirsbo, Copper, Galvanized

**Drain, Waste & Vent System:**

**Drain Pipe Material**

ABS, Galvanized, Cast iron

**Drain, Waste & Vent System: Vent Pipe Material**

ABS

**Drain, Waste & Vent System: 3rd Party Sewer**

A sewer scope was performed by a third party.

**Gas Service Line: Material**

Black pipe

**Water Heater: Location**

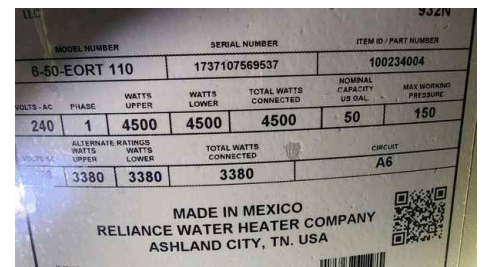
Basement

**Water Heater: Operation**

Adequate

**Water Heater: Manufacturer**

Reliance



**Water Heater: Flue Type**

None

**Water Heater: Type & Capacity**

Electric, 50 Gal.

**Water Heater: Age**

2017 Year Manufactured

**Water Heater: TPRV and Drain Tube**

CPVC

**Water Heater: Earthquake Strapped**

Only 1 Strap, Yes

**Water temperature**

I do not check the temperature of hot water coming out of the water heater. Water temperatures above 125 degree Fahrenheit can cause severe burns. I do not determine if water or sewer is public or private. Electric water heaters have an average life expectancy of 10 years, gas water heaters 12-15 years.

**Leak Detector**

Whether it's frozen pipes, a water heater that bursts, or a leaky washing machine or toilet, there are lots of reasons to protect your home against water damage. A smart water leak detector can identify leaks and send alerts to your phone, even when you're away from home. There are a lot of different styles (based on a similar concept) available that will fit your individual needs. Consider upgrading for peace of mind.



### Main Service Line and Shut Off: Shut Off Location

Meter

Not found, Basement

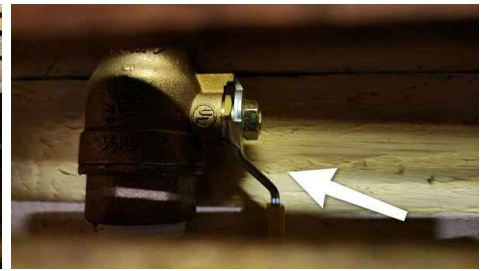
I was not able to locate the water meter. Check with the homeowner or your local water company to find out where it is. This is good to know in case of an emergency. All neighboring homes have the meter in the sidewalk in front of the house but yours is not visible. It might be on the main road in the back. The main line is entering from the back of the house.



Basement shut off



Entering near wet bar



Another shut off near wet bar

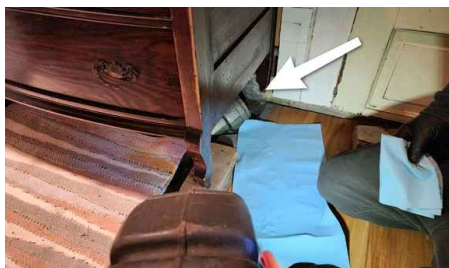
### Main Service Line and Shut Off: Water Shut Off Key

I recommend having a water shut off key on hand so you can turn the main water line off quickly in an emergency. Here is a link to one:

[Water shut off Key](#)

### Drain, Waste & Vent System: Cleanout

Accessible, Basement



Clean out



Another clean out

## Observations

### 12.2.1 Water Lines

#### **GALVANIZED PIPES**

Galvanized supply piping corrodes from inside causing decreased flow-rates and will eventually require updating. Consult with a licensed plumber about cost.

 Repair Needed



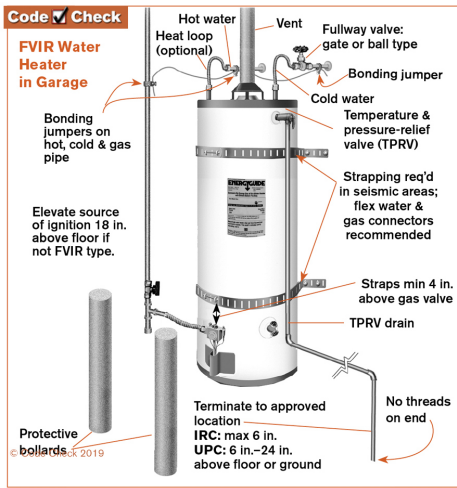
Corrosion

### 12.5.1 Water Heater

#### **ADD SECOND STRAP**

I recommend adding a second earthquake strap for safety. There should be one in the upper and one in the lower third of the tank.

