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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

82 ITEMS INSPECTED

31 MAINTENANCE ITEM

30 REPAIR NEEDED

1 CRITICAL ISSUES

7.4.2 Attic - Wiring/Lighting: Fan junction box
9.2.1 Crawlspace - Foundation Walls: Mold on framing members
9.3.1 Crawlspace - Moisture Penetration: Old Water Stains
9.4.1 Crawlspace - Vapor Barrier: Clean Out Building Material
9.4.2 Crawlspace - Vapor Barrier: Missing/Damaged Vapor Barrier
9.7.1 Crawlspace - Ventilation: Keep Vents Open
9.8.1 Crawlspace - Electrical: Wiring on Ground
10.1.1 Heating System - Heating Equipment: No Indication of Servicing/Cleaning
10.1.2 Heating System - Heating Equipment: Annual Servicing Older Furnaces
11.1.1 Cooling System - Cooling Equipment: Keep Pad Clean
11.1.2 Cooling System - Cooling Equipment: Limited clearance
11.1.3 Cooling System - Cooling Equipment: Condensate pipe
12.1.1 Fireplace/Wood Stove - Type of Fireplace: Turned off
13.2.1 Plumbing - Water Lines: CPVC
13.5.1 Plumbing - Water Heater: Add Expansion Tank
13.5.2 Plumbing - Water Heater: Drain Tube Missing
14.3.1 Bathrooms - Counters and Cabinets: Evidence of Prior Leak
14.4.1 Bathrooms - Fixtures: Metal sinks
14.4.2 Bathrooms - Fixtures: Stopper not Working
14.4.3 Bathrooms - Fixtures: Flexible Drain Pipe
14.5.1 Bathrooms - Shower/Tub: Caulk Spout to Wall
14.5.2 Bathrooms - Shower/Tub: Maintain Caulking
14.5.3 Bathrooms - Shower/Tub: Upgrade to Glass Door
14.5.4 Bathrooms - Shower/Tub: Stopper does not work
14.5.5 Bathrooms - Shower/Tub: Loose shower head pipe
15.1.1 Kitchen - Range/Oven/Cooktop: Oven light
15.4.1 Kitchen - Garbage Disposal: Inoperable
16.2.1 Living Space - Interior: Add Child Protection
16.2.2 Living Space - Interior: Nail Pops
16.2.3 Living Space - Interior: Damage still
16.4.1 Living Space - Electrical: Loose Outlets
16.4.2 Living Space - Electrical: Ceiling fans
17.4.1 Laundry Room - Washer Hose Bib and Drain: Add Pan below Washer

1: INSPECTION DETAILS

Information

In Attendance
Client's Agent, Client

Occupancy
Vacant

Temperature (Approximate)
74 Fahrenheit (F)

Entrance Faces (Approximate)
South

Year Built (approximate)
2001 Year Built

Start Time
7:40 AM

End Time
12 PM

Type of Building
Single Family

Weather Conditions
Dry, Sunny

Utilities
Electric On, Gas/Oil On, Water 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.

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			
2.2	Decks, Balconies, Patios & Steps	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

Walkways, Porches & Driveways: Material
Concrete

Decks, Balconies, Patios & Steps: Additional Features
Patio

Decks, Balconies, Patios & Steps: Material
Pavers

Vegetation, Grading, Drainage : Vegetation
Shrubs and Trees

Vegetation, Grading, Drainage : Grading
Flat, Minor slope

Retaining Walls & Fences: Material
Wood, Fences

Observations

2.3.1 Vegetation, Grading, Drainage

MAINTAIN A CLEARANCE

Maintenance Item

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.


Trim back

2.4.1 Retaining Walls & Fences

Maintenance Item

FENCE MAINTENANCE

Wooden fences require continuous maintenance. The posts in the ground will eventually start to rot. Make repairs as needed. Maintain a clearance between the fence boards and the ground to prevent moisture from wicking up, causing rot over time.


Create a clearance

2.4.2 Retaining Walls & Fences

Repair Needed

FALLING FENCE

EAST SIDE

The fence is falling and needs to be replaced. It is leaning heavily towards the neighbor.


Replace

3: EXTERIOR

		IN	NI	NP	OBS
3.1	Foundation	X			
3.2	Siding, Flashing & Trim	X			X
3.3	Eaves, Soffits & Fascia	X			X
3.4	Exterior Doors	X			X
3.5	Windows	X			
3.6	Lighting, Outlets & Doorbell	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

Siding, Flashing & Trim: Material
Fiber Cement, Stone Veneer, Wood trim

Eaves, Soffits & Fascia: Material
OSB

Exterior Doors: Exterior Entry Door
Fiberglass, Vinyl Slider

Windows: Windows
Vinyl

Lighting, Outlets & Doorbell: Electrical
110VAC GFCI

Lighting, Outlets & Doorbell: Lighting
Surface Mount Lighting

Lighting, Outlets & Doorbell: Doorbell
Hard Wired

Hose Bibs: Material
Gate, Anti Syphoning


35 PSI water pressure

Gas Meter and Shut Off: Location and Shut Off
Side of House


Gas meter

Observations

3.2.1 Siding, Flashing & Trim

Maintenance Item

IMPROPER STONE VENEER INSTALLATION

The stone veneer is improperly installed. It doesn't end at a weep screed 2" above the driveway surface and 4" above the soil, and it doesn't have backer rod/sealant joints where it abuts wood trim. This can cause the stones to loosen and the wood trim to rot. So far, I see no evidence of either. At this point, proper repairs would be costly and provide questionable benefit. My best advice is to keep an eye on the stones and make repairs if anything goes wrong. Any gaps should be caulked. If you're interested, proper installation details are here:
https://ncma.org/wp-content/uploads/2021/12/MSV_Install_Guide_5thEd_5thPrnt.pdf


Missing backer rod and sealant


Inadequate clearance


Flash and caulk

3.2.2 Siding, Flashing & Trim

Maintenance Item

MAINTAIN PAINT

Maintain the paint on the siding to keep it well protected.

