

**Property Inspection Report for:**

**160 Some St, Portland, OR 97132**



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 MADE IN THE REPORT.

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### **Introduction**







Thank you for allowing Portland Home Inspect to be a part of your real estate transaction. I appreciate the opportunity to be of service to you.

This inspection conforms to the Standards of Practice of the State of Oregon and is a visual inspection of the readily accessible areas and components of the home at the time of the inspection. The inspection is not a code compliance review or permit verification. For complete information about the scope and limitations of this report, refer to your Inspection Agreement, which is part of this report. A copy of the agreement can be viewed anytime at [PortlandHomeInspect.com](http://PortlandHomeInspect.com)

Please feel free to call us with any questions or concerns that you may have with your new home or this inspection report.

Sincerely,  
Tim McGill, Owner  
Portland Home Inspect

# Inspection Info

-  = Safety hazard - correction is highly recommended
-  = Upgrades are recommended for safety enhancement
-  = Recommend evaluation and repairs by a qualified professional
-  = Recommend evaluation by a structural/geotechnical engineer
-  = Recommend monitoring and/or maintenance repairs
-  = Evidence of wood destroying organisms or conditions conducive to WDO

The **Pictures** in this report are representative of the associated condition. For many types of conditions, not all instances of the condition will be depicted.

The **Suggested Actions** are provided for convenience only and not required nor are the suggestions the only possible action possible for any given condition. It is up to the client to decide whether any action should be taken on a reported condition or what action should be taken.

The **Suggested Actions** are based on very limited information and may not be appropriate or ideal for the actual situation around the condition being addressed. A professional, licensed contractor should be hired to evaluate the condition, recommend actions based on his or her findings and perform any work to be performed. Portland Home Inspect does not guarantee or warrant that any suggested action will result in remediation of the condition and cannot be held responsible for any outcome resulting from application of the suggested actions in this report.

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## Client Info:

**Name:**

Joe Smith

## Property Info:

**Property Address:**

160 Some St, Portland, OR 97132

**Type:**

Site-Built Single-Family

**Building Age:**

**Year Built:** 1978

**Approximate Age:** 39

**Age Info Obtained From:** RE Listing

**Roof Age:**

**Year Built:** Unknown

**Approximate Age:**

**Age Info Obtained From:**

**Vacancy Status:**

Vacant

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**Inspectors:** Tim McGill OCHI# 1373

**Inspection Date/Time:**

**Date:** 6/13/2017

**Start Time:** 11:40:00 AM **Finish Time:** 2:50:00 PM

**Weather Conditions:** Dry

**Temperature:** 50 - 60 degrees

**Present During Inspection:** Inspector(s), Buyer's Agent(s), Buyer(s)

**Notes:**

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# Grounds

## 1.1 Grading

Appears Serviceable

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

This inspection does not include geological conditions or site stability information. For more information, consult a geologist or soils engineer. Testing for lead contamination not performed.

**Site Type:** Level Site

## 1.2 Driveways

Appears Serviceable

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**Type:** Concrete

### 1.2.1 Moderate Cracking (M)

Cracks may allow water or pests to erode the supporting ground under the concrete, which may cause additional cracking and movement.

Suggested Action: Seal cracks in the concrete driveway with an appropriate sealant.



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### 1.2.2 Deterioration (M)

Some deterioration of the driveway was noted. Deterioration tends to get progressively worse over time.



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### 1.2.3 Common Cracking (M)

It is typical for concrete to develop some cracks over time and is usually not cause for concern.



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### 1.3 Walkways

**Appears Serviceable**

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

Type: Concrete

#### 1.3.1 Cosmetic Damage M



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#### 1.3.2 Common Cracks M



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### 1.4 Retaining Walls

**Not Applicable**

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

N/A: Not Applicable

### 1.5 Fences

**Not Inspected**

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

**N/I:** Not Inspected

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## 1.6 Sprinklers

Not Applicable

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

Irrigation system inspections are not provided by Portland Home Inspect.

**N/A:** Not Applicable

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# Platforms

## 2.1 Decks

### Safety Hazard

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

Type: Wood

### 2.1.1 Rot At Walking Surface **R S P**

Rot can weaken the surface strength, creating a fall-through or tripping hazard.

Suggested Action: Replace all rotten wood at the deck.



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### 2.1.2 Earth To Wood Contact **R P**

Earth in contact with wood will rot the wood and may attract pests.

Suggested Action: Remove soil / accumulated debris from contact with any wood at the deck.



