

Home Inspection Report



1234 Sample St.
Portland, OR 92345

Prepared for: **Joe & Joanne Homebuyer**

Prepared by: **Sommers Home Inspections LLC**

503-710-5983

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES, MAY RELY UPON ANY REPRESENTATION IN THE REPORT.

Property Information

Property Address 1234 Sample St.
City Portland **State** OR **Zip** 92345

Client Information

Client Name Joe & Joanne Homebuyer

Inspection Company

Inspector Name Uli Sommers
Company Name Sommers Home Inspections LLC
Beaverton, OR 97005
Phone 503-710-5983
Email: ulisommers@gmail.com
OCHI#1599
CCB# 198975
File Number 0618141

Conditions

Others Present Buyer's Agent **Property Occupied** Occupied
Estimated Age 1987 **Entrance Faces** West, (approximately)
Inspection Date 06/18/2014
Start Time 8am **End Time** 1pm
Electric On ☒ Yes ☐ No ☐ Not Applicable
Gas/Oil On ☒ Yes ☐ No ☐ Not Applicable
Water On ☒ Yes ☐ No ☐ Not Applicable
Temperature 54F
Weather Overcast **Soil Conditions** Damp
Space Below Grade Basement, Crawl Space
Building Type Single family **Garage** Attached

Lots and Grounds

Outbuildings, fences, or other detached structures are not inspected unless listed. We 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.

ANPNIM D

1. ☒ ☐ ☐ ☐ ☐ **Driveway:** Concrete. The driveway slopes towards the garage and then to a drain on the side of the garage. Be sure to keep the drain free of debris so water will not back up. Some cracking was noted in the driveway.



2. ☒ ☐ ☐ ☒ ☐ **Walks:** Concrete. A crack was found near the driveway. This may pose a trip hazard. Repair as needed.

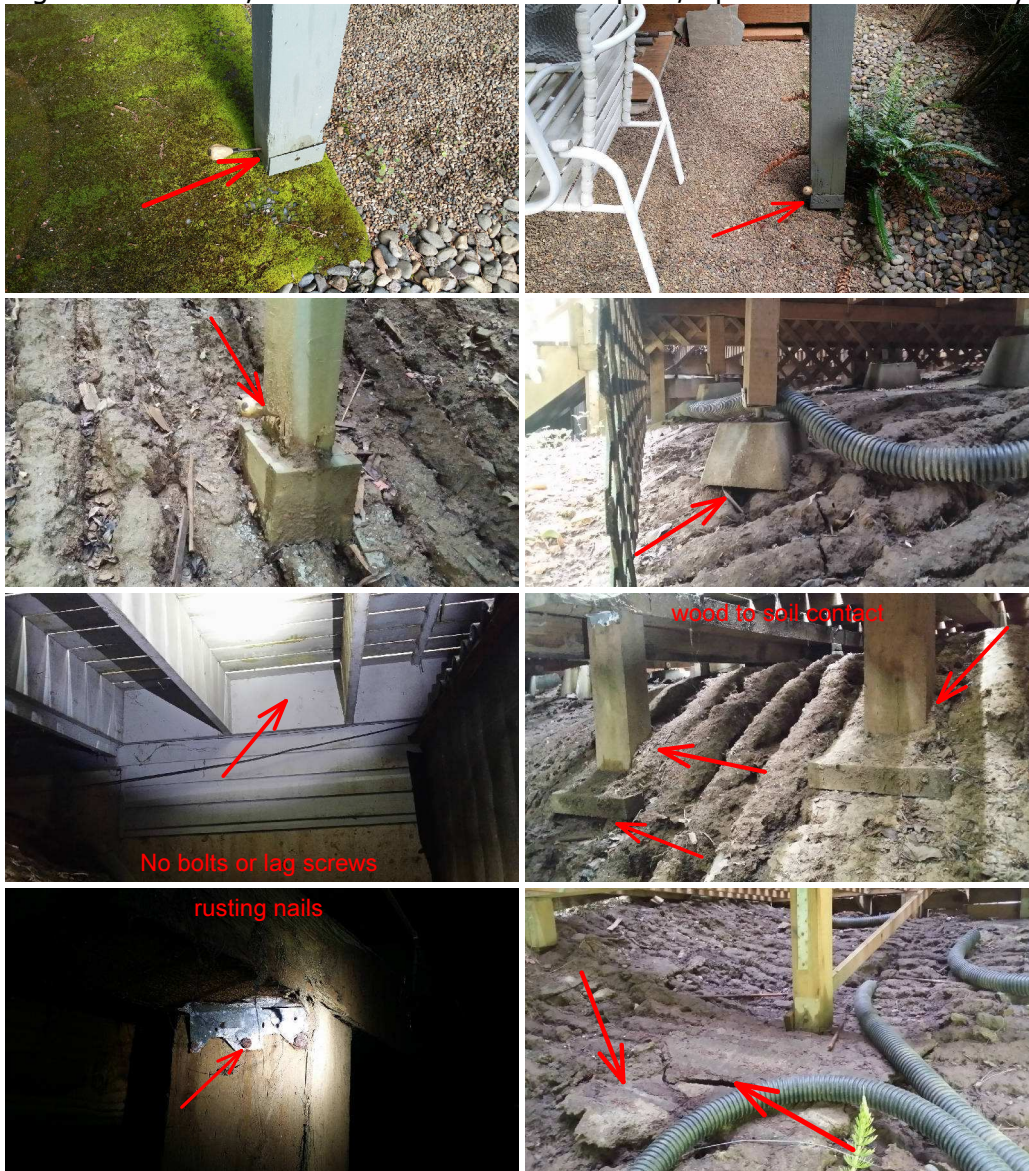


3. ☒ ☐ ☐ ☐ ☐ **Steps/Stoops:** Concrete
4. ☐ ☐ ☐ ☒ ☐ **Patio:** Concrete. I recommend power washing the concrete patio. The moss will be very slippery when it is wet.