3.2.3 Siding, Flashing & Trim

Repair Needed

ROTTING TRIM

FRONT CORNER, 2ND FLOOR FRONT

There is no flashing on top of the wooden trim next to the stone veneer which has led to moisture intrusion and rot. This needs to be repaired. All horizontal transitions need to have proper flashing.

The trim above the stone veneer has also rotted and needs to be repaired. Ideally, there should be a gap between the trim and stone veneer and the flashing should extend further out to prevent wind driven rain from pushing back underneath.

Additionally, rot is visible below the front facing second floor window. This also needs to be repaired.


Missing flashing and rot


More rot


Trim rot

3.2.4 Siding, Flashing & Trim

Maintenance Item

MAINTAIN CAULKING

AROUND THE HOUSE

Maintain the caulking on all siding butt joints to prevent water intrusion.


Maintain caulking

3.2.5 Siding, Flashing & Trim

Repair Needed

CRACKED SIDING BOARDS

I observed a couple cracked siding boards, mainly on the upper level in front of the house. These need to be properly sealed or replaced to prevent water intrusion.


Cracked


Another crack

3.3.1 Eaves, Soffits & Fascia

Repair Needed

EAVES - WATER STAINS

EAST SIDE

Water stains were observed under the roof eaves. This is hopefully from before the roof was replaced but should be monitored to detect potential issues early. Make sure you also get the warranty information from the roof install.

Water damage

3.3.2 Eaves, Soffits & Fascia

Maintenance Item

FLASHING ON EXPOSED BEAMS

I suggest installing a metal flashing on top of the exposed beams/rafters to prevent deterioration over time.

Consider adding flashing

3.4.1 Exterior Doors

Maintenance Item

RUBBING ON FRAME

The door is rubbing on the frame/threshold and needs to be adjusted for ease of use.

Sticky

3.8.1 Gas Meter and Shut Off

Maintenance Item

ADD WRENCH

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			
4.4	Gutters and Downspouts	X			X
4.5	Chimneys	X			

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

Information

Inspection Method
Binoculars, Ladder at Eaves

Roof Type/Style
Hip

Coverings: Material
Asphalt

Coverings: Age
1-3 Years Old

Flashings: Material
Metal

Skylights, Plumbing & Other Penetrations: Material
Plumbing Vents

Gutters and Downspouts: Gutter Material
Metal

Chimneys: Material
Metal Pipe Chimney

Observations

4.1.1 Coverings

LOW SLOPE ROOF

Maintenance Item

ABOVE GARAGE

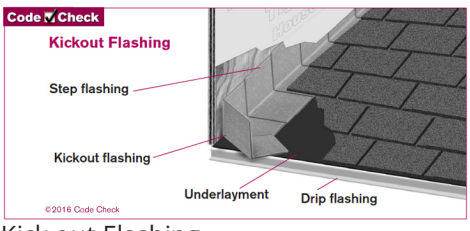
This roof has a fairly low slope. The Western States Roofing Contractors Association (WSRCA) has published a bulletin advising that laminated-asphalt shingles not be specified for roof slopes less than 4:12. There have been issues with premature failures and leaks even though the roofs were installed 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. A standing seam metal roof would be a good choice. The shingles may also not last a full 25 or 30 years, which ever they are rated for.

4.2.1 Flashings

KICK OUT FLASHING

Repair Needed

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. You have it installed above the front entrance but it is too small.



Kick out Flashing

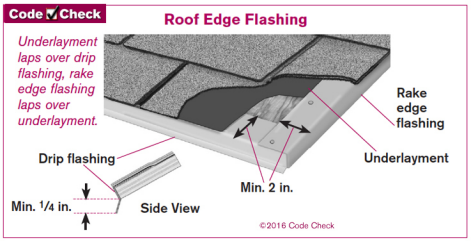

Too small

4.2.2 Flashings

INCORRECT UNDERLAYMENT PLACEMENT

Maintenance Item

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

4.4.1 Gutters and Downspouts

Maintenance Item

GUTTER EXTENSIONS TO LOWER ROOF

The downspouts from the upper roof should be extended all the way into the lower gutters to protect the shingles from premature deterioration.


I suggest extending downspouts into lower gutters

5: GARAGE

		IN	NI	NP	OBS
5.1	Interior	X			X
5.2	Garage Door and Operation	X			X
5.3	Occupant Door (From garage to inside of home)	X			
5.4	Electrical	X			

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

Information

Overview
Attached Garage, 2 Car

Interior: Interior
Drywall, Concrete floor

Garage Door and Operation: Sensors Working
The sensors were tested and are working at the time of this inspection.

Garage Door and Operation: Material
Metal

Garage Door and Operation: Type
Automatic

Occupant Door (From garage to inside of home): Overview
Fire Rated

Occupant Door (From garage to inside of home): Self Closing

Consider installing a self closing mechanism for safety.

DIY Resource Link.

Consider upgrading

Electrical: Overview

110 VAC GFCI

Observations

5.1.1 Interior

EFFLORESCENCE

Maintenance Item

Efflorescence is visible in areas of the exposed foundation wall. It is a salty deposit that is separated from the concrete and is a sign that moisture pushes through.