 Critical Issues



Add second strap

Earthquake Straps

### 12.5.2 Water Heater

#### CORROSION AT WH CONNECTION

I observed some corrosion at the water heater connection. Monitor for leaks or have it repaired by a licensed plumber.

Maintenance Item



Corrosion

### 12.5.3 Water Heater

#### ADD PAN UNDER WH

The water heater is installed within the living space and I recommend adding a pan underneath to protect the floor from potential water damage.

Maintenance Item



Protect laminate flooring

### 12.5.4 Water Heater

#### ADD CONDUIT

The electrical wire to the water heater should be placed in conduit for protection.

Repair Needed



Place in conduit

# 13: BATHROOMS

		IN	NI	NP	OBS
13.1	General	X			
13.2	Electrical and Ventilation	X			X
13.3	Counters and Cabinets	X			
13.4	Fixtures				X
13.5	Shower/Tub	X			X
13.6	Toilet	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    OBS = Observations

## Information

**General: Location**

All bathrooms

**Electrical and Ventilation:**

**Electrical**

110 VAC, 110 VAC GFCI

**Electrical and Ventilation:**

**Ventilation**

Electric ventilation fan and window

**Counters and Cabinets: Type**

Wood, Tile, Quartz

**Fixtures: Style**

Porcelain Coated Sink, Porcelain fixtures with plastic traps, Bronze fixtures with plastic traps, Pedestal Sink

**Shower/Tub: Style**

Tile pan and tile surround, Claw foot tub

**Toilet: Style/Brand**

Pegasus, 1.6 Gallon tank

## Limitations

General

**TUB OVERFLOW**

Bathtub overflows are not tested.

## Observations

13.2.1 Electrical and Ventilation

**UPGRADE WITH GFCI**

2ND FLOOR BATHROOMS

I recommend installing GFCI protection for safety.

[Here is a link](#) to read about how GFCI receptacles keep you safe.



13.2.2 Electrical and Ventilation

**LABEL GFCI**

1ST FLOOR

The outlet is not grounded and needs to be labeled as such.



Label as not grounded

13.4.1 Fixtures

**STOPPER NOT WORKING**

2ND FLOOR PRIMARY BEDROOM, BASEMENT BATHROOM

The stopper does not work, repair as needed.



Adjust stopper



Handle pulls out

13.4.2 Fixtures

**S- TRAP**

1ST FLOOR BATHROOM

S traps are not permitted. In a worst case scenario water can syphon out the trap and allow sewer gases to enter the living space. Have the trap repaired by a licensed plumber .



S trap

13.4.3 Fixtures

**SLOW DRAINING**

BASEMENT

The sink drains a bit slow and the drain pipe may need to be cleaned. This will hopefully take care of the issue.



Slow draining

13.4.4 Fixtures

**COLD WATER FLOW**

1ST FLOOR BATHROOM

There is barely any cold water coming out of the sink. Have the valves adjusted and hopefully this will help. Otherwise consult with a plumber.





Cold water trickle

13.5.1 Shower/Tub

**MAINTAIN CAULKING**

ALL BATHROOMS

Maintain the caulk around the tub/shower to prevent moisture intrusion.



13.5.2 Shower/Tub

**UPGRADE TO GLASS DOOR**

2ND FLOOR BATHROOMS, 1ST FLOOR BATH

Consider installing a glass door if you find that too much water is splashing out while showering.



Consider adding glass doors

13.5.3 Shower/Tub

**HOT AND COLD REVERSED**

2ND FLOOR PRIMARY BEDROOM

The hot and cold water are reversed. Hot should always be on the left side. This should be corrected to prevent accidental scalding.



