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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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36 MAINTENANCE ITEM

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2.2.2 Lots and Grounds - Decks, Balconies, Patios & Steps: Wood to Soil Contact
2.2.3 Lots and Grounds - Decks, Balconies, Patios & Steps: Loose guardrail
2.2.4 Lots and Grounds - Decks, Balconies, Patios & Steps: Refinish deck
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16.3.1 Laundry Room - Electrical and Ventilation: No 220 volt outlet
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1: INSPECTION DETAILS

Information

In Attendance
Client's Agent, Client

Occupancy
Staged

Temperature (Approximate)
54 Fahrenheit (F)

Entrance Faces (Approximate)
North

Year Built (approximate)
1953 Year Built

Start Time
8 AM

End Time
1 PM

Type of Building
Single Family

Weather Conditions
Dry, Sunny

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.

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		

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

Information

Walkways, Porches & Driveways:
Material
Asphalt, Stone

Decks, Balconies, Patios & Steps:
Additional Features
Deck, Balcony

Decks, Balconies, Patios & Steps:
Material
Wood

Vegetation, Grading, Drainage :
Vegetation
Shrubs and Trees

Vegetation, Grading, Drainage :
Grading
Negative slope

Retaining Walls & Fences:
Material
Stone

Observations

2.1.1 Walkways, Porches & Driveways

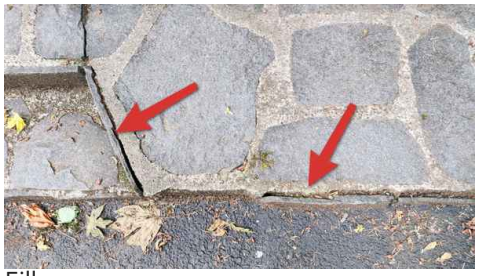
Repair Needed

CRACKS IN STONE

FRONT PORCH

Any cracks and gaps should be sealed to prevent damage from moisture intrusion if it freezes in the winter.

Seal cracks

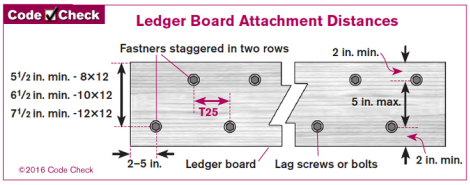

Fill gaps

2.2.1 Decks, Balconies, Patios & Steps

Critical Issues

MISSING BOLTS OR LAG SCREWS

The ledger board is only nailed against the house. Bolts or lag screws need to be added for safety. They should be installed in a staggered way to prevent potential splitting of the ledger.



Bolt/Lag Screw Placement



Missing lag screws

2.2.2 Decks, Balconies, Patios & Steps

Repair Needed

WOOD TO SOIL CONTACT

Avoid wood to soil contact as it will cause rot overtime and invite wood destroying organisms. Rot is already noted on the east side behind the stairs. This needs to be repaired.


Would to soil contact


Rotting wood

2.2.3 Decks, Balconies, Patios & Steps

Repair Needed

LOOSE GUARDRAIL

EAST SIDE, BALCONY

The guardrail is loose and needs to be better secured to the deck structure for safety.


Loose guardrail

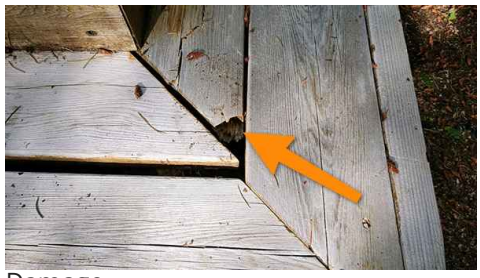

Balcony guardrail loose

2.2.4 Decks, Balconies, Patios & Steps

Maintenance Item

REFINISH DECK

It looks like a paint stripper or power washing was done to clean the deck. I recommend staining it for better protection. Some damage is noted. Replace individual boards as needed.


Damage

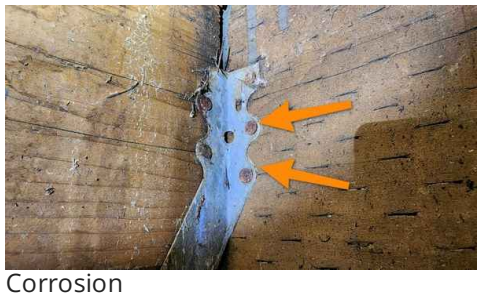
2.2.5 Decks, Balconies, Patios & Steps

Maintenance Item

DECK- CORROSION

METAL BRACKETS

The nails at the metal brackets are starting to corrode. Monitor this closely and upgrade these as necessary. If you upgrade consider using stainless steel nails.



Corrosion

2.2.6 Decks, Balconies, Patios & Steps

Maintenance Item

DECORATIVE STRUCTURE

EAST

I recommend adding flashing on the beams at the decorative structure for protection. The wood is starting to get soft in places.

Add flashing

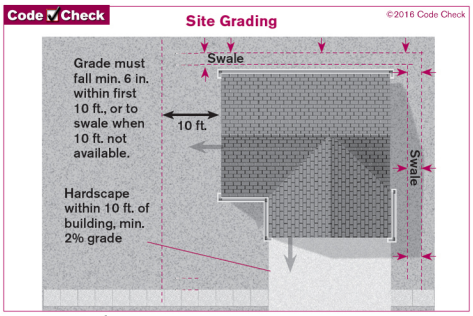
2.3.1 Vegetation, Grading, Drainage

Maintenance Item

NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Monitor the water run off when we have more rain and frequently check the crawlspace/basement to make sure there is no standing water. If you notice any, consult with a licensed drainage specialist about options of keeping these areas reliably dry.

Here is a helpful article discussing negative grading.



Site Grading

Sloped to the house

2.3.2 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.