Efflorescence

5.1.2 Interior

FIRE SEPARATION

GARAGE WALL

Maintenance Item

An ABS drain pipe penetrates through the ceiling and wall in the garage. Walls between the garage and living space need to have a 20-minute fire separation in case a fire starts in the garage. There is a fire rated foam available which might be installed behind the wall so the penetration meets the current requirements but this cannot be verified. To be on the safe side, you could always build a drywall box around the drain for maximum protection.

ABS pipe

5.2.1 Garage Door and Operation

REVERSING MECHANISM NOT WORKING

Repair Needed

The door does not reverse with resistance and the force needs to be adjusted for safety. This can usually be done directly on the opener unit.

Adjust reversing

5.2.2 Garage Door and Operation

SENSORS TOO HIGH

Critical Issues

The sensors are installed fairly high. I recommend lowering them to within 4-6" off the ground to avoid potential injury. That way small children and pets are better protected.


Lower sensors

5.2.3 Garage Door and Operation

Repair Needed

REATTACH SEAL

BOTTOM OF DOOR

Sections of the door seal are hanging down and need to be properly reattached.


Attach seal

6: ELECTRICAL

		IN	NI	NP	OBS
6.1	Service Entrance Conductors	X			X
6.2	Main Panel, Service & Grounding	X			X
6.3	Branch Wiring Circuits	X			

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

Information

Service Entrance Conductors:
Electrical Service Conductors
220 Volts, Aluminum, Underground utilities

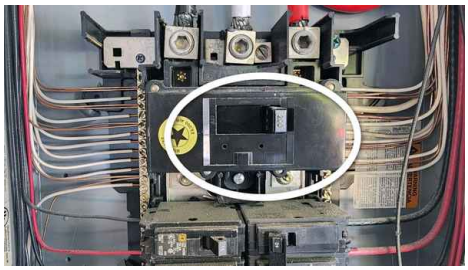
Main Panel, Service & Grounding :
Main Panel Location
Garage

Main Panel, Service & Grounding :
Service Entrance Size
200 AMP

Main Panel, Service & Grounding :
Panel Capacity
200 AMP

Main Panel, Service & Grounding :
Main Breaker
Inside Panel
200 Amps

Main Panel, Service & Grounding :
Breakers
Copper & Aluminum



Main Panel, Service & Grounding : Ground
Ufer

Main Panel, Service & Grounding : Neutrals
Acceptable

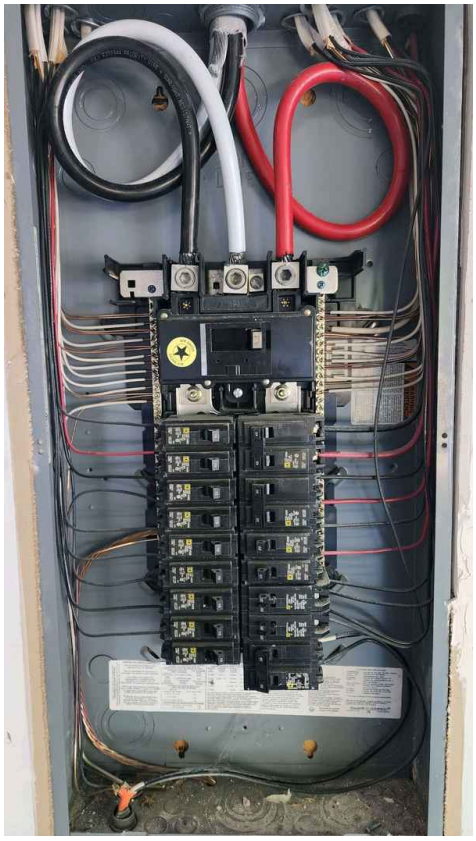
Main Panel, Service & Grounding : Panel Bond
Present

Branch Wiring Circuits: Branch Wire 110V
Copper

Branch Wiring Circuits: Branch Wire 220V
Copper

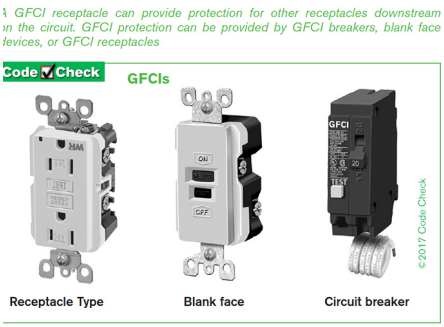
Branch Wiring Circuits: Wiring Method
Non-metallic sheathed cable

Main Panel, Service & Grounding : Panel Manufacturer
Square D

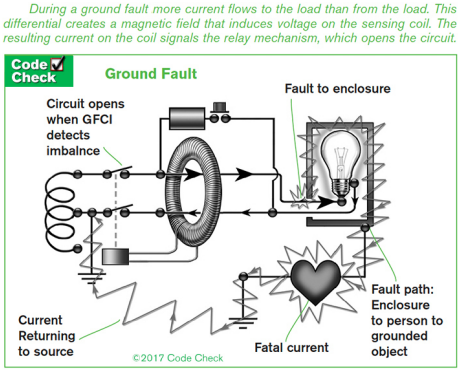


Main Panel, Service & Grounding : GFCI Explained

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, Crawlspaces and Unfinished Basements. While older homes usually do not meet these standards, I recommend upgrading for safety.



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

6.1.1 Service Entrance Conductors

Repair Needed

MISSING PGE LOCK

The PGE lock was cut and is now hanging on the telephone box. This might be an indication that the meter has been tampered with as the local utility company will always lock the meter. Bring this to their attention and have it inspected (to make sure nobody tapped into your electrical) and properly locked again.