Hot and cold reversed

13.5.4 Shower/Tub

**ADJUST MIXING VALVE**

2ND FLOOR HALLWAY SHOWER

The mixing valve needs to be adjusted. The hot water is not very hot which might be a nuisance when you're trying to take a hot shower.



Adjust mixing valve

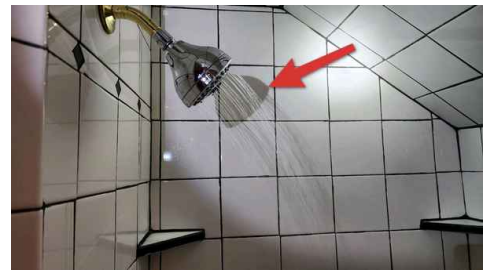
13.5.5 Shower/Tub

**SLOW FLOW**

2ND FLOOR HALLWAY SHOWER



The water flow is fairly limited which might be a nuisance when you're trying to rinse out hair. Consult with a plumber to see if this can be changed.



Limited flow

13.5.6 Shower/Tub

 Repair Needed

**LOW CEILING HEIGHT**

2ND FLOOR PRIMARY BEDROOM

There is very limited clearance in the shower. Use caution.



Low height

## 14: KITCHEN

		IN	NI	NP	OBS
14.1	Range/Oven/Cooktop	X			X
14.2	Dishwasher	X			
14.3	Garbage Disposal	X			
14.4	Fixtures	X			
14.5	Refrigerator	X	X		
14.6	Counters and Cabinets	X			
14.7	Electrical	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    OBS = Observations

### Information

**Location**

Main

**Range/Oven/Cooktop:**

**Range/Oven Energy Source**

Gas, Electric

**Range/Oven/Cooktop: Exhaust**

**Hood Type**

Vented

**Dishwasher: Brand**

Electrolux, Airgap present

**Garbage Disposal: Brand**

In-Sinkerator

**Fixtures: Style**

Chrome fixtures with plastic traps, Stainless Steel Sink

**Refrigerator: Brand**

Thermador, Samsung

**Refrigerator: Ice and Water Tested**

The ice and water dispenser were tested and working at this time.



**Counters and Cabinets: Type**  
Wood, Quartz

**Electrical : Electrical**  
110 VAC GFCI

**Range/Oven/Cooktop: Range/Oven Brand**  
Electrolux, Ilive



**Observations**

14.1.1 Range/Oven/Cooktop

 Repair Needed

**BURNER NOT LIGHTING**

One or more burners did not light easily when turned on. I had to try several times. Monitor and make upgrades as necessary.

[Here is a DIY resource](#) on possible solutions.



Difficult to turn on

14.1.2 Range/Oven/Cooktop

 Repair Needed

**NO GAS SHUT-OFF VALVE**

BELOW STOVE TOP

No gas shut-off valve was observed. It needs to be installed (if missing) and easily accessible.

14.1.3 Range/Oven/Cooktop

 Repair Needed

**220 VOLT OUTLET**

BELOW COOKTOP

There is a 220 volt outlet below the cooktop which would allow you to upgrade to an induction stove for example. The outlet does however need a cover plate. I was not able to get close to it and test it because the microwave is in front.



Add cover plate

14.7.1 Electrical

Repair Needed

**GFCI DOWNSTREAM**

The GFCI outlets behind the counter do not reset and are downstream of the GFCI behind the fridge. This is confusing and should not be done. They should be replaced with a regular outlet and if properly connected, they will still be GFCI protected.

You are however required to have two separate GFCI circuits in the kitchen and right now you only have one. Additionally, I don't recommend having the refrigerator on a GFCI as it can spoil all the food if you don't notice it right away.



All outlets downstream of refrigerator outlet

14.7.2 Electrical

Repair Needed

**EXPOSED WIRING**

NEAR OVEN

Any exposed wiring needs to be placed in conduit.