2.3.3 Vegetation, Grading, Drainage

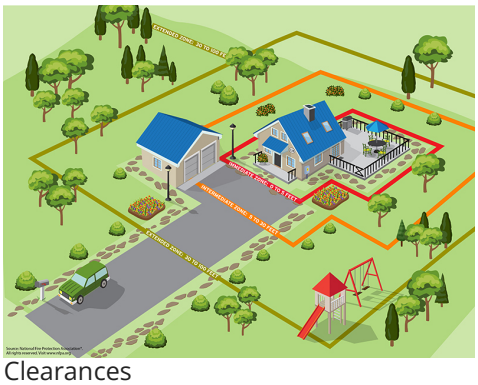
Maintenance Item

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


Clearances

2.3.4 Vegetation, Grading, Drainage

Maintenance Item

TREES CLOSE TO THE FOUNDATION

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



Close to the foundation

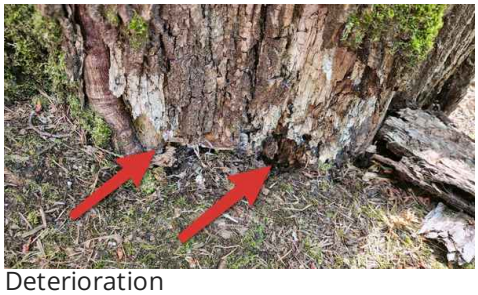
2.3.5 Vegetation, Grading, Drainage

Maintenance Item

TREES CLOSE TO THE HOUSE

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. Deterioration is visible at the bottom of the tree that's close to the house in the back, near the French door.


Close to the house


Deterioration

3: EXTERIOR

		IN	NI	NP	OBS
3.1	Foundation	X			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			X
3.6	Lighting, Outlets & Doorbell	X			X
3.7	Hose Bibs	X			
3.8	Gas Meter and Shut Off	X			

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

Information

Foundation: Material
Concrete

Siding, Flashing & Trim: Material
Wood Lap Siding, Wood trim

Eaves, Soffits & Fascia: Material
Wood

Exterior Doors: Exterior Entry Door
French, Wood/Glass

Windows: Windows
Wood, Vinyl

Lighting, Outlets & Doorbell: Electrical
110VAC GFCI

Lighting, Outlets & Doorbell: Lighting
Surface Mount Lighting

Lighting, Outlets & Doorbell: Doorbell
Hard Wired

Hose Bibs: Material
Gate

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


Gas meter

Limitations

Hose Bibs

WATER PRESSURE

I was not able to test the water pressure. My gauge did not work with the exterior hose bib.

Observations

3.1.1 Foundation

FOUNDATION CRACKS - MINOR

Maintenance Item

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. I recommend monitoring for more serious shifting/displacement. You can seal the cracks with hydraulic cement or something similar if you prefer.

Here is an informational article on foundation cracks.


Minor crack

3.1.2 Foundation

Maintenance Item

PROTECT WOOD

EAST SIDE

Exposed wood is visible next to the basement window. I recommend covering it to prevent potential water damage.

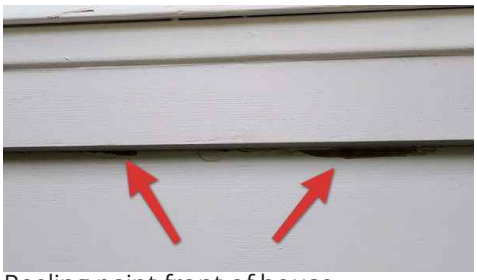

Protect wood

3.2.1 Siding, Flashing & Trim

Maintenance Item

MAINTAIN PAINT

Maintain the paint on the siding to keep the wood protected.


Peeling paint front of house

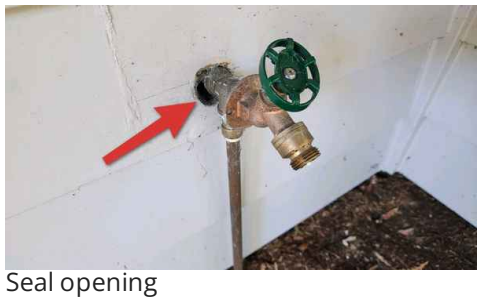

Maintain the paint

3.2.2 Siding, Flashing & Trim

Maintenance Item

SEAL OPENINGS

Seal all openings around siding penetrations to prevent moisture intrusion.


Seal opening

3.2.3 Siding, Flashing & Trim

Repair Needed

CREATE A CLEARANCE

SOUTHWEST CORNER

I recommend creating a better clearance between the soil and the siding/trim to prevent water from seeping up and causing damage.

Create a clearance

3.2.4 Siding, Flashing & Trim

Repair Needed

HEAVY CAULKING

AROUND WINDOWS

A lot of caulking was used around the windows. This will need to be maintained. Moisture stains are visible below the front facing bathroom window. Monitor this closely during heavy rain and keep everything sealed.

Heavy caulking

Stains below window

3.2.5 Siding, Flashing & Trim

Repair Needed

ROTTING TRIM

BASEMENT FRENCH DOOR

Some rot is noted on the side of the trim below the French door. Consider adding metal flashing for protection.

Rotting

Rotting

3.3.1 Eaves, Soffits & Fascia

Repair Needed

NEEDS PAINT

SOUTHEAST CORNER

One board is not painted which should be upgraded for maximum protection.

Needs paint

3.4.1 Exterior Doors

Repair Needed

ADJUST FRENCH DOOR SCREEN

BASEMENT

The screen doors could not be opened and should be adjusted so you can go out through the door.


Very sticky

3.4.2 Exterior Doors

Repair Needed

FIXED SIDE

BASEMENT

I was not able to easily open the fixed side of the French door in the basement. It is very sticky and should be adjusted.


Can't open

3.5.1 Windows

Repair Needed

CLEARANCE

Maintain a clearance around the windows so moisture does not wick in which leads to rot and attracts wood destroying organisms. All leaves and soil needs to be removed on a regular basis.

The trim around the front facing basement window is already quite rotted and needs to be replaced.


Remove soil


Rotting


Rotted window trim

3.5.2 Windows

Repair Needed

MISSING FLASHING AND TRIM

WEST BASEMENT WINDOWS

There is no house wrap, flashing or trim installed at the windows. This can lead to water intrusion and damage and needs to be repaired.