Tempered with

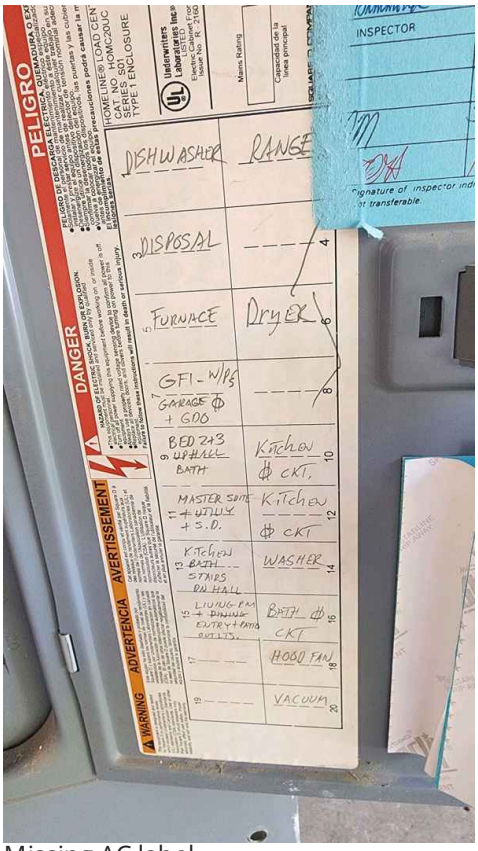
6.2.1 Main Panel, Service & Grounding

Repair Needed

MISSING LABELS ON PANEL

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.

There is for example no label for the air conditioner breaker.



Missing AC label

7: ATTIC

		IN	NI	NP	OBS
7.1	Roof Structure & Attic	X	X		X
7.2	Attic Insulation	X			X
7.3	Ventilation	X			X
7.4	Wiring/Lighting	X			X

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

Information

Roof Structure & Attic: Attic Access
Bedroom
Drywall

Roof Structure & Attic: Attic Location
Main

Roof Structure & Attic: Material
OSB, Truss

Roof Structure & Attic: Type
Gable

Roof Structure & Attic: Method of Inspection
In the Attic

Roof Structure & Attic: Unable To Inspect
65%

Attic Insulation: Insulation Type and Depth
Fiberglass, 10-12"

Ventilation: Ventilation Type
Roof and Soffit Vents, Thermostatically Controlled Fan

Wiring/Lighting: Type
110 VAC lighting circuit, Wiring

Limitations

Roof Structure & Attic

INSULATION

Due to insulation I was not able to safely inspect all of the attic. Stepping down the insulation negatively effects the energy rating as well. There may also be wiring below the insulation that could be damaged, potentially posing a fire hazard.

Wiring/Lighting

WIRING BELOW INSULATION

Any potential wiring below the insulation is not visible and cannot be inspected.

Observations

7.1.1 Roof Structure & Attic

Maintenance Item

ADD WEATHERSTRIPPING

ACCESS

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

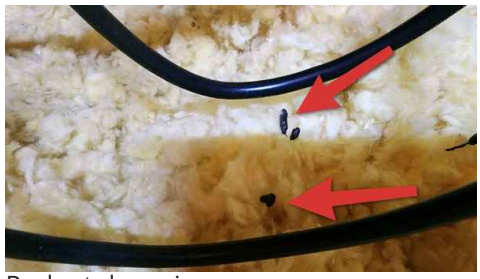
Add weather stripping

7.2.1 Attic Insulation

Repair Needed

RODENT ACTIVITY

I found evidence of rodent activity in the attic. You can see holes and trenches through which they travel. The attic should be evaluated by a licensed pest control company to make sure there is no ongoing infestation. Since rodents carry diseases, any severely contaminated insulation should be replaced.



Rodent droppings

7.2.2 Attic Insulation

INSULATION MOVED AROUND

Repair Needed

Some of the insulation was moved around/compressed and should be evenly distributed to prevent condensation issues.

Refluff

7.3.1 Ventilation

BATHROOM VENTS INTO ATTIC

Repair Needed

One of 3 bathroom ducts 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.

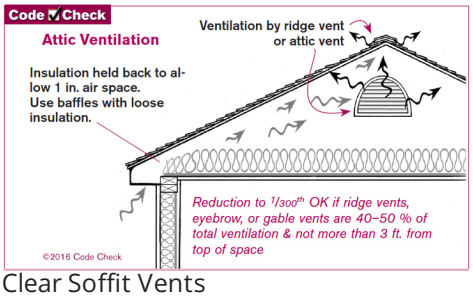
Vents into attic

7.3.2 Ventilation

SOFFIT VENTS BLOCKED

Repair Needed

The soffit vents are covered or blocked which limits airflow and is conducive to mold growth. I suggest adding baffles and/or moving the insulation to provide better insulation in the attic. A baffle is missing on at least one of them near the entry.



Clear Soffit Vents

Attach baffle

7.4.1 Wiring/Lighting

UPGRADE LIGHT FIXTURE

Repair Needed

These light bulbs can pose a fire hazard when they are left on or something is stored too close. I recommend replacing them with LED lights and installing a cover around the fixture.

Upgrade fixture

7.4.2 Wiring/Lighting

FAN JUNCTION BOX

Repair Needed

The junction box for the thermostatically controlled fan is just hanging down and needs to be properly attached to the framing members.


Hanging down

8: STRUCTURE

		IN	NI	NP	OBS
8.1	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

Structure Information: Floor/Slab
Dirt

Structure Information: Subfloor
Oriented Strand Board

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.