Needs conduit



Needs conduit

## 15: LIVING SPACE

		IN	NI	NP	OBS
15.1	General	X			
15.2	Interior	X			X
15.3	Stairs and Railings	X			X
15.4	Electrical	X			X
15.5	HVAC Source	X			
15.6	Smoke and Carbon Monoxide Detectors	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    OBS = Observations

### Information

**General: Location**

Whole House

**Interior: Closet/Pantry**

Large, Small, Cabinets

**Interior: Ceiling**

Lath and Plaster, Drywall and Paint



**Interior: Walls**

Drywall and Paint, Lath and Plaster, Paneling

**Interior: Floors**

Tile, Wood

**Interior: Doors**

Hollow wood

**Interior: Windows**

Vinyl Double Hung, Wood Single Hung, Vinyl Slider

**Stairs and Railings: Stairs and Railing**

Wood stairs with metal handrails

**Electrical: Overview**

110 VAC

**HVAC Source: Source**

Heating system register

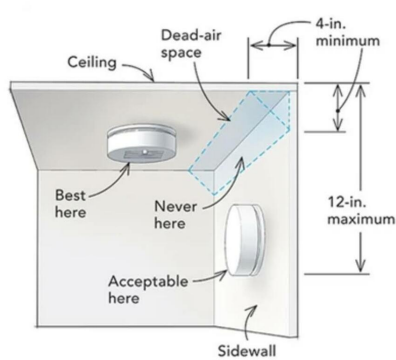
**Smoke and Carbon Monoxide**

**Detectors: Alarm Type**

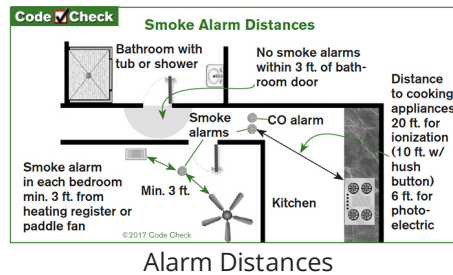
Battery operated

**Smoke and Carbon Monoxide Detectors: Oregon Requirements**

All smoke and carbon monoxide alarms should be tested when moving in and/or at least once a month. Make sure that the smoke detectors meet the requirements of the State of Oregon. Go to <https://www.oregon.gov/osp/programs/sfm/Pages/Smoke-CO-Alarms.aspx> for the latest updates on smoke detectors and carbon monoxide alarms. Smoke detectors need to be replaced within 10 years, carbon monoxide alarms within 5-10 years, depending on the manufacturer. While combo units are allowed, I suggest separating smoke and carbon monoxide alarms as they serve two separate purposes. The installation of photoelectric alarms is strongly recommended. Several studies have found that they outperform ionization alarms which took up to 30 min longer to sound an alarm. Carbon monoxide alarms should be placed within 15 feet outside of each bedroom or one in each bedroom and additionally I recommend one on each level, if applicable. I also suggest having a fire extinguisher in the home. If you have a 2 story home, I recommend having an escape ladder on the upper floor(s).



Placement Requirements



Alarm Distances



Carbon monoxide alarm

**Limitations**

Interior

**FAILED SEALS DIFFICULT TO SEE**

Failed seals at dual pane windows are sometimes difficult or impossible to detect. Failure in early stages may only be visible at certain temperatures.

**Observations**

15.2.1 Interior

**LOSE HARDWARE**

MULTIPLE AREA(S)

Any lose hardware should be properly tightened or adjusted.

Maintenance Item



Tighten hardware

15.2.2 Interior

**SUBSTANTIAL SLOPE**

FRONT OF HOUSE

I noticed a substantial slope at the front entrance. The floor slopes down towards the center of the house. Since everything in the basement is finished, the structural framing is not visible. I don't see any cracks in the wall, indicating that this is a recent issue. Check with the homeowner to get more information.



Sloped

15.2.3 Interior

**OLDER WINDOWS**

1ST FLOOR

Older windows are still present on the first floor. Consider gradually upgrading to more energy efficient windows.



Older

15.2.4 Interior

**MOVE WINDOW LATCH**

WEST LIVING ROOM

The latching mechanism is too close to the lock which makes it difficult to open and close the window. Move it back a little bit further for ease of use.



Adjust latch



Too close

15.2.5 Interior

**UPGRADE WITH TEMPERED GLASS**

1ST FLOOR BEDROOM

Since the windows are behind a sitting bench, they would by today standards be required to be made with tempered glass. I recommend upgrading for safety.