Lots and Grounds (Continued)

5. ☐☐☐☒☐ **Deck:** Treated wood, Untreated wood. I observed rot at the bottom of some concrete patio posts as well as under the main deck. The soil is moving downhill and some of the concrete piers are exposed underneath. It appears that the deck was installed against the siding. Ideally the siding should have been removed and metal flashing be installed. There is no flashing visible on top of the ledger board which can cause moisture intrusion. I can also not find any bolts on the ledger on board. This should be added for safety. Some nails are rusting and should be evaluated. Eventually they will fail. The ground has given away under the lower section of the deck. The concrete piers have cracked in places or are exposed. The south-facing handrail on the far East deck is loose and needs to be attached. Remove the tree branches that have fallen onto the handrail. I recommend evaluation by a soil engineer and repair by a licensed contractor. Avoid wood to soil contact as it will cause rot overtime and invite wood destroying organisms. Overall, this is an older deck and repairs/replacement can be costly.



Lots and Grounds (Continued)

Deck: (continued)



6. ☒ ☐ ☐ ☐ ☐ **Balcony:** Stained wood
7. ☐ ☐ ☐ ☒ ☐ **Grading:** Steep slope
8. ☐ ☐ ☐ ☒ ☐ **Vegetation:** Shrubs and trees. Maintain a clearance between shrubs/trees and the siding. 1-2 feet would be ideal. Monitor the tree on the South side. It is leaning toward the house.



9. ☒ ☐ ☐ ☐ ☐ **Retaining Walls:** Wood

Lots and Grounds (Continued)

10. ☒ ☐ ☐ ☐ ☐ **Exterior Surface Drain:** Surface drain
11. ☒ ☐ ☒ ☐ ☐ **Fences:** Fences are outside the scope of this inspection.

Exterior

A N P N I M D

Main Exterior Surface

1. ☒ ☐ ☐ ☐ ☐ **Type:** Wood lap siding. It is not recommended to store firewood close to the house as it invites wood destroying organisms. Maintain the paint and caulk around the house to keep the siding protected.
2. ☒ ☐ ☐ ☐ ☐ **Trim:** Wood. By today's standard, flashing would have been installed above the trim. It is very important to maintain the caulk between the trim and siding to prevent moisture intrusion. When you replace the older windows make sure that all trim is adequately flashed.
3. ☒ ☐ ☐ ☐ ☐ **Fascia:** Wood
4. ☒ ☐ ☐ ☐ ☐ **Eaves/Overhang:** Wood
5. ☒ ☐ ☐ ☐ ☐ **Door Bell:** Hard wired
6. ☐ ☐ ☐ ☒ ☐ **Entry Doors:** Wood. The front door scrapes over the tile in one spot. Adjust as needed.



7. ☒ ☐ ☐ ☐ ☐ **Patio Door:** Metal sliding, French door
8. ☒ ☐ ☐ ☐ ☐ **Windows:** Aluminum slider, Wood casement, Vinyl casement
9. ☐ ☐ ☒ ☐ ☐ **Window Screens:**

Exterior (Continued)

10. ☐☐☐☒☐ **Exterior Lighting:** Surface mounted lamps front and rear. The light fixture off the laundry room does not work. Repair as needed.



11. ☒☐☐☐☐ **Exterior Electric Outlets:** 110 VAC GFCI

12. ☒☐☐☐☐ **Hose Bibs:** Gate. 50psi water pressure. The hose bib in the back of the house is loose and the wall opening is exposed. I recommend caulking or closing it up in any other way to prevent moisture from entering. Consider installing a frost-free valve for protection in the winter. You already have a frost-free hose bib on the South side of the house.



13. ☒☐☐☐☐ **Gas Meter:** Exterior surface mount at side of home

14. ☒☐☐☐☐ **Main Gas Valve:** Located at gas meter. I recommend having a wrench readily available at the gas meter in case you need to turn it off quickly during an emergency.



Roof**A N P N I M D****Main Roof Surface**

1. **Method of Inspection:** On roof
2. ☒ ☐ ☐ ☐ ☐ **Material:** Asphalt shingle. Architectural shingle.
3. ☐ ☐ ☐ ☒ ☐ **Deficiencies:** Various. Maintain the caulking on the nail heads to prevent moisture intrusion. Most of them however have flashing installed underneath which eliminates the need for caulking. Some granulated loss is noted.



4. **Type:** Gable
5. **Approximate Age:** 6-8 years
6. ☒ ☐ ☐ ☐ ☐ **Flashing:** Metal
7. ☒ ☐ ☐ ☐ ☐ **Valleys:** Preformed metal
8. ☒ ☐ ☐ ☐ ☐ **Skylights:** Insulated glass
9. ☒ ☐ ☐ ☐ ☐ **Plumbing Vents:** ABS
10. ☒ ☐ ☐ ☐ ☐ **Electrical Mast:** Underground utilities
11. ☒ ☐ ☐ ☐ ☐ **Gutters:** Metal. I recommend cleaning the gutters now and regularly moving forward. There is some granulate and standing water in the front gutters.



12. ☒ ☐ ☐ ☐ ☐ **Downspouts:** Metal
- South Chimney**

Roof (Continued)

13. ☐☐☐☒☐ **Chimney:** Framed. Rot was found on the trim. Replace as needed. Some of the siding boards are loose and the nails are pushing out. This should be fastened when the trim is replaced.