9: CRAWLSPACE

		IN	NI	NP	OBS
9.1	General	X			
9.2	Foundation Walls	X			
9.3	Moisture Penetration	X			X
9.4	Vapor Barrier	X			X
9.5	Drainage and/or Sump Pump	X			X
9.6	Insulation	X			
9.7	Ventilation	X			X
9.8	Electrical	X			X
9.9	Plumbing	X			
9.10	HVAC Ducts and Equipment	X			

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Information

General: Crawlspace Access
Open, Hallway Closet

General: Inspection Method
In the crawlspace

Foundation Walls: Overview
Concrete

Moisture Penetration: Overview
Previous signs of moisture

Vapor Barrier: Overview
6 mil plastic

Drainage and/or Sump Pump: Location and Type
None visible

Insulation: Material
Fiberglass

Ventilation: Type
Vents

Electrical: Overview
Wiring

Plumbing: Overview
Various

HVAC Ducts and Equipment: Material
Insulflex duct

Foundation Walls: Bolts Required Since 1976

Bolted sill plates were required since 1976. While the bolts are not visible, they should be there, given the age of the house. This can however not be verified.

Moisture Penetration: Periodically Check for Water

Even though there is no water under the house, I still suggest periodically checking the crawlspace to make sure you detect any issues early. There could be a variety of issues such as a plumbing leak or water from high water tables.

Limitations

Foundation Walls

FOUNDATION WALLS INSULATED OR COVERED

The foundation walls are either insulated or covered with vapor barrier and cannot be inspected.

Covered by vapor barrier

Insulation

SUBFLOOR INSULATED

Due to all the insulation, the inspection of the subfloor was very limited.

Observations

9.2.1 Foundation Walls

Maintenance Item

MOLD ON FRAMING MEMBERS

Mold is visible on framing members. This is usually lumberyard mold, meaning the wood came like this from the mill and is no longer active.


Lumber yard mold

9.3.1 Moisture Penetration

OLD WATER STAINS

Maintenance Item

MAINLY WEST SIDE AROUND PLUMBING

Since there are old water stains, I recommend checking the crawlspace again after we have more rain to make sure there is no standing water. If you find any, consult with a licensed drainage specialist about options of keeping the crawlspace reliably dry.


Previous standing water

9.4.1 Vapor Barrier

CLEAN OUT BUILDING MATERIAL

Maintenance Item

I recommend cleaning out all left over building material from the crawlspace.


Remove


Remove insulation


Clear out

9.4.2 Vapor Barrier

MISSING/DAMAGED VAPOR BARRIER

Repair Needed

CRAWL SPACE ENTRANCE

I found a few areas in the crawlspace where the vapor barrier is missing and/or damaged. This should be corrected as moisture from the ground will enter the crawlspace, eventually causing damage like mildew and mold to the structure. All seams need to overlap 12".


Exposed soil

9.7.1 Ventilation

KEEP VENTS OPEN

Maintenance Item

Make sure all vents are free of debris and open year round to allow for adequate airflow in the crawlspace. Check the screens regularly to prevent critters from entering.

9.8.1 Electrical

Repair Needed

WIRING ON GROUND

Wiring is lying on the ground. It should be raised off the floor and attached to the floor joist so it will not come in contact with water, should there ever be any in the crawlspace.

Secure to Subfloor

10: HEATING SYSTEM

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

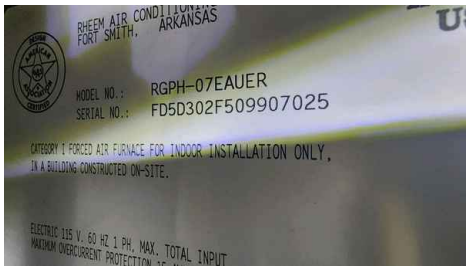
IN = Inspected NI = Not Inspected NP = Not Present OBS = Observations

Information

Heating Equipment: Operation
Functional at time of inspection

Heating Equipment: Location
Attic

Heating Equipment: Brand
Rheem



Heating Equipment: Age (Approximate)
1999 Year Manufactured

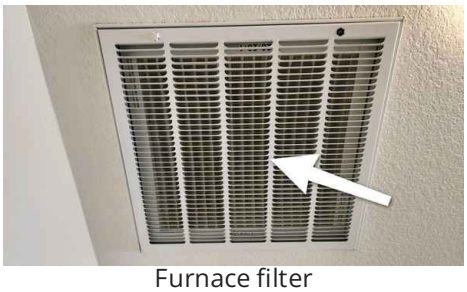
Heating Equipment: BTU Input
75K

Heating Equipment: Energy Source/Heat Type
Natural Gas, Forced air

Heating Equipment: Flue Type and Draft Control
Double wall

Heating Equipment: Blower Fan/Filter
Hallway return air
Direct drive with disposable filter

Heating Equipment: Fuel Tank
I do not check for old fuel/oil tanks



Furnace filter

Distribution System: Ductwork
Insul-FLex

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.

Heating Equipment: End of Life

This furnace is at or near the end of it's designed life. Plan for replacement in the near future.

Heating Equipment: Furnace above living space

Since the furnace is above living space, it sits in a pan to prevent potential damage to the floor in case of a leak. The pipe that is visible on the East side is possibly the pan overflow drain. I did not see another termination. It looks like it is tied in with the condensate drain from the air conditioner. A kill switch is also installed which will shut the unit off if there is too much water accumulation.


Overflow drain

Limitations

Heating Equipment

HEAT EXCHANGER OUTSIDE SCOPE

Heat exchangers are outside the scope of this inspection.

Observations

10.1.1 Heating Equipment

Repair Needed

NO INDICATION OF SERVICING/CLEANING

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.

10.1.2 Heating Equipment

Repair Needed

ANNUAL SERVICING OLDER FURNACES

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.