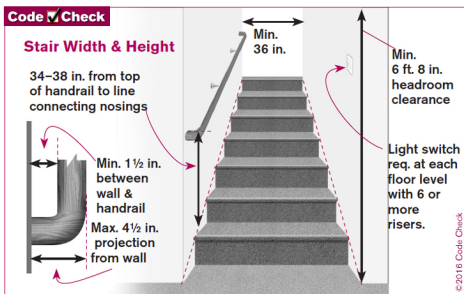
Upgrade with tempered glass

15.3.1 Stairs and Railings

**MISSING RETURN**

All handrails need to have a return at the top and bottom for safety.





Add return

Handrail Return

15.4.1 Electrical

**COVER PLATES MISSING**

2ND FLOOR BEDROOM CLOSET

One or more receptacles are missing a cover plate. This causes short and shock risk. Install them where missing.

Repair Needed



Install cover plate

15.4.2 Electrical

**UNGROUND 3 PRONG OUTLETS**

Ungrounded outlets are still in use. It is not allowed to add a 3 prong outlet to an ungrounded circuit as this gives a false sense of protection. Consult with a licensed electrician about options of making the circuits safer. GFCI protected outlets can be installed for example but they still need to be labeled as not grounded. However, GFCI outlets and/or GFCI breakers on ungrounded circuits do not provide true grounding. Ungrounded GFCIs do offer protection to personnel, even without a grounding connection. Without the grounding connection, a fault in the appliance will not trip the circuit breaker (which is essentially the reason for the ground), but it will still trip the GFCI device when an unbalanced load is detected. Surge protectors will also not work with ungrounded outlets.

Critical Issues



Ungrounded three prong

15.4.3 Electrical

**ADD GFCI PROTECTION**

COVERED BACK PORCH

Since the outlet is close to the sink, it should be upgraded with GFCI protection for safety.

Repair Needed



Add GFCI protection

15.4.4 Electrical

**SINK**

COVERED BACK PORCH

Repair Needed

The hot water faucet is loose and needs to be better attached. Otherwise you risk leaks.

Additionally, there is no trap under the sink. There might be one below the floor but this cannot be verified. Without a trap you risk that sewer gases enter their living space.



Loose



No visible trap

15.6.1 Smoke and Carbon Monoxide Detectors

 Maintenance Item

**ADD ALARM IN EACH BEDROOM**

For added safety, I recommend installing additional photoelectric smoke alarms in each bedroom.

15.6.2 Smoke and Carbon Monoxide Detectors

 Repair Needed

**NO LABELING**

THROUGHOUT THE HOUSE

There is no label on the smoke alarms. I am not able to determine how old they are and whether they are allowed to be installed in the US. All US devices need to have a UL listing which is not visible here. I recommend replacing the alarms with photoelectric ones that have all the pertinent information on it.



No information

## 16: LAUNDRY ROOM

		IN	NI	NP	OBS
16.1	General	X			
16.2	Counters and Cabinets	X			
16.3	Laundry Tub and Drain	X			
16.4	Electrical and Ventilation	X			X
16.5	Washer Hose Bib and Drain	X			
16.6	Dryer Vent	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    OBS = Observations

### Information

**General: Location**

Basement

**Counters and Cabinets: Type**

Wood

**Laundry Tub and Drain: Type**

PVC, Chrome fixtures with plastic traps

**Electrical and Ventilation:**

**Electrical**

110 VAC GFCI

**Electrical and Ventilation: Washer & Dryer Power Source**

110 Volt, 220 Electric

**Electrical and Ventilation: Ventilation**

None

**Washer Hose Bib and Drain: Water Connection**

Multi-port

**Washer Hose Bib and Drain: Drain**

Drains to multiport

**Dryer Vent: Dryer Vent**

Metal flex



**Washer Hose Bib and Drain: Hose Maintenance**

It is recommended to replace the washing machine hoses every five years to prevent potential leaks. Stainless steel braided hoses are the most reliable.

**Dryer Vent: Clean Dryer Vent**

Be sure to clean the dryer vent on a regular basis. This also includes the exterior of the home. Too much lint build up poses a fire hazard. In fact, clogged ducts are one of the main reasons for house fires.

**Observations**

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16.4.1 Electrical and Ventilation

**ADD VENT**



I suggest having a vent added so you can exhaust all the moist air from the laundry room.