All exposed

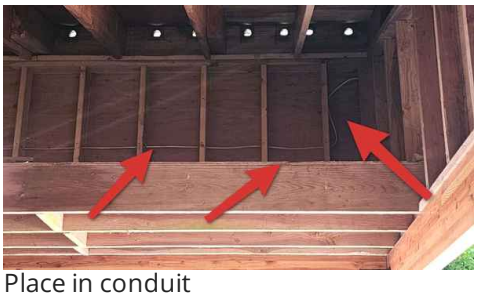
3.6.1 Lighting, Outlets & Doorbell

Repair Needed

EXPOSED WIRING

CARPORT

Any exposed wiring needs to be placed in conduit for protection.



Place in conduit

3.6.2 Lighting, Outlets & Doorbell

Repair Needed

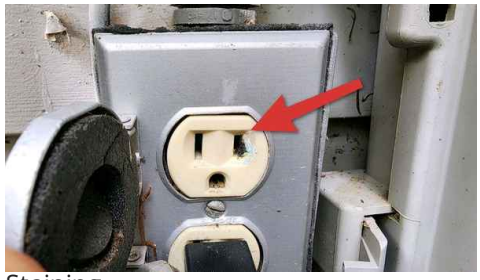
EXTERIOR RATED OUTLET BOXES

There are exterior rated outlet boxes available which are designed to protect wiring from any moisture and should be installed instead. They have a complete cover that opens from the top so the outlet is better protected, especially when something is plugged into it.

I can already see some staining on the outlet below the meter and the GFCI breaker was tripped when I tested it. Have this evaluated to make sure the outlet is safe.

Outdoor Covers

Upgrade outlet box



Staining

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

Gas shut off

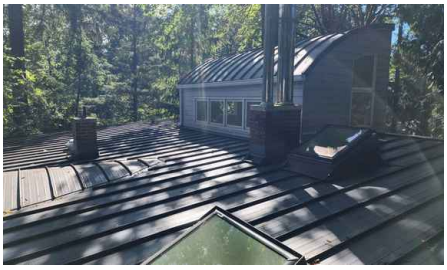
4: ROOF

		IN	NI	NP	OBS
4.1	Coverings	X			X
4.2	Flashings	X			
4.3	Skylights, Plumbing & Other Penetrations	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
On Roof



Roof Type/Style
Shed

Coverings: Material
Metal, Standing seam

Coverings: Age
1-2 Years Old

Flashings: Material
Metal

Skylights, Plumbing & Other Penetrations: Material
Plumbing Vents, Insulated Glass Skylight

Gutters and Downspouts: Gutter Material
Metal

Chimneys: Material
Brick Chimney

Observations

4.1.1 Coverings

REGULARLY CLEAN ROOF

Maintenance Item

This is a fairly flat roof and I recommend cleaning it on a regular basis to prevent debris built up.


Clean regularly

4.1.2 Coverings

VALLEY TRANSITION

Maintenance Item

FRONT OF HOUSE

Monitor the Valley transition at the front and be sure to keep it very clean. I am not able to determine how well it was flashed underneath. This is a fairly low sloped roof and you want to detect potential issues early. Especially during very heavy rain problems might arise. If so, make sure you have any warranty information.


Keep valleys clean

4.4.1 Gutters and Downspouts

KEEP GUTTERS CLEAN

Maintenance Item

Be sure to clean the gutters and downspout to clean outs on a regular basis.


Needs cleaning

4.4.2 Gutters and Downspouts

Repair Needed

REPAIR DOWNSPOUT CONNECTION

NORTHEAST CORNER

Make sure that downspout is properly guided into the rain drain and water does not overflow. This can lead to too much moisture accumulation and water pushing into the basement.

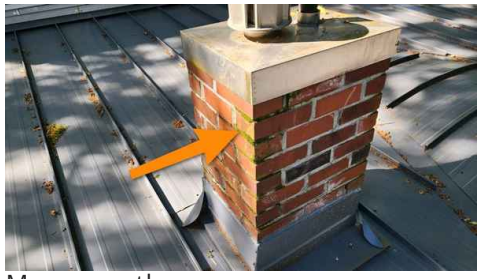
Extend downspout into rain drain

4.5.1 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 growth

5: OUTBUILDING

		IN	NI	NP	OBS
5.1	Exterior	X			X
5.2	Roof	X			X
5.3	Interior	X			X
5.4	Electrical	X			X
5.5	Plumbing	X			
5.6	HVAC Source	X			

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

Information

Exterior: Material
Wood Lap Siding

Roof: Material
Metal

Interior: Ceiling
Drywall and Paint

Interior: Walls
Drywall and Paint

Interior: Floors
Cork

Interior: Windows
Vinyl Casement, Vinyl Single hung

Interior: Doors
French

Electrical: Overview
110 VAC GFCI, 110 VAC

HVAC Source: Source
In wall heater

Plumbing: Overview

Copper, ABS

The unit is pre-plumbed for a sink but only the rough plumbing is present. Finish as needed. In the meantime, I recommend capping off the drain pipe to prevent sewer gases from entering the space.

Add cap

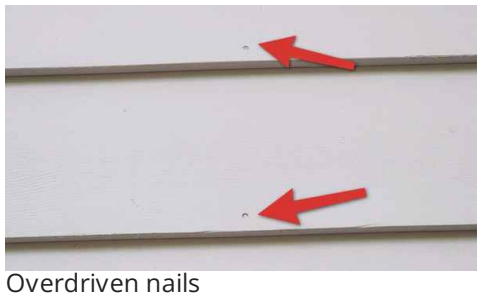
Observations

5.1.1 Exterior

OVERDRIVEN NAILS

Maintenance Item

Any overdriven nails need to be sealed to prevent potential water intrusion.



Overdriven nails

5.1.2 Exterior

CLEARANCE

Repair Needed

The driveway was partially poured against the siding. This can lead to water damage. Monitor and repair as needed.