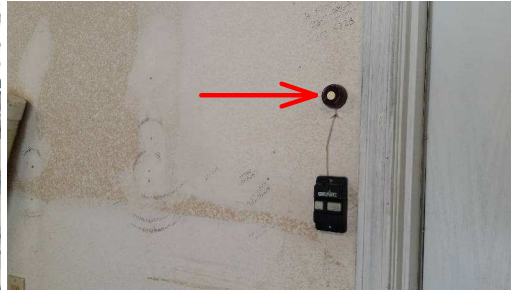
14. ☒☐☐☐☐ **Flue/Flue Cap:** Metal
15. ☒☐☐☐☐ **Chimney Flashing:** Metal

North Chimney

16. ☒☐☐☐☐ **Chimney:** Brick
17. ☐☐☐☒☐ **Flue/Flue Cap:** Concrete. I recommend installing a rain cap.



18. ☒☐☐☐☐ **Chimney Flashing:** Metal

Garage/Carport**A NPNIM D****Attached Garage****1. Type of Structure:** Attached **Car Spaces:** 2**2.** ☒ ☐ ☐ ☐ ☐ **Garage Doors:** Wood**3.** ☐ ☐ ☐ ☒ ☐ **Door Operation:** Mechanized. I was not able to operate the left side garage door. The upper button may be for this door but it did not work. Have the seller verify that the door is in working condition.**4.** ☒ ☐ ☐ ☐ ☐ **Door Opener:** Genie**5.** ☒ ☐ ☐ ☐ ☐ **Service Doors:** Fire rated**6.** ☒ ☐ ☐ ☐ ☐ **Ceiling:** Texture paint**7.** ☒ ☐ ☒ ☐ ☐ **Walls:** Drywall. Due to stored items on the wall and floor I was not able to inspect those areas. Re inspect when everything has been removed.**8.** ☒ ☐ ☐ ☐ ☐ **Floor/Foundation:** Poured concrete**9.** ☐ ☐ ☐ ☒ ☐ **Electrical:** 110 VAC GFCI. All junction boxes need to be covered with plates.

Electrical

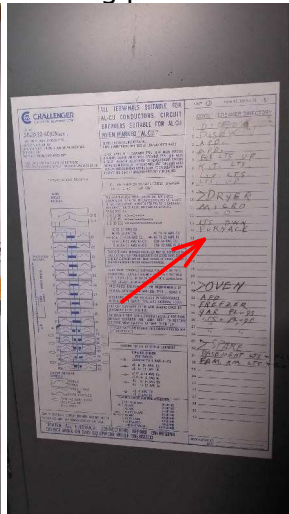
Outlets are checked for power and operation but not load capacity or voltage. For a complete evaluation of the electrical system consult a specialist.

A N P N I M D

1. **Service Size Amps:** 200 **Volts:** 110-240 VAC
2. ☒ ☐ ☐ ☐ ☐ **Service:** Aluminum
3. ☒ ☐ ☐ ☐ ☐ **120 VAC Branch Circuits:** Copper
4. ☒ ☐ ☐ ☐ ☐ **240 VAC Branch Circuits:** Copper and aluminum
5. ☒ ☐ ☐ ☐ ☐ **Conductor Type:** Non-metallic sheathed cable
6. ☒ ☐ ☐ ☐ ☐ **Ground:** Rod in ground

Garage Electric Panel

7. ☒ ☐ ☐ ☐ ☐ **Manufacturer:** Challenger. All labeling should be done with permanent marker and not pencil. Pencil will fade over time making it hard to read. The wall underneath the panel needs to be closed to keep all the wiring protected.



8. ☐ ☐ ☐ ☒ ☐ **Bushings:** Secured. The wire for the hot tub is not security with a clip. I recommend adding it for safety. It can easily slide out. I did not see a hot tub on the property, if it was removed then the breaker should be switched off.



9. **Maximum Capacity:** 200 Amps
10. ☒ ☐ ☐ ☐ ☐ **Main Breaker Size:** 200 Amps
11. ☒ ☐ ☐ ☐ ☐ **Breakers:** Copper and Aluminum
12. ☒ ☐ ☐ ☐ ☐ **GFCI:** Present
13. **Is the panel bonded?** ☒ Yes ☐ No

Structure

A N P N I M D

1. ☒ ☐ ☐ ☐ ☐ **Structure Type:** Wood frame
2. ☒ ☐ ☐ ☐ ☐ **Foundation:** Poured
3. ☒ ☐ ☐ ☐ ☐ **Differential Movement:** No movement or displacement noted
4. ☒ ☐ ☐ ☐ ☐ **Beams:** Solid wood
5. ☒ ☐ ☐ ☐ ☐ **Bearing Walls:** Frame
6. ☒ ☐ ☐ ☐ ☐ **Joists/Trusses:** Solid wood
7. ☒ ☐ ☐ ☐ ☐ **Floor/Slab:** Poured slab
8. ☒ ☐ ☐ ☐ ☐ **Stairs/Handrails:** Wood stairs with wood handrails
9. ☒ ☐ ☐ ☐ ☐ **Subfloor:** Plywood

Attic

A N P N I M D

Southwest Attic

1. **Method of Inspection:** In the attic



2. ☒ ☐ ☐ ☐ ☐ **Roof Framing:** 2x8 Rafter
3. ☒ ☐ ☐ ☐ ☐ **Sheathing:** Plywood, Skip sheathing. This house originally had a wood shake roof.



4. ☒ ☐ ☐ ☐ ☐ **Insulation:** Fiberglass
5. ☒ ☐ ☐ ☐ ☐ **Vapor Barrier:** Paper
6. ☒ ☐ ☐ ☐ ☐ **Wiring/Lighting:** 110 VAC lighting circuit

Main Attic

7. **Method of Inspection:** In the attic

Attic (Continued)

8. ☒ ☐ ☐ ☐ ☐ **Roof Framing:** 2x8 Rafter
9. ☒ ☐ ☐ ☐ ☐ **Sheathing:** Plywood, Skip sheathing
10. ☒ ☐ ☐ ☐ ☐ **Ventilation:** Roof and soffit vents
11. ☒ ☐ ☐ ☐ ☐ **Insulation:** Fiberglass
12. ☒ ☐ ☐ ☐ ☐ **Insulation Depth:** 8-10"
13. ☒ ☐ ☐ ☒ ☐ **Wiring/Lighting:** 110 VAC. Wiring within 6' of the attic access should be protected with guard strips.