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## 2.2 Porches

### Appears Serviceable

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

**Type:** Concrete

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# Exterior

## 3.1 Exterior Walls

### Repairs Recommended

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

Including Siding, Trim, Flashing, Eaves, Soffits, and Fascias.

Exterior wall coverings protect the wall framing and interior finishes from the weather. On most systems, any openings or penetrations in the covering should be properly sealed. Earth should not touch the wall covering. Firewood should not be stored against wood framed walls. Planters that are against the house walls can promote rot. Wall insulation type and value not verified. UFFI insulation or hazards are not identified.

Conditions inside walls cannot be judged. Testing for lead paint not performed.

Type: Wood

### 3.1.1 Sealant Needed <sup>®</sup>

Suggested Action: To protect the siding and walls from water damage, seal all holes, gaps, cracks, overdriven nail heads, and other points of water entry.  
Replace deteriorated / separated caulking or sealant.



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### 3.1.2 Rot At Siding <sup>®</sup>

Suggested Action: Remove rotten siding at the garage side and patch or replace the siding.





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### 3.1.3 Paint Needed <sup>®</sup>



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### 3.2 Exterior Stairs

Not Applicable

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

*N/A:*

Not Applicable

### 3.3 Hose Faucets

Appears Serviceable

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

# Foundation

## 4.1 Foundation

### Appears Serviceable

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

The inspection of the foundation components is limited to visible and accessible areas only. Control of rain and surface water around the house is critical to keeping foundation areas dry. Moisture can cause decay and deterioration to wooden components and excessive water can damage foundations. Regular inspections and constant water management is advised.

**Piers:** Concrete  
**Type:** Concrete  
**Condition:** Appears Serviceable

### 4.1.1 Some Deterioration (M)

The foundation appeared serviceable, however there is some age or freeze related deterioration.

**Suggested Action:** To prevent further deterioration of the foundation, manage the water around the exterior of the house. Ensure the slope of the ground is shedding water away from the house wherever possible, keep gutters clean and functional, do not over irrigate or allow sprinklers to spray the house.



### 4.1.2 Common Cement Cracks

It is very common for a few thin cracks to be present in poured concrete foundations. These small cracks are not a problem. The cracks can be sealed to prevent water from easily entering into the crawlspace.



## 4.2 Crawlspace

## Safety Hazard

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

**Ventilation:** Present  
**Vapor Retarder:** Present  
**Insulation:** Fiberglass  
**Insulation:** Approximate Depth: 6

### 4.2.1 Ventilation Blocked M

An unventilated crawlspace can allow moisture to accumulate, which could cause serious damage to framing and insulation, as well as encourage pest and WDI activity.

Consider insulating crawlspace under flooring and around water supply piping. Once well insulated, there will be less reason to ever block the vents.

Suggested Action: Keep vents open for as much of the year as possible to ensure proper ventilation. Close vents only during the coldest parts of the fall and winter seasons to protect pipes from freezing.



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### 4.2.2 Pest Poison Present M P

Rodent poison and traps were noted in the crawlspace and the attic.

Suggested Action: Remove rodent poison from crawlspace.



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### 4.2.3 Gusset Plates Recommended U

To help hold the structure together during an earthquake, it is recommended that plates or brackets be attached at post to beam and beam to beam connections.

Suggested Action: Attach brackets or gusset plates at post to beam connections.



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#### 4.2.4 No Insulation Under Floor nor Around Piping (M)

There is no insulation under the flooring or around water supply piping.

To protect pipes from freezing weather and to insulate the house from cold weather, close the crawlspace vents during freezing weather. (Keep the vents open as much of the year as possible to allow proper air flow through the crawlspace.)

Suggested Action: Close vents during coldest part of the year.  
Consider adding insulation around the piping.



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### 4.3 Basement

Not Applicable

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

Finished or partially finished basements limit access to the foundation, which limits this inspection.

**N/A:** Not Applicable

# Roof

## 5.1 Roof

### Repairs Recommended

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

This report includes an opinion of the general condition of the roofing. The inspector cannot, and does not, offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to further leakage. This report is issued in consideration of the foregoing disclaimer.

Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection. Roofs, skylights and flashings are not water tested for leaks.

**Layers:** 1 Layer  
**Life:** A Few Years of Life Left  
**Inspection Process:** Walked  
**Penetrations:** Chimney  
**Penetrations:** Ventilation  
**Penetrations:** Plumbing  
**Covering:** Asphalt/Composition Shingles

This material has a typical life expectancy of 12 to 40+ years, depending on many factors. Economy shingles will tend toward the lower end, while higher quality will last significantly longer. The number of roofs installed over existing shingles is limited to three and in some jurisdictions only two are allowed.