Inadequate clearance

5.1.3 Exterior

CRAWL SPACE

Maintenance Item

This building has a crawl space but there is no access to it. You would have to remove the flooring and cut a hatch into the floor to gain access. I did shine my flashlight inside and did not detect any issues from what was visible. There is a little bit of moisture staining but no standing water. The subfloor is not insulated.

Crawl space

Looking through vent

5.1.4 Exterior

Repair Needed

VENT SCREEN

A gap is noted where the conduit enters the building. I recommend adding steel wool to close everything off. Rodents will not chew through it as it hurts their gums.

Clothes off

5.2.1 Roof

Repair Needed

CLEAN ROOF AND GUTTERS

The roof should be cleaned on a regular basis. Screens are installed on the gutters which also still need to be cleaned. Otherwise moisture can get pushed back underneath the metal. Additionally, the cap on the gutter is missing and needs to be installed so the water does not run out on the side. The downspout connection is clogged and needs to be cleaned as well.

Clean roof and gutters

Install cap and clean downspout connection

5.3.1 Interior

Maintenance Item

DOOR DOES NOT LATCH

The French door does not latch properly and should be adjusted.

Adjust latch

5.4.1 Electrical

Repair Needed

NO POWER

FRONT OF HOUSE

There is no power on the outlets along the front wall. Have this evaluated and repaired as needed. All GFCIs are working and all breakers are on.

No power

6: ELECTRICAL

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

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

Information

Service Entrance Conductors: Electrical Service Conductors
220 Volts, Aluminum, Copper

Main Panel, Service & Grounding : Main Panel Location
Basement

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

Main Panel, Service & Grounding : Panel Capacity
125 AMP

Main Panel, Service & Grounding : Breakers
Copper & Aluminum

Main Panel, Service & Grounding : Ground
Plumbing and rod in ground, Gas bond

Main Panel, Service & Grounding : Neutrals
Acceptable, Sub panel installation with 4 wire feed

Main Panel, Service & Grounding : Panel Bond
Sub panel, Not Present

Branch Wiring Circuits: Branch Wire 110V
Copper

Branch Wiring Circuits: Branch Wire 220V
Copper

Branch Wiring Circuits: Wiring Method
Non-metallic sheathed cable, Cloth wrapped

Subpanel: Sub Panel Location
ADU

Subpanel: Panel Capacity
100 AMP

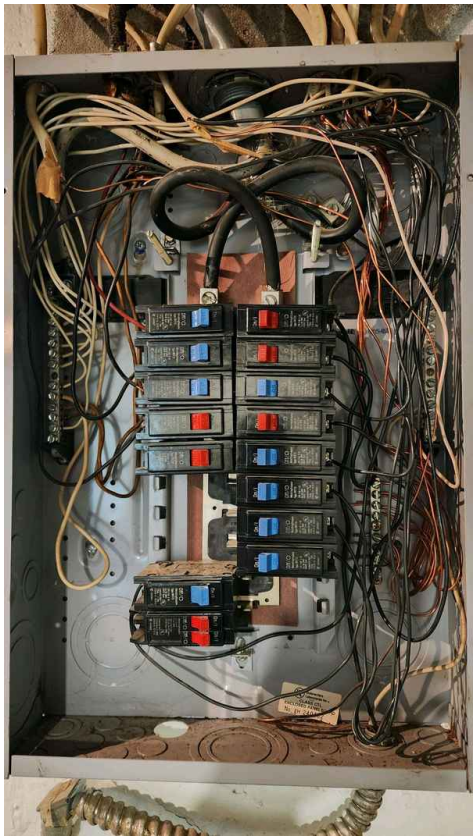
Subpanel: Breakers
Copper & Aluminum

Subpanel: Neutrals
Acceptable

Subpanel: Panel Bond
Not Present, Sup panel/not supposed to be present

Main Panel, Service & Grounding : Panel Manufacturer

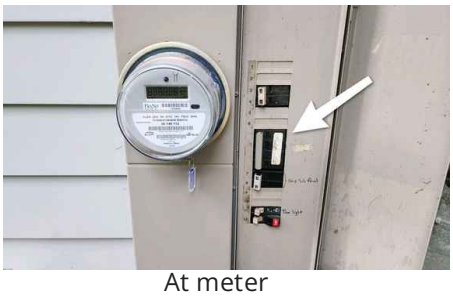
Westinghouse

Main Panel, Service & Grounding : Main Breaker

Front of House

200 Amps, 100 Amps


At meter

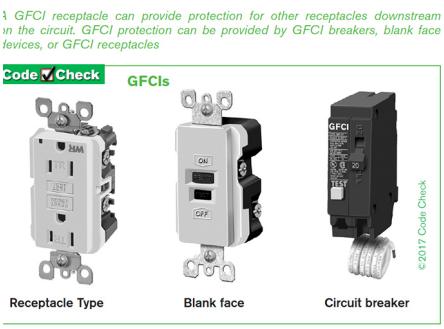

Main breaker

Main Panel, Service & Grounding : 100 AMP Service

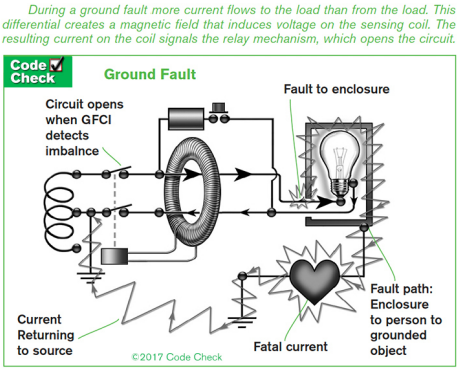
100 Amp is considered small by today's standard. The use of different types of appliances and electronic devices require more electricity and you may feel the need to upgrade and add more circuits at some point in the future. This can be costly however, I recommend evaluation by a licensed electrician who will be able to quote the costs for such upgrades.