14. ☒ ☐ ☐ ☐ ☐ **Bathroom Fan Venting:** Electric fan

Basement

A N P N I M D

Main Basement

1. ☒ ☐ ☐ ☐ ☐ **Ceiling:** Paint and paneling. There are a couple water stains on the basement ceiling. I removed the panel under the dishwasher area. A small area of insulation paper was damp but the insulation above it was dry. The dampness may have been caused by condensation on the water line that is running right below this section. The ceiling spots were dry and the area under the dishwasher was dry as well after running the normal cycle. Monitor for changes and make repairs if needed.



2. ☒ ☐ ☐ ☐ ☐ **Walls:** Wallpaper, paneling
3. ☐ ☐ ☐ ☒ ☐ **Floor:** Carpet. I recommend cleaning the basement carpet.



Basement (Continued)

4. ☒ ☐ ☐ ☐ ☐ **Doors:** Hollow wood
5. ☒ ☐ ☐ ☐ ☐ **Windows:** Aluminum slider
6. ☒ ☐ ☐ ☐ ☐ **Electrical:** 110 VAC
7. ☒ ☐ ☐ ☐ ☐ **HVAC Source:** Heating system register
8. ☒ ☐ ☐ ☐ ☐ **Ventilation:** Windows
9. ☐ ☐ ☐ ☒ ☐ **Sump Pump:** Submerged. I was not able to test the sump pump, it did not come on when I tried to test it. Have the seller verify that the pump is in good working condition.



10. ☒ ☐ ☐ ☐ ☐ **Basement Stairs/Railings:** Wood stairs with wood handrails

Crawl Space

A N P N I M D

Formal living room Crawl Space

1. **Method of Inspection:** Not inspected
2. ☐ ☐ ☐ ☒ ☐ **Unable to Inspect:** 100%. I was not able to find an access to the crawlspace area. The seller also said that there is none. I recommend that you create an access, it might be possible to add it in the hallway closet floor. It is always good to be able to enter the crawlspace to inspect the structural condition under the house.
3. ☒ ☐ ☐ ☐ ☐ **Ventilation:** Vents. Make sure all vents are free of debris and open to allow for adequate airflow in the crawlspace. Check the screens regularly to prevent critters from entering.

Air Conditioning

AC units have an average life span of 15-20 years, heat pumps around 15 years.

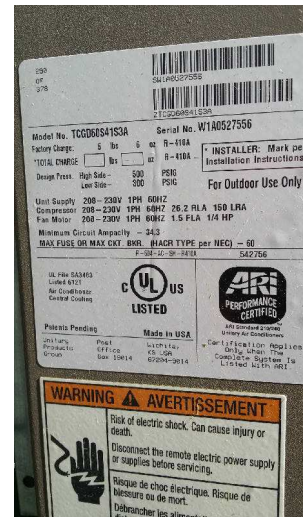
A N P N I M D

Main AC System

1. ☐ ☐ ☒ ☐ ☐ **A/C System Operation:** Appears serviceable. To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested. Have the AC serviced annually along with the furnace.
2. ☒ ☐ ☐ ☐ ☐ **Condensate Removal:** Plastic tubing
3. ☒ ☐ ☐ ☐ ☐ **Exterior Unit:** Pad mounted

Air Conditioning (Continued)

4. **Manufacturer:** York



5. **Area Served:** Whole building **Approximate Age:** 2010

6. **Fuel Type:** 220 VAC **Temperature Differential:**

7. **Type:** Central A/C **Capacity:** 5 Ton

8. ☒ ☐ ☐ ☐ ☐ **Visible Coil:** Copper core with aluminum fins

9. ☒ ☐ ☐ ☐ ☐ **Refrigerant Lines:** Serviceable condition

10. ☒ ☐ ☐ ☐ ☐ **Electrical Disconnect:** Fused

11. ☒ ☐ ☐ ☐ ☐ **Exposed Ductwork:** Insulated flex, Metal

12. ☒ ☐ ☐ ☐ ☐ **Blower Fan/Filters:** Direct drive with disposable filter

13. ☒ ☐ ☐ ☐ ☐ **Thermostats:** Programmable

Fireplace/Wood Stove

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.

A N P N I M D

Family Room Fireplace

1. ☒ ☐ ☐ ☐ ☐ **Freestanding Stove:** Wood burning. There is no DEQ certificate on this wood stove. You may be required to remove it if there is no paper work verifying it.



Fireplace/Wood Stove (Continued)

2. ☒ ☐ ☐ ☐ ☐ **Firewood:** Cabinet. This door is connected to the laundry room from where you can fill up the firewood instead of carrying it through the house.



3. **Type:** Wood burning
 4. ☐ ☐ ☒ ☐ ☐ **Flue:** Metal
 5. ☒ ☐ ☐ ☐ ☐ **Hearth:** Flush mounted

Living Room Fireplace

6. ☒ ☐ ☐ ☐ ☐ **Fireplace Construction:** Brick. I did not turn on the fireplace. You need to do it manually, there is no igniter built in.
 7. **Type:** Gas log



8. ☐ ☐ ☒ ☐ ☐ **Flue:**
 9. ☒ ☐ ☐ ☐ ☐ **Damper:** Metal. The damper has a stopper installed which is required with a gas burning fireplace to prevent accidental carbon monoxide poisoning.