**Flashings:** Metal Drip and Step Flashing Installed

### 5.1.1 Improper Truss **E** **R**

One of the trusses supporting the portion of roof hanging over the front porch was not engineered for this use. As a result, it is sagging relative to the properly engineered trusses.

Suggested Action: Jack up the sagging truss over the front porch and add framing to the truss (in the attic) to match the other properly engineered trusses.



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### 5.1.2 Moderate Shingle Deterioration **M**

The shingles are showing signs of aging. Usually the roof still has many years of life left but should be monitored more frequently for problems, such as torn or missing shingles.

Suggested Action: Monitor the roof for problems, such as torn or missing shingles.



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### 5.1.3 Flashing Around Chimney Relies On Sealant M

Sealant deteriorates relatively quickly.

Suggested Action: Monitor and maintain sealant around chimney.



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## 5.2 Gutters

### Appears Serviceable

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**Type:** Full  
**Type:** Metal

## 5.3 Attic

### Safety Hazard

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

If insulation is present, it will limit the inspection.

**Ventilation:** Present  
**Insulation:** Cellulose  
**Insulation:** Approximate Depth: 4  
**Roof Structure:** Truss

### 5.3.1 Ventilation Blocked M

The garage attic eave vents are blocked. Since the attic in this portion of the house is open to the garage, this is not a significant issue.



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### 5.3.2 Vent Ducts Terminate In Attic <sup>®</sup>

To prevent moisture build-up in the attic and clogged attic vent screens, ensure fan ducting exhausts all the way to the exterior.

Though it has been a common building practice, the typical installation that places the duct terminations just inside the attic vents allows exhaust air to flow back into the attic.

This often results in or contributes to mold and mildew growth in the attic. When moisture issues are severe enough, the roof sheathing can also be damaged.

Suggested Action: Route the ducts all the way to dedicated, sealed terminations at the gable walls or through new roof penetrations (Do not seal the existing attic ventilation).



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### 5.3.3 Kitchen Fan Duct Terminates In Attic <sup>®</sup> <sup>®</sup>

Grease may accumulate in the attic area, creating a fire hazard.

Ensure the ducts carry the exhaust all the way to the exterior. Makeshift systems that attempt to seal against wood sheathing are typically not permanently effective and should be avoided.

Suggested Action: Ensure the kitchen fan duct carries the exhaust all the way to the exterior through a dedicated, sealed flashing designed for that use.





# Chimneys and Fireplaces

## 6.1 Chimneys

### Appears Serviceable

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

**Type:** Metal Flue

## 6.2 Fireplaces

### Appears Serviceable

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

Our evaluation of the fireplace does not include a smoke test. Some fireplaces emit smoke into the house during use. If this occurs, a qualified chimney sweep should be contacted for further evaluation.

**Type:** Prefabricated

### 6.2.1 Unlabeled Wood Burning Device

As of August 1, 2010, Oregon law requires all sellers of "residential structures" to remove and destroy uncertified solid fuel burning devices, such as woodstoves or fireplace inserts prior to closing of the sale.

Oregon DEQ certified wood stoves from 1984 to 1988.

EPA began certifying stoves in 1988.

A stove must be properly labeled to be considered certified.



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## 6.3 Detectors

### Safety Hazard

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**Detectors Installed:** Smoke Detectors

### 6.3.1 Smoke Detector Unit Missing

Suggested Action: Replace the missing smoke detector(s).



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### 6.3.2 Smoke Detectors Missing In Bedroom

The National Fire Protection Association (NFPA) has the following recommendations regarding smoke alarms:

- Install smoke alarms in every bedroom, outside each sleeping area and on every level of your home.
- Test your smoke alarms every month.
- When a smoke alarm sounds, get outside and stay outside.
- Replace all smoke alarms in your home every 10 years

Suggested Action: Ensure smoke alarms are installed and operational in every bedroom, in the hall outside each sleeping area, and on every level of the home. (Noted as missing in bedroom(s).

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### 6.3.3 CO Detectors

The U.S. Consumer Product Safety Commission (CPSC) recommends that every home have carbon monoxide (CO) alarms on each level outside each sleeping area.

Suggested Action: Ensure CO detectors are installed and operational on each level of the home and outside each sleeping area.

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# Interior

## 7.1 Windows

Appears Serviceable

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Type: Metal  
Type: Dual Pane

### 7.1.1 Screens Damaged M

Suggested Action: Repair screens.