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



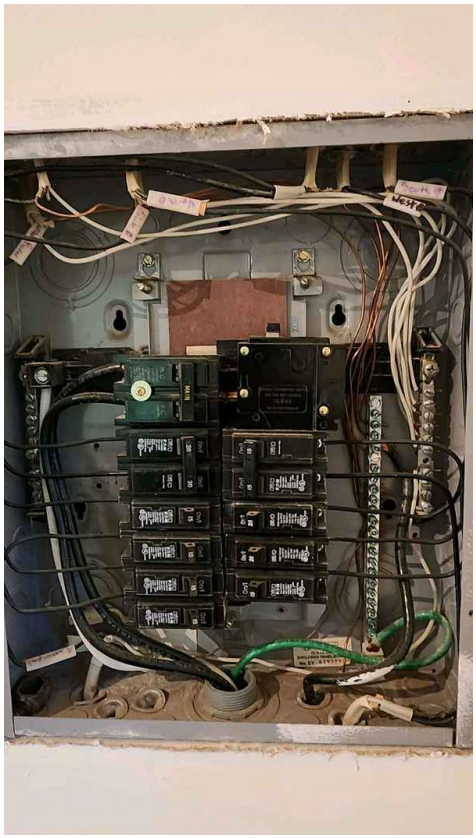
GFCI Mechanism

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.

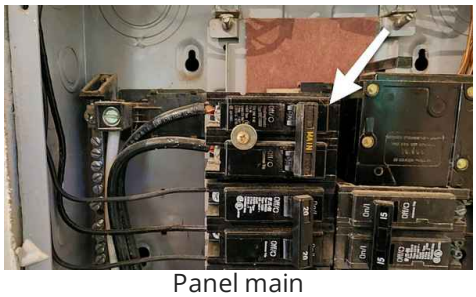
Subpanel: Panel Manufacturer

Westinghouse

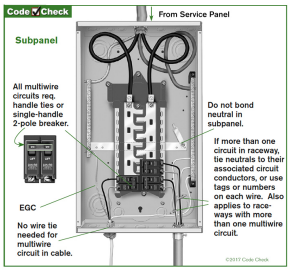


Subpanel: Main Breaker
Front of House, Inside Panel
100 Amps


At meter


Panel main

Subpanel: Sub Panel Install



This is installed as a sub panel with a 4 wire feed and is not supposed to be bonded.

Observations

6.2.1 Main Panel, Service & Grounding

Maintenance Item

MAIN BREAKERS

There is a 200 amp main breaker on the exterior of the home next to the meter as well as two 100 amp breakers. Make sure all of them are properly labeled. One 100 amp breaker goes to the shop/ADU and the other one is likely for the house but it is not labeled.


Needs labeling

6.3.1 Branch Wiring Circuits

Maintenance Item

OLDER CLOTH WIRING

The older cloth wrapped wires are still present in the home. I suggest gradually upgrading to new wiring as you remodel.


Older wiring

7: ATTIC

		IN	NI	NP	OBS
7.1	Roof Structure & Attic			X	
7.2	Ventilation	X			

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

Information

Ventilation: Ventilation Type

Soffit Vents

Soffit vents at top and bottom of the roof.

Roof Structure & Attic: Attic Access

None

This home has a flat roof and there is no attic space. I suggest asking the seller to find out what kind of insulation is installed.

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

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.

9: BASEMENT

		IN	NI	NP	OBS
9.1	General	X			
9.2	Interior	X			X
9.3	Electrical	X			
9.4	HVAC Source	X			
9.5	Moisture Penetration	X			X
9.6	Drainage and/or Sump Pump	X			
9.7	Insulation	X			
9.8	Stairs/Handrails	X			

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

Information

General: Basement Access
Open

Interior: Ceiling
Drywall and Paint, Exposed Framing

Interior: Walls
Drywall and Paint, Concrete

Interior: Floors
Carpet, Tile, Poured concrete

Interior: Floor Drain
Present

Interior: Windows
Vinyl Casement, Vinyl Double Hung

Interior: Doors
French, Wood/Glass

Electrical: Overview
110 VAC, 110 VAC GFCI

HVAC Source: Source
Heating system register

Moisture Penetration: Overview
Previous signs of moisture

Drainage and/or Sump Pump: Location and Type
Floor Drain

Insulation: Material
Fiberglass, Side walls

Stairs/Handrails: Overview
Wood stairs with metal handrails

Interior: Built Before Earthquake Straps Required
This house was built before earthquake strapping was installed. Consider having straps added for safety.

Observations

9.2.1 Interior

DOOR RUBBING ON FRAME

Maintenance Item

WEST BEDROOM CLOSET

The door is rubbing on the frame and needs to be adjusted.

Does not close

9.2.2 Interior

DOORS SCRAPING OVER CARPET

Maintenance Item

BASEMENT

Some of the doors are too long and scrape over the carpet. They should be shortened to create a space and allow for airflow.

Shorten doors

9.2.3 Interior

OLD WATER DAMAGE

Maintenance Item

BEDROOM WALK IN CLOSET

I observed evidence of old water damage in the closet. Check with the homeowner to find out what happened. Everything was dry at this time.

Old water damage

9.5.1 Moisture Penetration

OLD WATER STAINS

Maintenance Item

Since there are old water stains, I recommend checking basement 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. In this location the water likely came from the window area which has rot on the outside.

Front of House

10: HEATING SYSTEM

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

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

Information

Heating Equipment: Operation
Adequate

Heating Equipment: Location
Basement

Heating Equipment: Brand
Daikin

Heating Equipment: Age (Approximate)
2022 Year Manufactured

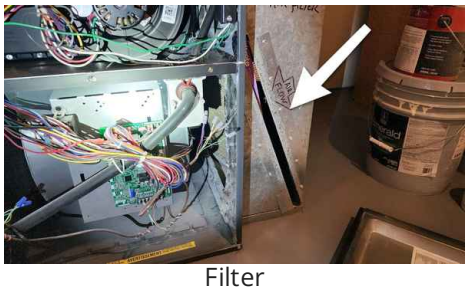
Heating Equipment: BTU Input
80K

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

Heating Equipment: Flue Type and Draft Control
PVC

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

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


Filter

Distribution System: Ductwork
Metal

Distribution System: Configuration
Central

Distribution System: Thermostat
Basic programming

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: New furnace service

New furnaces should be serviced every other year in the first 5 years and annually thereafter. I recommend having it done now.