10. ☒ ☐ ☐ ☐ ☐ **Hearth:** Flush mounted

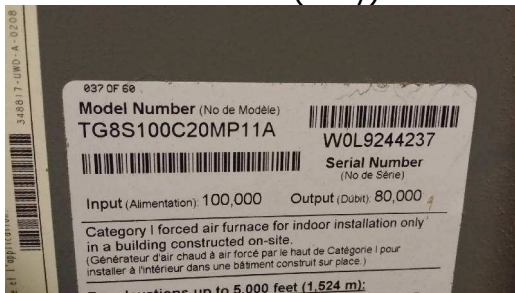
Heating System

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. I recommend having any heating system serviced by a licensed heating contractor every year. I strongly recommend carbon monoxide testers in all homes with gas or wood burning appliances of any kind.

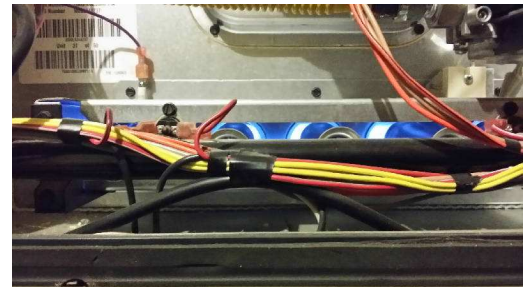
A NPNIM D

Basement, Utility room Heating System

1. ☒☐☐☐☐ **Heating System Operation:** Adequate
2. **Manufacturer:** York (likely)



3. **Type:** Forced air **Capacity:** 100,000 BTUHR
4. **Area Served:** Whole building **Approximate Age:** 2009
5. **Fuel Type:** Natural gas
6. ☐☐☒☐☐ **Heat Exchanger:** 5 Burner, Heat exchangers are outside the scope of this inspection. New furnaces should be serviced every other year in the first 5 years and annually thereafter.



7. ☒☐☐☐☐ **Blower Fan/Filter:** Direct drive with disposable filter. The filter is located next to the furnace. Check it monthly and replace as needed.



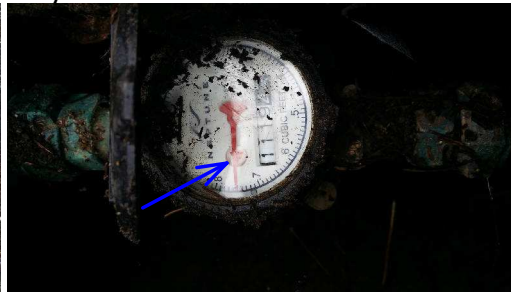
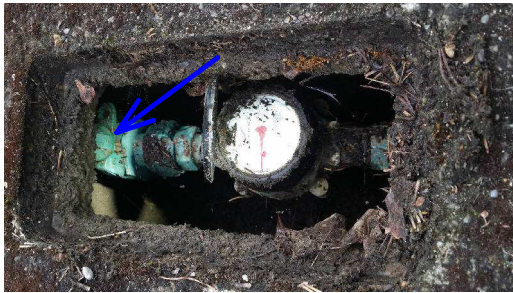
8. ☒☐☐☐☐ **Distribution:** Metal duct, Insulflex duct
9. ☒☐☐☐☐ **Flue Pipe:** Single wall, Double wall
10. ☒☐☐☐☐ **Thermostats:** Programmable
11. **Suspected Asbestos:** No

Plumbing

We do not check the temperature of hot water coming out of the water heater. Water temperatures above 125 degree Fahrenheit can cause severe burns. We 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.

A N P N I M D

1. ☒ ☐ ☐ ☐ ☐ **Service Line:** Copper
2. ☒ ☐ ☐ ☐ ☐ **Main Water Shutoff:** At the meter. The water meter is located inside the sidewalk. The triangle in the meter is very sensitive to water flow and can be used to check for potential leaks. Be sure to turn off all the water in the house when you go out to see if it is moving. A second shut off can be found in the basement utility room.



3. ☐ ☐ ☐ ☒ ☐ **Water Lines:** Copper. I found a leak in the water line above the water heater. I recommend repair. Green flux is present at the pipe connections. This should have been wiped off after the installation as it can cause leaks over time.



4. ☒ ☐ ☐ ☐ ☐ **Drain Pipes:** ABS

Plumbing (Continued)

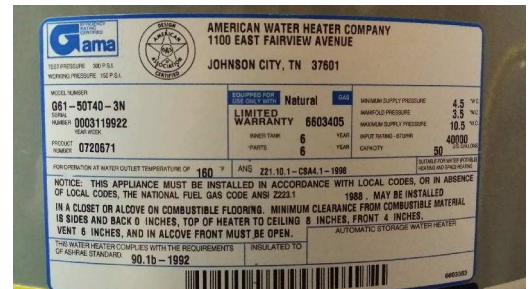
5. ☒ ☐ ☐ ☒ ☐ **Service Caps:** Under the deck. This clean out may be difficult to access.



6. ☒ ☐ ☐ ☐ ☐ **Vent Pipes:** ABS
7. ☒ ☐ ☐ ☐ ☐ **Gas Service Lines:** Black pipe

Basement, Utility Room Water Heater

8. ☒ ☐ ☐ ☐ ☐ **Water Heater Operation:** Adequate
9. **Manufacturer:** American



10. **Type:** Natural gas **Capacity:** 50 Gal.
11. **Approximate Age:** 2000 **Area Served:** Whole building
12. ☒ ☐ ☐ ☐ ☐ **Flue Pipe:** Double wall
13. ☒ ☐ ☐ ☐ ☐ **TPRV and Drain Tube:** Copper
14. ☐ ☐ ☐ ☒ ☐ **Earthquake strapped** ☐ Yes ☒ No I recommend adding earthquake strapping for safety.



Bathroom**A N P N I M D****Master Bathroom**

1. ☒ ☐ ☐ ☐ ☐ **Closet:** Walk In
2. ☒ ☐ ☐ ☐ ☐ **Ceiling:** Drywall and paint
3. ☒ ☐ ☐ ☐ ☐ **Walls:** Wallpaper
4. ☐ ☐ ☐ ☒ ☐ **Floor:** Carpet. Carpet is not an ideal floor covering for a bathroom as it can trap moisture and lead to rot in the sub floor. I recommend replacing it with a better suited covering for a bathroom.