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### 7.1.2 Dual Glazing Failed M

The seal has failed and let the gas leak out from between the window panes, lowering the thermal insulation. This also allows an inaccessible fog to form.



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## 7.2 Exterior Doors

Appears Serviceable

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

Type: Sliding Glass  
Type: Solid Wood

### 7.2.1 Cosmetic Issues



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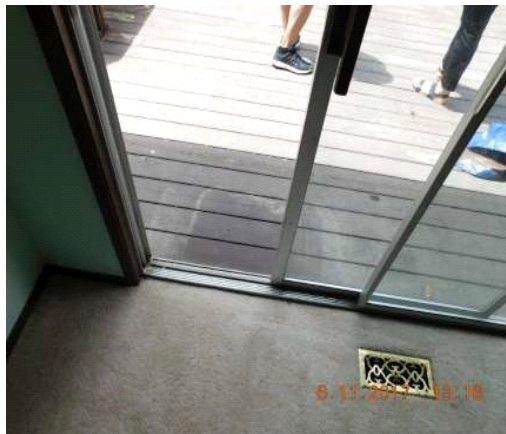
### 7.2.2 Threshold Not Fully Supported M

Suggested Action: To minimize future damage, provide full support under exterior door thresholds.



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### 7.2.3 Screen Missing M



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## 7.3 Interior Doors

### Appears Serviceable

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

Type: Hollow Wood

### 7.3.1 Door Does Not Latch M

Suggested Action: Ensure all doors properly latch when closed.



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### 7.3.2 Hardware Issues M

Suggested Action: Ensure all door hardware is present and functional.



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## 7.4 Walls

### Appears Serviceable

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

Some older acoustic sprayed ceilings contained asbestos. Only laboratory testing will accurately reveal asbestos and this testing is not included in this inspection.

**Finish:** Drywall  
**Type:** Wood Framing

### 7.4.1 Unprofessional Patching M



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## 7.5 Floors

### Appears Serviceable

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

Our evaluation of the floors in the home is to identify major defects where visible. Stains or odors may be hidden and are not part of this inspection.

**Finish:** Wood  
**Finish:** Tile  
**Finish:** Carpet  
**Type:** Wood Post and Beam

### 7.5.1 Threshold Loose

Suggested Action: Secure the loose flooring threshold at garage door.



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### 7.5.2 Cosmetic Issues



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### 7.5.3 Carpet Loose

Loose carpet can be a trip hazard.



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### 7.5.4 Water Damage



7.5.5 Creaky (M)



7.6 Stairs

Not Applicable

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

N/A: Not Applicable

# Electrical

## 8.1 Service

### Appears Serviceable

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

The electrical service refers to the wires that run from the street or main pole and enter the house either underground or through the rooftop.

Electrical load and demand calculations are not performed during this inspection.

Low voltage systems in the house, such as phone, cable, and security systems are not inspected.

**Type:** 120V/240V  
**Type:** Aluminum  
**Type:** Underground

## 8.2 Panels

### Safety Hazard

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

The ampacity of the system is determined by the size of the service wires, the rating of the panel and the size of the main fuse or breaker. The main disconnect is used to shut the entire electrical system in the house off in case of emergency.

Electrical panels that do not contain the main service wiring are often called sub-panels. Sub-panels are used for a variety of reasons ranging from house size to ease of accessibility. During inspections of homes that are occupied it is possible that a sub-panel might be hidden by pictures or furniture. Please check carefully during your final walk-through of the house after all belongings are removed.

**Protection Type:** Breakers  
**Amps:** Amps Not Determined

### 8.2.1 Federal Pacific Stab-lok Panel

These panels were investigated for possible problems with breakers not tripping under overload conditions. Though no recall has been issued, the Consumer Product Safety Commission closed the case without making a determination about the safety of the breakers.

See the following page for more information:

[http://inspectapedia.com/fpe/FPE\\_Stab\\_Lok\\_Hazards.php](http://inspectapedia.com/fpe/FPE_Stab_Lok_Hazards.php)

Suggested Action: Contact a licensed electrician to replace the Federal Pacific Stab-lok Panel.



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### 8.2.2 Anti-oxidant Paste Missing

Aluminum wires can sometimes corrode and cause arcing when not protected with anti-oxidant.

Suggested Action: Have a licensed electrician apply anti-oxidant paste to aluminum conductors in the electrical panel.





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## 8.3 Wiring

### Safety Hazard

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

Conductor is the term used for the wires used for electrical installations. Our inspection of the electrical wiring and fixtures throughout the house will include random testing of outlets and lights. At least one outlet per room, all accessible outlets in the garage and on the exterior, and all outlets within six feet of sinks are tested for grounding and polarity.