Distribution System: Uprade to Programmable Thermostat

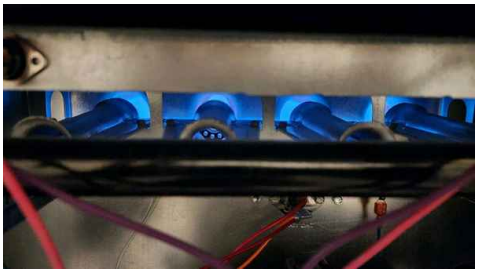
Consider installing a programmable thermostat for convenience and Energy efficiency.

Limitations

Heating Equipment

HEAT EXCHANGER OUTSIDE SCOPE

Heat exchangers are outside the scope of this inspection.



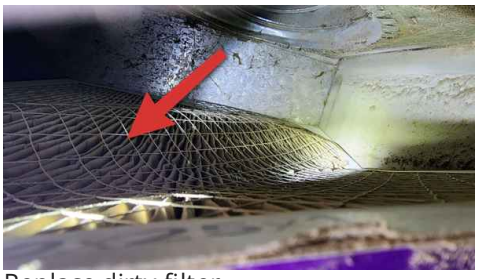
Observations

10.1.1 Heating Equipment

FILTER DIRTY

Repair Needed

The furnace filter is dirty and needs to be replaced now.



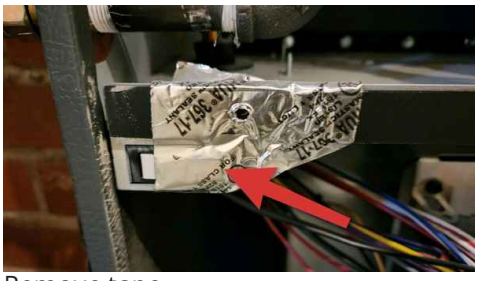
Replace dirty filter

10.1.2 Heating Equipment

Critical Issues

SAFETY SHUT OFF TAPED

The safety switch is taped over. This should not be done. The switch is supposed to turn the furnace off to prevent potential injury when the cover panel is removed. If the furnace is running while the cover is removed, the surrounding area can be depleted of oxygen, leading to incomplete combustion which in return can lead to carbon monoxide poisoning.



Remove tape

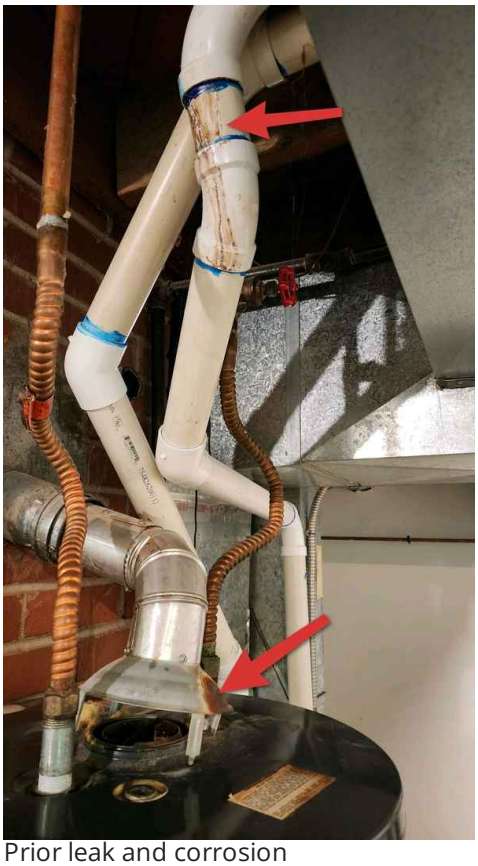
10.1.3 Heating Equipment

Maintenance Item

FLUE PIPE LEAK

ABOVE WATER HEATER

Staining is visible above the water heater area. Everything was dry at this time but needs to be monitored. The condensate may have leaked onto the draft hood diverter below which is quite corroded. Monitor this closely to detect ongoing issues early and make repairs as necessary.



Prior leak and corrosion

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
Tile Flue, Stone Flue, Metal Flue

Hearth: Material
Tile, Flush mounted

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, Free standing


Living room


Basement fireplace

Observations

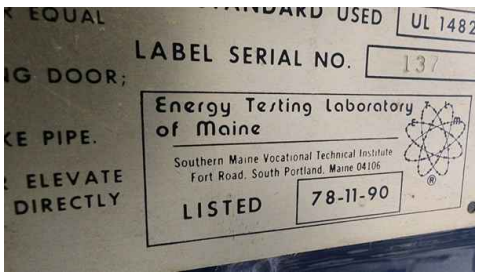
11.1.1 Type of Fireplace

Maintenance Item

VERIFY CERTIFICATION

BASEMENT

Verify that the wood stove is DEQ or EPA certified. If not, it needs to be removed and disposed off as required by the DEQ. I do see some labeling for testing behind the wood stove but it does not specify EPA or DEQ certification.



11.1.2 Type of Fireplace

Repair Needed

CRACKS IN FIREBOX

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.

Cracked

11.1.3 Type of Fireplace

Repair Needed

ADD SCREEN

LIVING ROOM

Be sure to add a screen in front of the fireplace when you start using it.

11.1.4 Type of Fireplace

Repair Needed

UNABLE TO OPEN

BASEMENT

I was not able to open the door and check the inside of the firebox. Have the unit evaluated and repaired as needed.

Could not open

11.2.1 Flue & Damper

Repair Needed

DAMPER NOT WORKING

LIVING ROOM

The damper does not work and needs to be repaired. There is no handle to operate it and it is wide open at this time. Otherwise this may get quite drafty in the wintertime.