11: COOLING SYSTEM

		IN	NI	NP	OBS
11.1	Cooling Equipment	X			X
11.2	Distribution System	X			

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

Information

Cooling Equipment: Location
Back of House

Cooling Equipment: Brand
Lennox

Cooling Equipment: Energy Source/Style
220 VAC, Central A/C

Cooling Equipment: Type and Disconnect
Pull out switch disconnect

Cooling Equipment: Age (Approximate)
2016 Year Manufactured

Cooling Equipment: Capacity
3 Ton

Cooling Equipment: Condensate Drain
PVC

Cooling Equipment: Filter
Disposable filter

Distribution System: Ductwork
Insul-FLex

Distribution System: Configuration
Central

Distribution System: Thermostat
Programmable

Observations

11.1.1 Cooling Equipment

Maintenance Item

KEEP PAD CLEAN

Keep the pad free from debris, rocks and weeds to protect the fins from potential damage.

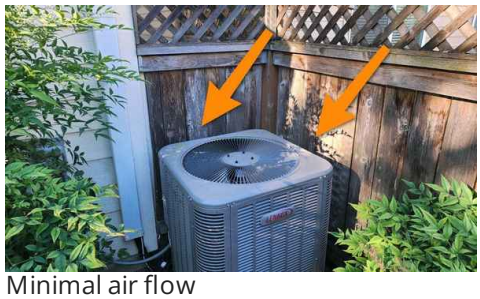
Keep clean

11.1.2 Cooling Equipment

Repair Needed

LIMITED CLEARANCE

The minimum clearance around the condenser is 1 ft, ideally two to three foot to provide maximum air flow and allow the unit to run efficiently. Consider having the air conditioner moved so it's not as close to the corner.



Minimal air flow

11.1.3 Cooling Equipment

Repair Needed

CONDENSATE PIPE

EAST SIDE

The condensate termination may be tied into the overflow drain. After running the air conditioner, water was dripping out of the pipe on the east side. It should be extended further down so the acidic water does not drip down along the siding, causing damage over time.

Water dripping down when running the AC

12: FIREPLACE/WOOD STOVE

		IN	NI	NP	OBS
12.1	Type of Fireplace	X			X
12.2	Flue & Damper	X			
12.3	Hearth	X			

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

Information

Location
Living Room

Type of Fireplace: Type
Gas log

Type of Fireplace: Fireplace Insert
With blower fan

Type of Fireplace: Material
Prefab

Flue & Damper: Material
Metal Flue

Hearth: Material
Flush mounted, Tile

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.

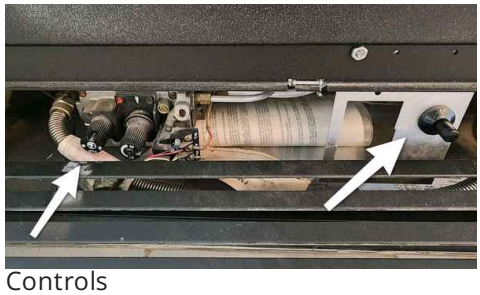
Observations

12.1.1 Type of Fireplace

Maintenance Item

TURNED OFF

The pilot light was turned off when I started the inspection. I turned it on to test the fireplace but then turned it off again. You have to use the dial below the unit as well as the push button to light the pilot light. It may take a moment for the gas pipe to fill, be patient.


Controls

13: PLUMBING

		IN	NI	NP	OBS
13.1	Main Service Line and Shut Off	X			
13.2	Water Lines	X			X
13.3	Drain, Waste & Vent System	X			
13.4	Gas Service Line	X			
13.5	Water Heater	X			X

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

Information

Main Service Line and Shut Off: Service Line
Wirsbo, CPVC, Pressure reducing valve

Water Lines: Material
CPVC

Drain, Waste & Vent System: Drain Pipe Material
ABS


Pressure reducing valve

Drain, Waste & Vent System: Vent Pipe Material
ABS

Drain, Waste & Vent System: Cleanout
West Side
Accessible


Sewer and rain drain clean out

Gas Service Line: Material
Black pipe, CSST

Water Heater: Location
Garage

Water Heater: Operation
Adequate

Water Heater: Manufacturer
Rheem

Water Heater: Flue Type
Double Wall

Water Heater: Type & Capacity
Natural gas, 40 Gal.

Water Heater: Age
2021 Year Manufactured

Water Heater: TPRV and Drain Tube
None

Water Heater: Earthquake Strapped
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

Front of House, Garage

At the meter, Garage

Water meter

Shut off at meter

Garage main and hose bib shut off

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

Main Service Line and Shut Off: Increase in Pressure

If you ever notice a sudden increase in water pressure, the valve has likely failed and will need to be replaced.

Limitations

Main Service Line and Shut Off

SPRINKLER SYSTEM

Sprinkler systems are outside the scope of this inspection. Have the system evaluated by a licensed landscaper. The backflow valves need to be checked annually. Be sure to drain the pipes in the winter to prevent frost damage. The sprinkler heads need to be checked regularly to make sure water will not spray against the house which can lead to moisture intrusion and subsequent damage.

Observations

13.2.1 Water Lines

Maintenance Item

CPVC

While CPVC has never been recalled, it does have a higher tendency for cracks than other materials. Monitor for leaks on a regular basis. I am aware of several incidents where the entire plumbing needed to be replaced.