5. ☒ ☐ ☐ ☐ ☐ **Doors:** Pocket door
6. ☐ ☐ ☐ ☒ ☐ **Windows:** Aluminum slider. The exterior frame of this window is cracked on the lower right side. If you decide to replace this window at some point be sure to install a tempered glass window again as this is required behind the bathtub.



7. ☒ ☐ ☐ ☒ ☐ **Electrical:** 110 VAC, 110 VAC GFCI. The GFCI outlet near the toilet only protects the exterior outlets of the house but not the bathroom. I recommend installing a GFCI outlet next to the sink.



8. ☒ ☐ ☐ ☐ ☐ **Counter/Cabinet:** Wood, Tile. Maintain the caulk around the sink and at the countertop to wall union to prevent water from getting behind.



9. ☒ ☐ ☐ ☐ ☐ **Sink/Basin:** Porcelain coated
10. ☒ ☐ ☐ ☐ ☐ **Faucets/Traps:** Chrome fixtures with metal traps

Bathroom (Continued)

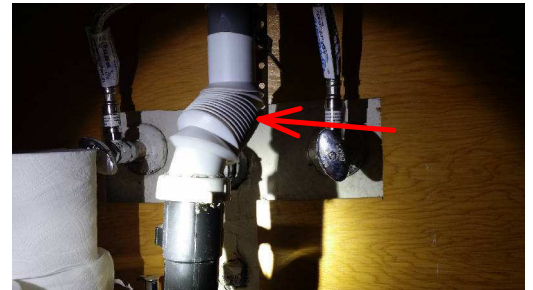
11. ☐☐☐☒☐ **Tub/Surround:** Fiberglass tub and ceramic tile surround. The stopper does not work properly. Repair as needed.



12. ☒☐☐☐☐ **Shower/Surround:** Fiberglass pan and fiberglass surround
 13. ☒☐☐☐☐ **Toilets:** American Standard
 14. ☒☐☐☐☐ **HVAC Source:** Heating system register
 15. ☒☐☐☐☐ **Ventilation:** Electric ventilation fan and window

1st floor main Half Bathroom

16. ☒☐☐☐☐ **Ceiling:** Drywall and paint
 17. ☒☐☐☐☐ **Walls:** Drywall and Paint
 18. ☒☐☐☐☐ **Floor:** Tile
 19. ☒☐☐☐☐ **Doors:** Hollow wood
 20. ☒☐☐☐☐ **Electrical:** 110 VAC GFCI
 21. ☒☐☐☐☐ **Counter/Cabinet:** Wood, granite
 22. ☒☐☐☐☐ **Sink/Basin:** Porcelain coated
 23. ☐☐☐☒☐ **Faucets/Traps:** Chrome fixtures with plastic traps. Flexible drain pipe is not recommended. It will clog over time. Install a rigid drain instead.



24. ☒☐☐☐☐ **Toilets:** American Standard
 25. ☒☐☐☐☐ **HVAC Source:** None
 26. ☒☐☐☐☐ **Ventilation:** Electric ventilation fan

2nd floor main Bathroom

27. ☒☐☐☐☐ **Ceiling:** Texture paint

Bathroom (Continued)

28. ☐☐☐☒☐ **Walls:** Drywall and Paint. The laundry chute is in this area. Laundry chutes can be hazardous with kids. Be very careful or install a door in front of it.



29. ☒☐☐☐☐ **Floor:** Vinyl floor covering
 30. ☒☐☐☐☐ **Doors:** Hollow wood
 31. ☒☐☐☐☐ **Windows:** Skylight
 32. ☐☐☐☒☐ **Electrical:** 110 VAC GFCI. The GFCI outlet has an open ground. I recommend repair.



33. ☒☐☐☐☐ **Counter/Cabinet:** Laminate and wood
 34. ☒☐☐☐☐ **Sink/Basin:** Porcelain coated
 35. ☐☐☐☒☐ **Faucets/Traps:** Chrome fixtures with plastic traps. The stopper in the left sink does not work. Repair as needed.



36. ☒☐☐☒☐ **Shower/Surround:** Fiberglass pan and fiberglass surround. The handle is missing on the left side glass door. It is hard to open from the outside.



37. ☒☐☐☐☐ **Toilets:** 1.6 Gallon tank

Bathroom (Continued)

38. ☒ ☐ ☐ ☐ ☐ **HVAC Source:** Heating system register
 39. ☒ ☐ ☐ ☐ ☐ **Ventilation:** Electric ventilation fan

Kitchen

We are not appliance technicians and appliances are operated for basic function only.

A N P N I M D**1st Floor Kitchen**

1. ☒ ☐ ☐ ☐ ☐ **Cooking Appliances:** Jenn-Air
 2. ☒ ☐ ☐ ☐ ☐ **Ventilator:** Downdraft
 3. ☒ ☐ ☐ ☐ ☐ **Disposal:** In-Sinkerator
 4. ☒ ☐ ☐ ☐ ☐ **Dishwasher:** Kenmore
 5. **Air Gap Present?** ☒ Yes ☐ No
 6. ☒ ☐ ☐ ☐ ☐ **Refrigerator:** Kenmore
 7. ☒ ☐ ☐ ☐ ☐ **Microwave:** Kenmore
 8. ☒ ☐ ☐ ☐ ☐ **Sink:** Stainless Steel
 9. ☒ ☐ ☐ ☐ ☐ **Electrical:** 110 VAC GFCI. The countertop and cabinet wall on the SW side are protected by the GFCI breaker in the garage panel. One GFCI outlet is inside a cabinet but I was not able to locate the one that protects the right side of the sink. I recommend checking with the seller about the location.
 10. ☒ ☐ ☐ ☐ ☐ **Plumbing/Fixtures:** Chrome. The water temperature on all faucets is very high, around 156F. I recommend lowering it to 125F to prevent scalding.
 11. ☒ ☐ ☐ ☐ ☐ **Counter Tops:** Granite
 12. ☒ ☐ ☐ ☐ ☐ **Cabinets:** Wood
 13. ☒ ☐ ☐ ☐ ☐ **Ceiling:** Texture paint
 14. ☒ ☐ ☐ ☐ ☐ **Walls:** Drywall and Paint
 15. ☒ ☐ ☐ ☐ ☐ **Floor:** Tile
 16. ☒ ☐ ☐ ☐ ☐ **Doors:** French
 17. ☒ ☐ ☐ ☐ ☐ **Windows:** Wood casement. It seems that the windows are not used much. They were hard to open.