Upgrade damper

12: PLUMBING

		IN	NI	NP	OBS
12.1	Main Service Line and Shut Off	X			X
12.2	Water Lines	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
Copper, Where visible

Main Service Line and Shut Off: Shut Off Location
Not found, Basement


Basement shut off

Water Lines: Material
Copper

Drain, Waste & Vent System: Drain Pipe Material
Galvanized, Cast iron

Drain, Waste & Vent System: Vent Pipe Material
Cast iron, ABS

Drain, Waste & Vent System: Cleanout
Back of House
Accessible

Gas Service Line: Material
Black pipe

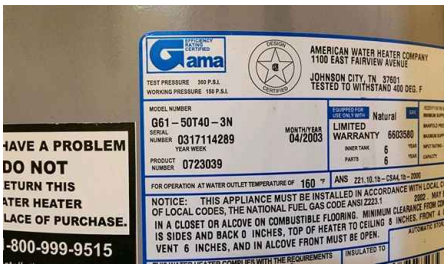
Water Heater: Location
Basement

Water Heater: Operation
Adequate

Water Heater: Manufacturer
American

Water Heater: Flue Type
Double Wall

Water Heater: Type & Capacity
Natural gas, 50 Gal.



Water Heater: Age
2003 Year Manufactured

Water Heater: TPRV and Drain Tube
Copper

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: Upgrade to Ball Valve

Consider having a ball valve installed, they are much more reliable than gate valves.

Water Heater: End of Life

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

Observations

12.1.1 Main Service Line and Shut Off

Repair Needed

METER NOT FOUND

I was not able to locate the water meter. I walked up and down along the street and the front yard but did not see it. It might be buried by soil or it is along the street behind your property. I suggest asking the homeowner or the local water company so you know where the meter is. There should be a shut off at the meter. You want it accessible at all times in case of an emergency.

12.5.1 Water Heater

Repair Needed

SECURE DRAFT HOOD DIVERTER

The draft Hood diverter is loose and needs to be properly installed and secured to the tank. Otherwise you risk backdrafting of exhaust gases into the basement. Staining and corrosion is visible which might however be from a leak at the furnace vent directly above.

Secure to tank

13: BATHROOMS

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

Counters and Cabinets: Type
Laminate and wood

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

Shower/Tub: Style
Porcelain tub and tile surround, Tile pan and tile surround

Toilet: Style/Brand
Kohler, Briggs

Limitations

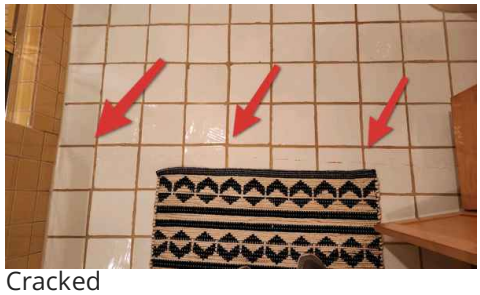
General
TUB OVERFLOW
Bathtub overflows are not tested.

Observations

13.1.1 General
WINDOW DOES NOT OPEN
Repair Needed
BASEMENT
The right window does not open. This should be repaired.


Repair

13.1.2 General
CRACKED TILE
Maintenance Item
BASEMENT
The floor tile is cracked along the entire width.


Cracked

13.2.1 Electrical and Ventilation
LOOSE OUTLET
Repair Needed
BASEMENT
The outlet is loose and should be better secured to the wall.


Loose

13.4.1 Fixtures
STOPPER NOT WORKING
Maintenance Item
1ST FLOOR BATHROOM
The stopper does not work, repair as needed.


Adjust stopper

13.4.2 Fixtures

WATER HAMMER

Repair Needed

BASEMENT

A water hammer is noted. It is the result of a pressure surge, or high-pressure shockwave that propagates through a piping system when a fluid in motion is forced to change direction or stop abruptly. This shockwave is also commonly referred to as a hydraulic shock or hydraulic surge, and may be characterized by a marked banging or knocking sound on the pipes immediately after shutoff. A water hammer arrestor can be installed to mitigate the issue. Consult with a plumber about options.

Water hammer

13.5.1 Shower/Tub

MAINTAIN CAULKING

Maintenance Item

Maintain the caulk around the tub/shower to prevent moisture intrusion. This also includes maintaining the caulk at the wood trim around the window. If you notice too much water damage, consider upgrading to something else.

Maintain caulking

13.5.2 Shower/Tub

UPGRADE TO GLASS DOOR

Maintenance Item

1ST FLOOR

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

Consider installing a glass door

13.6.1 Toilet

FLUSHING HANDLE STUCK

Repair Needed

BASEMENT

The flushing handle gets stuck and the toilet keeps on running. It was running when I came the first time to set up the radon monitor. This is very wasteful and needs to be repaired. It can also quickly rack up your water bill.

Monitor flashing mechanism

14: KITCHEN

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

Range/Oven/Cooktop: Range/Oven Brand
Dynasty

Range/Oven/Cooktop: Exhaust Hood Type
Vented

Dishwasher: Brand
Kitchenaid, Airgap present

Garbage Disposal: Brand
In-Sinkerator

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

Refrigerator: Brand
None installed

Counters and Cabinets: Type
Laminate and wood

Electrical : Electrical
110 VAC GFCI, 110 VAC

End of Life
One or more of the kitchen appliances is at or near the end of it's designed life. Plan for replacement in the near future.

Observations

14.1.1 Range/Oven/Cooktop

Repair Needed

OVEN

The oven is old and there are no automatic igniters. You have to use a lighter to start the burners. I was not able to get the griddle or the oven to come on. Check with the homeowner to find out if there is a trick.

Some of the flames are quite high and may need to be adjusted.

High flames

14.1.2 Range/Oven/Cooktop

Repair Needed

FAN

The vent is a bit noisy, as if something is grinding. Repair as needed. It is also older.

Grinding noise

14.3.1 Garbage Disposal

Repair Needed

EXCESSIVE NOISE

The garbage disposal is very noisy. I recommend having this evaluated and repaired as needed. Something might be trapped inside.

Here is a helpful DIY troubleshooting video.

14.6.1 Counters and Cabinets

Maintenance Item

EVIDENCE OF PRIOR LEAK

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

Old damage

14.7.1 Electrical

Repair Needed

ADD GFCI

By today's standards, all outlets in the kitchen need to be GFCI protected and not just those near the sink. I recommend upgrading for safety.