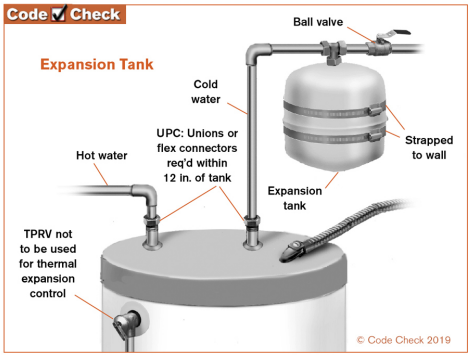
CPVC

13.5.1 Water Heater

Repair Needed

ADD EXPANSION TANK

Since the home has a pressure reducing valve installed, there should be an expansion tank on the water heater to protect the unit. Have this evaluated by a plumber and a tank added as needed. When you install a PRV (Pressure Reducing Valve), the water pressure steps the water pressure down on the homeowners side but does not allow water to flow backwards, offsetting thermal expansion. In the event there is no thermal expansion tank on a water system that is protected by a PRV and produces hot water, the water pressure will spike to a point higher than before there was a PRV.
The PRV works like a check valve not allowing the water to push back into the City main when the water heater is heating. When installed correctly, a thermal expansion tank will accept the higher-pressure spikes and contain the excess pressure in the tank until the water cools back down, or somebody uses the water allowing the pressure out.



Expansion Tank


Add expansion tank

13.5.2 Water Heater

Repair Needed

DRAIN TUBE MISSING

The drain tube is missing. Install to within 6" -24"of the floor. A missing drain tube can lead to scalding within seconds if somebody happens to be in front of the unit when the valve releases.


Missing drain tube

14: BATHROOMS

		IN	NI	NP	OBS
14.1	General	X			
14.2	Electrical and Ventilation	X			
14.3	Counters and Cabinets	X			X
14.4	Fixtures	X			X
14.5	Shower/Tub	X			X
14.6	Toilet	X			

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

Information

General: Location
All bathrooms

Electrical and Ventilation:
Electrical
110 VAC GFCI

Electrical and Ventilation:
Ventilation
Electric ventilation fan

Counters and Cabinets: Type
Laminate and Composite, Laminate and wood

Fixtures: Style
Porcelain Coated Sink, Chrome fixtures with plastic traps, Metal sink

Shower/Tub: Style
Fiberglass tub and fiberglass surround

Toilet: Style/Brand
Kohler, Water Ridge

Limitations

General

TUB OVERFLOW

Bathtub overflows are not tested.

Observations

14.3.1 Counters and Cabinets

Maintenance Item

EVIDENCE OF PRIOR LEAK

2ND FLOOR PRIMARY BEDROOM

I observed evidence of a prior leak. It was dry at this time but should be monitored to detect potential issues early.


Old damage

14.4.1 Fixtures

Maintenance Item

METAL SINKS

BOTH SECOND FLOOR BATHROOMS

Metal sinks have a tendency to rust. Monitor for leaks underneath the sink and when you have to replace it I suggest using a different material such as porcelain coated.


Metal sink

14.4.2 Fixtures

Maintenance Item

STOPPER NOT WORKING

1ST FLOOR HALF BATHROOM

The stopper does not work, repair as needed.


Repair stopper

14.4.3 Fixtures

Repair Needed

FLEXIBLE DRAIN PIPE

1ST FLOOR HALF BATHROOM

Flexible drain pipe is neither allowed nor recommended. It will clog over time. Install a rigid drain instead.


Replace flexible drain

14.5.1 Shower/Tub

Repair Needed

CAULK SPOUT TO WALL

BOTH UPSTAIRS BATHROOMS

The water spout needs to be adequately fastened and caulked to the wall so water cannot get behind and potentially damage the structure.


Needs caulking

14.5.2 Shower/Tub

Maintenance Item

MAINTAIN CAULKING

BOAT UPSTAIRS BATHROOMS

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

14.5.3 Shower/Tub

Maintenance Item

UPGRADE TO GLASS DOOR

BOTH UPSTAIRS BATHROOMS

Consider installing a glass door if you find that too much water is splashing out while showering. Minor damage is already noted on the trim in front of the tub.


Consider installing a glass door


Minor damage


Primary bedroom

14.5.4 Shower/Tub

Maintenance Item

STOPPER DOES NOT WORK

2ND FLOOR HALLWAY BATHROOM

The bathtub stopper doesn't work and you have to purchase a manual/rubber stopper if you want to take a bath.


Does not work

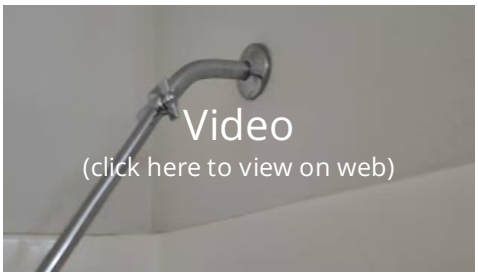
14.5.5 Shower/Tub

Repair Needed

LOOSE SHOWER HEAD PIPE

2ND FLOOR HALLWAY BATHROOM

The shower head pipe is very loose and needs to be better secured to prevent potential leaks inside the wall.



15: KITCHEN

		IN	NI	NP	OBS
15.1	Range/Oven/Cooktop	X			X
15.2	Built-in Microwave	X			
15.3	Dishwasher	X			
15.4	Garbage Disposal	X			X
15.5	Fixtures	X			
15.6	Refrigerator	X			
15.7	Counters and Cabinets	X			
15.8	Electrical	X			

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

Information

Location
Main

Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Range/Oven/Cooktop: Range/Oven Brand
GE

Range/Oven/Cooktop: Exhaust Hood Type
Over the range microwave, Vented

Built-in Microwave: Brand
Hotpoint

Dishwasher: Brand
Whirlpool, Airgap present

Garbage Disposal: Brand
In-Sinkerator

Fixtures: Style
Porcelain Coated Sink, Chrome fixtures with plastic traps

Refrigerator: Brand
Whirlpool

Counters and Cabinets: Type
Laminate and wood

Electrical : Electrical
110 VAC GFCI

Refrigerator: Ice and Water Tested

The water dispenser was tested and working at this time. The ice maker is currently turned off.