Living Space

Verify placement and test all smoke detectors monthly. Failed seals at dual pane windows are sometimes difficult or impossible to detect. Failure in early stages may only be visible at certain temperatures.

A N P N I M D

Whole house Living Space

1. ☒ ☐ ☐ ☒ ☐ **Closet:** Walk In, Large, Small. Install the correct light bulb and cover plate in the Southwest bedroom closet.



2. ☒ ☐ ☐ ☐ ☐ **Ceiling:** Texture paint
 3. ☒ ☐ ☐ ☐ ☐ **Walls:** Paint and paneling, Drywall and Paint
 4. ☒ ☐ ☐ ☐ ☐ **Floor:** Carpet, Tile
 5. ☒ ☐ ☐ ☐ ☐ **Doors:** Hollow wood
 6. ☒ ☐ ☐ ☐ ☐ **Windows:** Aluminum slider, Aluminum casement, Vinyl casement, Wood casement
 7. ☒ ☐ ☐ ☐ ☐ **Electrical:** 110 VAC
 8. ☒ ☐ ☐ ☐ ☐ **HVAC Source:** Heating system register
 9. ☐ ☐ ☐ ☒ ☐ **Smoke Detector:** Hard wired. The carbon monoxide alarm is from 2014, add one on each level. The upstairs smoke alarm is from 2006. I recommend installing smoke alarms in each room for added protection. Make sure that the smoke detectors meet the requirements of the State of Oregon. Go to www.oregon.gov/OSP/SFM 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 years. The installation of photoelectric alarms is recommended. Several studies have found that they outperform ionization alarms. Carbon monoxide alarms should be placed within 15 feet of each bedroom and one on each level.



Laundry Room/Area

A N P N I M D

1st Floor Laundry Room/Area

1. ☐ ☐ ☒ ☐ ☐ **Closet:** Laundry shoot



2. ☒ ☐ ☐ ☐ ☐ **Ceiling:** Texture paint

3. ☒ ☐ ☐ ☐ ☐ **Walls:** Paint and paneling

4. ☒ ☐ ☐ ☐ ☐ **Floor:** Vinyl floor covering

5. ☒ ☐ ☐ ☐ ☐ **Doors:** Hollow wood

6. ☒ ☐ ☐ ☒ ☐ **Electrical:** 110 VAC. I recommend installing a GFCI outlet next to the sink.



7. ☒ ☐ ☐ ☐ ☐ **HVAC Source:** Heating system register

8. ☒ ☐ ☐ ☐ ☐ **Laundry Tub:** Stainless steel

9. ☐ ☐ ☐ ☒ ☐ **Laundry Tub Drain:** PVC, ABS. There is a leak under the sink. Repair as needed.



10. ☒ ☐ ☐ ☐ ☐ **Washer Hose Bib:** Multi-port

11. ☒ ☐ ☐ ☐ ☐ **Washer and Dryer Electrical:** 110-240 VAC

12. ☒ ☐ ☐ ☐ ☐ **Dryer Vent:** Metal flex

13. ☒ ☐ ☐ ☐ ☐ **Washer Drain:** Drains to multiport

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. **Walks:** Concrete. A crack was found near the driveway. This may pose a trip hazard. Repair as needed.



2. **Patio:** Concrete. I recommend power washing the concrete patio. The moss will be very slippery when it is wet.



3. **Deck:** Treated wood, Untreated wood. I observed rot at the bottom of some concrete patio posts as well as under the main deck. The soil is moving downhill and some of the concrete piers are exposed underneath. It appears that the deck was installed against the siding. Ideally the siding should have been removed and metal flashing be installed. There is no flashing visible on top of the ledger board which can cause moisture intrusion. I can also not find any bolts on the ledger on board. This should be added for safety. Some nails are rusting and should be evaluated. Eventually they will fail. The ground has given away under the lower section of the deck. The concrete piers have cracked in places or are exposed. The south-facing handrail on the far East deck is loose and needs to be attached. Remove the tree branches that have fallen onto the handrail. I recommend evaluation by a soil engineer and repair by a licensed contractor. Avoid wood to soil contact as it will cause rot overtime and invite wood destroying organisms. Overall, this is an older deck and repairs/replacement can be costly.



Lots and Grounds (Continued)

Deck: (continued)



No bolts or lag screws



wood to soil contact



rusting nails



wash out from rain water



exposed pier

Lots and Grounds (Continued)

Deck: (continued)



4. Grading: Steep slope

5. Vegetation: Shrubs and trees. Maintain a clearance between shrubs/trees and the siding. 1-2 feet would be ideal. Monitor the tree on the South side. It is leaning toward the house.



Exterior

6. Entry Doors: Wood. The front door scrapes over the tile in one spot. Adjust as needed.



Marginal Summary (Continued)

- 7. Exterior Lighting:** Surface mounted lamps front and rear. The light fixture off the laundry room does not work. Repair as needed.



Roof

- 8. Main Roof Surface Deficiencies:** Various. Maintain the caulking on the nail heads to prevent moisture intrusion. Most of them however have flashing installed underneath which eliminates the need for caulking. Some granulated loss is noted.