The refrigerator outlet is also connected to the GFCI. You may not want to do this as the food will spoil if you don't realize right away when the outlet is tripped.

Add GFCI

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: Walls
Drywall and Paint

Interior: Windows
Vinyl Casement, Vinyl Single hung

HVAC Source: Source
Heating system register

Interior: Closet/Pantry
Large, Small

Interior: Floors
Carpet, Hardwood

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

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

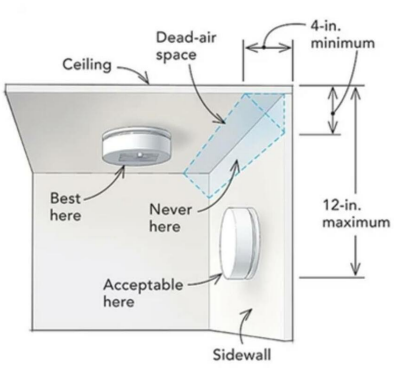
Interior: Ceiling
Drywall and Paint

Interior: Doors
Hollow wood, Wood/Glass

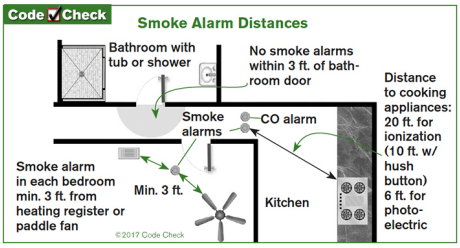
Electrical: Overview
110 VAC, 110 VAC GFCI

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.

Interior

UPPER WINDOWS

LIVING ROOM

The windows are too high up and I did not test them.

Observations

15.2.1 Interior

Maintenance Item

BUILT-IN CABINETS

1ST FLOOR HALLWAY

The cabinet doors are scraping over the wood and should be adjusted for ease of use.

Scraping

15.2.2 Interior

Repair Needed

ADD COVER PANEL

1ST FLOOR BEDROOM CLOSET, BASEMENT BEDROOM CLOSET

Install the missing cover panel on the backside of the bathroom plumbing. I noticed a lot of rodent droppings inside the first floor wall which should be cleaned out.

Add cover and remove droppings

Add cover panel

15.2.3 Interior

Repair Needed

LOOSE WINDOW LATCH

1ST FLOOR NORTHWEST BEDROOM

The latch is loose and needs to be better secured. I try to tighten the screw but it doesn't stay in place.

Repair latch

15.2.4 Interior

Repair Needed

ADJUST DOOR

1ST FLOOR SOUTHWEST BATHROOM

The hinge at the closet door is loose and needs to be repaired so the door can be properly closed.

Secure hinge

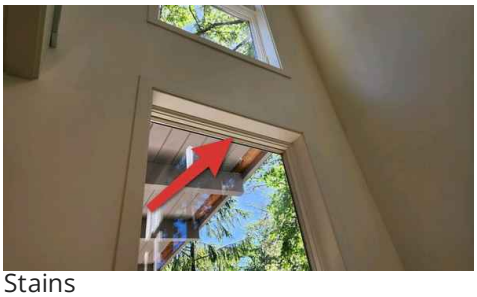
15.2.5 Interior

Repair Needed

STAINS ABOVE WINDOW

EAST LIVING ROOM

I observed staining above the window. Monitor this closely during heavy rain to make sure there is no ongoing issue. I recommend asking the homeowner about this. The roof is newer and hopefully this is no longer an issue.



Stains

Stains

15.3.1 Stairs and Railings

Repair Needed

SHORT TREAD

The tread in the lower section is quite short. Use caution.

Short tread

15.4.1 Electrical

Repair Needed

UNGROUNDED OUTLETS

Ungrounded outlets on older wiring are still in use in some areas. They have been upgraded with GFCI protection which is the best course of action short of replacing the wiring. This is usually cost prohibitive unless you are doing an extensive remodel and the walls are open. The outlets do however need to be labeled as not grounded.

Label as not grounded

15.4.2 Electrical

Repair Needed

NO POWER

1ST FLOOR SOUTHWEST BEDROOM

There is no power on the outlet and it does not reset. This needs to be repaired.

No power and does not reset

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.

16: LAUNDRY ROOM

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

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

Information

General: Location
Basement

Laundry Tub and Drain: Type
Concrete, Chrome fixtures with plastic traps

Electrical and Ventilation: Electrical
110 VAC

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

Electrical and Ventilation: Ventilation
Window

Washer Hose Bib and Drain: Water Connection
Individual valves

Washer Hose Bib and Drain: Drain
Drains to laundry tub

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

16.2.1 Laundry Tub and Drain

Repair Needed

IMPROPER SLOPE

DRAIN PIPE

The drain pipe under the sink has a negative slope which should be corrected to prevent water from pooling which can cause leaks.

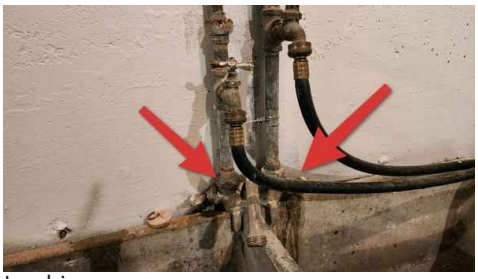
Uphill slope

16.2.2 Laundry Tub and Drain

Repair Needed

LEAKING FAUCET

Both sides, hot and cold are leaking and should be upgraded. This is a very old faucet. Any galvanized connection pieces should be replaced at the same time.



Leaking

16.3.1 Electrical and Ventilation

Maintenance Item

NO 220 VOLT OUTLET

There is no 220 volt outlet installed. A gas dryer is present. Keep that in mind if you ever need to buy a new dryer, it has to be gas unless you have an electrician run a 220 volt wire to the laundry room.

16.4.1 Washer Hose Bib and Drain

Repair Needed

LEAKING

These hoses/faucets are also old and I recommend replacing them. One is already leaking.

Leaking