Observations

15.1.1 Range/Oven/Cooktop

Maintenance Item

OVEN LIGHT

The oven light doesn't work and should be repaired.

Repair oven light

15.4.1 Garbage Disposal

Repair Needed

INOPERABLE

The garbage disposal was inoperable at the time of inspection. It needs to be repaired or the unit replaced.

Here is a DIY resource for troubleshooting.

Not working

16: LIVING SPACE

		IN	NI	NP	OBS
16.1	General	X			
16.2	Interior	X			X
16.3	Stairs and Railings	X			
16.4	Electrical	X			X
16.5	HVAC Source	X			
16.6	Smoke and Carbon Monoxide Detectors	X			

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

Information

General: Location
Whole House

Interior: Closet/Pantry
Walk In, Large, Small

Interior: Ceiling
Texture Paint

Interior: Walls
Drywall and Paint

Interior: Floors
Carpet, Laminate, Vinyl floor covering

Interior: Doors
Hollow wood

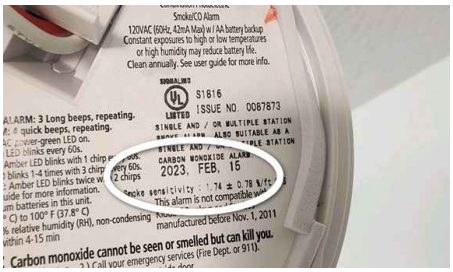
Interior: Windows
Vinyl Slider, Vinyl Single hung

Stairs and Railings: Stairs and Railing
Wood stairs with wood handrails

Electrical: Overview
110 VAC

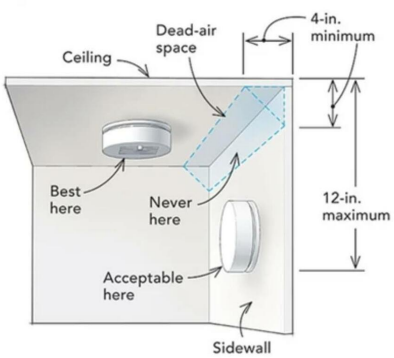
HVAC Source: Source
Heating system register

Smoke and Carbon Monoxide Detectors: Alarm Type
Hard wired with battery back up and light, Smoke and carbon monoxide combo units

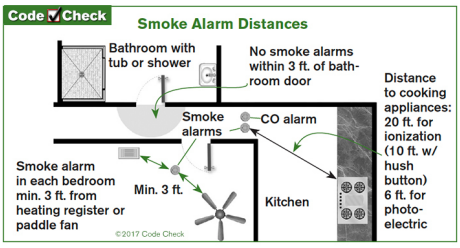


Smoke and Carbon Monoxide Detectors: Oregon Requirements

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

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

16.2.1 Interior

Repair Needed

ADD CHILD PROTECTION

Consider installing a child safety lock on the second floor windows if you have small children.

Here are a couple different options:

Adjustable Sliding Lock

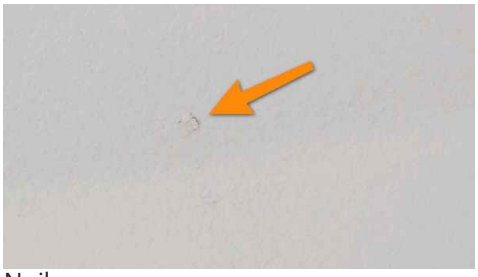
Window Lock

16.2.2 Interior

Maintenance Item

NAIL POPS

Nail pops are visible in one or more locations in the ceiling. These are cosmetic only and do not have any structural impact. You can opt to have them repaired by a drywall contractor or try removing the nails and using drywall screws instead.



Nail pops

16.2.3 Interior

Repair Needed

DAMAGE STILL

FRONT BEDROOMS

The windowsill is damaged and should be repaired. There may have been water damage at some point.

Damaged sill

Other bedroom

16.4.1 Electrical

Repair Needed

LOOSE OUTLETS

MAINLY UPSTAIRS

There are a few random loose outlets throughout the house which should be adequately attached to the wall.

16.4.2 Electrical

Maintenance Item

CEILING FANS

The remotes for the ceiling fans are in the kitchen drawer. They were tested and working at this time.

17: LAUNDRY ROOM

		IN	NI	NP	OBS
17.1	General	X			
17.2	Counters and Cabinets	X			
17.3	Electrical and Ventilation	X			
17.4	Washer Hose Bib and Drain	X			X
17.5	Dryer Vent	X			

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

Information

General: Location
2nd floor Main

Counters and Cabinets: Type
Laminate and wood

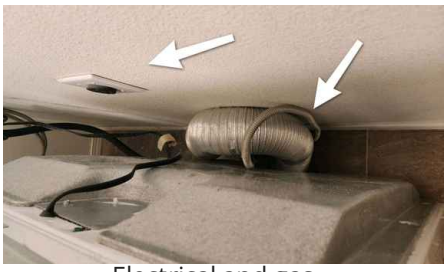
Electrical and Ventilation: Electrical
110 VAC

Electrical and Ventilation: Washer & Dryer Power Source
110 Volt, 220 Electric, Gas

A gas dryer is currently connected.

Electrical and Ventilation: Ventilation
Electric ventilation fan

Washer Hose Bib and Drain: Water Connection
Multi-port


Electrical and gas

Washer Hose Bib and Drain: Drain
Drains to multiport

Dryer Vent: Dryer Vent
Semi rigid

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

17.4.1 Washer Hose Bib and Drain

Maintenance Item

ADD PAN BELOW WASHER

Consider installing a pan underneath the washing machine to prevent potential damage to the floor in case of a leak.


Consider adding a pan