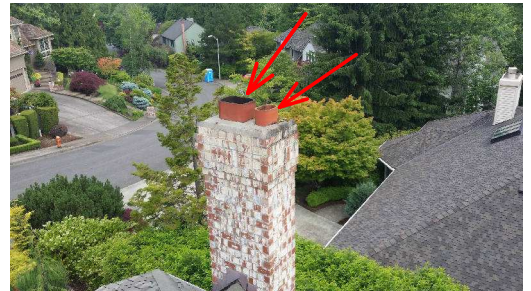


- 9. South Chimney Chimney:** Framed. Rot was found on the trim. Replace as needed. Some of the siding boards are loose and the nails are pushing out. This should be fastened when the trim is replaced.



Marginal Summary (Continued)

- 10. North Chimney Flue/Flue Cap:** Concrete. I recommend installing a rain cap.



Garage/Carport

- 11. Attached Garage Door Operation:** Mechanized. I was not able to operate the left side garage door. The upper button may be for this door but it did not work. Have the seller verify that the door is in working condition.



- 12. Attached Garage Electrical:** 110 VAC GFCI. All junction boxes need to be covered with plates.



Electrical

- 13. Garage Electric Panel Bushings:** Secured. The wire for the hot tub is not security with a clip. I recommend adding it for safety. It can easily slide out. I did not see a hot tub on the property, if it was removed then the breaker should be switched off.



Attic

- 14. Main Attic Wiring/Lighting:** 110 VAC. Wiring within 6' of the attic access should be protected with guard strips.

Attic (Continued)**Wiring/Lighting: (continued)****Basement**

- 15. Main Basement Floor: Carpet.** I recommend cleaning the basement carpet.



- 16. Main Basement Sump Pump: Submerged.** I was not able to test the sump pump, it did not come on when I tried to test it. Have the seller verify that the pump is in good working condition.

**Crawl Space**

- 17. Formal living room Crawl Space Unable to Inspect: 100%.** I was not able to find an access to the crawlspace area. The seller also said that there is none. I recommend that you create an access, it might be possible to add it in the hallway closet floor. It is always good to be able to enter the crawlspace to inspect the structural condition under the house.

Plumbing

- 18. Water Lines: Copper.** I found a leak in the water line above the water heater. I recommend repair. Green flux is present at the pipe connections. This should have been wiped off after the installation as it can cause leaks over time.

Plumbing (Continued)

Water Lines: (continued)



- 19. Service Caps:** Under the deck. This clean out may be difficult to access.



- 20. Basement, Utility Room Water Heater Earthquake strapped** No I recommend adding earthquake strapping for safety.



Bathroom

- 21. Master Bathroom Floor:** Carpet. Carpet is not an ideal floor covering for a bathroom as it can trap moisture and lead to rot in the sub floor. I recommend replacing it with a better suited covering for a bathroom.



Marginal Summary (Continued)

- 22. Master Bathroom Windows:** Aluminum slider. The exterior frame of this window is cracked on the lower right side. If you decide to replace this window at some point be sure to install a tempered glass window again as this is required behind the bathtub.



- 23. Master Bathroom Electrical:** 110 VAC, 110 VAC GFCI. The GFCI outlet near the toilet only protects the exterior outlets of the house but not the bathroom. I recommend installing a GFCI outlet next to the sink.



- 24. Master Bathroom Tub/Surround:** Fiberglass tub and ceramic tile surround. The stopper does not work properly. Repair as needed.



- 25. 1st floor main Half Bathroom Faucets/Traps:** Chrome fixtures with plastic traps. Flexible drain pipe is not recommended. It will clog over time. Install a rigid drain instead.



Marginal Summary (Continued)

- 26. 2nd floor main Bathroom Walls:** Drywall and Paint. The laundry chute is in this area. Laundry chutes can be hazardous with kids. Be very careful or install a door in front of it.



- 27. 2nd floor main Bathroom Electrical:** 110 VAC GFCI. The GFCI outlet has an open ground. I recommend repair.



- 28. 2nd floor main Bathroom Faucets/Traps:** Chrome fixtures with plastic traps. The stopper in the left sink does not work. Repair as needed.



- 29. 2nd floor main Bathroom Shower/Surround:** Fiberglass pan and fiberglass surround. The handle is missing on the left side glass door. It is hard to open from the outside.

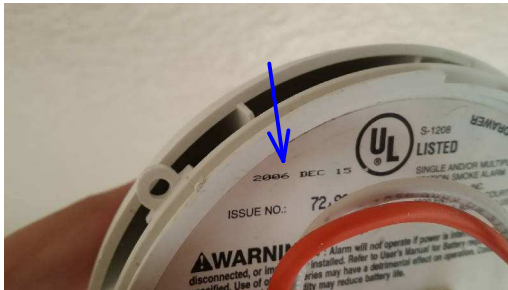


Marginal Summary (Continued)**Living Space**

- 30. Whole house Living Space Closet:** Walk In, Large, Small. Install the correct light bulb and cover plate in the Southwest bedroom closet.



- 31. Whole house Living Space Smoke Detector:** Hard wired. The carbon monoxide alarm is from 2014, add one on each level. The upstairs smoke alarm is from 2006. I recommend installing smoke alarms in each room for added protection. Make sure that the smoke detectors meet the requirements of the State of Oregon. Go to www.oregon.gov/OSP/SFM 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 years. The installation of photoelectric alarms is recommended. Several studies have found that they outperform ionization alarms. Carbon monoxide alarms should be placed within 15 feet of each bedroom and one on each level.

**Laundry Room/Area**

- 32. 1st Floor Laundry Room/Area Electrical:** 110 VAC. I recommend installing a GFCI outlet next to the sink.



- 33. 1st Floor Laundry Room/Area Laundry Tub Drain:** PVC, ABS. There is a leak under the sink. Repair as needed.