**Wiring Type:** Copper/Stranded Aluminum

### 8.3.1 Exterior Wiring Exposed

Suggested Action: All exterior high voltage wiring should be protected in conduit.



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### 8.3.2 Exterior Outlet Cover Damaged



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### 8.3.3 Wiring Junctions/terminations Not Protected

All terminations and connections must be inside a covered electrical box.

Suggested Action: Properly protect wiring junctions and terminations in covered electrical boxes. Condition noted in garage.



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### 8.3.4 Outlet Hot / Ground Reversed

Suggested Action: Ensure all electrical receptacle outlets are properly wired. (At least one outlet was noted as miswired.)



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### 8.3.5 Recommend GFCI

Ground Fault Circuit Interrupters are recommended.

Current code requires GFCIs within six feet of plumbing fixtures, at all kitchen countertops, at all bathroom receptacles, in the garage, and on the exterior.

For additional safety, we recommend installing GFCIs in the laundry areas.

Suggested Action: Install GFCI protection within six feet of plumbing fixtures, at all kitchen countertops, at all bathroom receptacles, in the garage, and on the exterior.

Avoid installing multiple GFCI devices on any single circuit. (One GFCI outlet installed at the first outlet on a circuit will protect all downstream outlets.)



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# Plumbing

## 9.1 Main Line

### Appears Serviceable

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

The main water supply pipe brings water from the street to the home.

Main shutoff valves are not tested and the valves at the location noted here are assumed to be the main water shutoff based on size and/or location.

All plumbing components are subject to deterioration and may leak or clog requiring maintenance or repair at any time.

**Type:** Copper  
**Size:** 3/4 Inch  
**Main Valve**  
**Location:** At Street Meter  
**PSI (Pressure):** 78

### 9.1.1 Insulation Missing

Suggested Action: Insulate the main water supply line in the crawlspace, or block vents during freezing weather.



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## 9.2 Supply

### Appears Serviceable

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

Underground pipes and pipes inside walls cannot be judged for type, sizing, leaks or corrosion. Water quality testing or testing for hazards such as lead is not part of the inspection.

**Type:** Plastic  
**Type:** Copper  
**Flow:** Water Flow is adequate for multi-fixture use

### 9.2.1 Insulation Missing In Crawlspace

To minimize the risk of burst pipes during freezing weather, ensure all supply piping in the crawlspace is insulated or close crawlspace vents during (and only during) the coldest days of the year.

Suggested Action: Ensure all supply piping in crawlspace is insulated.



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## 9.3 Waste

### Appears Serviceable

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined.

Some plastic ABS pipes have manufacturing process defects and can become weak and break. It is usually not possible to determine whether any particular ABS piping is prone to this problem.

**Type:** Plastic

## 9.4 Water Heater

### Safety Hazard

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

Water heaters are sealed systems that contain a great deal of pressure. The TPR (Temperature & Pressure Relief) valve is a device designed to release excessive pressure from the system. There should be a drain pipe attached to this valve which terminates at a safe location away from body contact.

Water heaters sometimes make gurgling noises which are typically the result of built up mineral deposits inside the tank.

Estimate of remaining life is not part of this inspection. Solar heating systems are not part of this inspection. Hot water recirculation pumps/systems are not part of this inspection.

**Type:** Electric

**Tank Size:** 50 Gallon Tank

### 9.4.1 Seismic Straps Missing

Unsecured water heaters may move enough during an earthquake to pull water and electrical or gas lines loose.

Suggested Action: There should be a strap securing the water heater at the upper third and a strap at the bottom third.



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## 9.5 Fuel Systems

### Not Applicable

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

Underground pipes and fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe sizing.

Some homes have been converted to natural gas from oil fuel. These homes may have underground fuel tanks still in place which may contaminate the soil.

Verification of the location or condition of underground fuel storage tanks or environmental risks, if any, are not included in this inspection.

It is suggested that all homes with fuel burning systems have a carbon monoxide detector installed for added safety.

Venting: Fuel burning appliances exhaust the products of combustion to the exterior through vent pipes. Vent pipes utilize caps to prevent moisture entry and to stop backdrafting. Backdrafting means that the products of combustion are escaping into the home instead of venting to the exterior.

Combustion Air: When fires burn, they consume oxygen. Fuel burning appliances must be provided with a constant source of fresh air for the fuels to burn properly. If air is not provided to the fire, incomplete combustion may occur which could produce carbon monoxide. Be sure not to block any air vents around or near your heating systems. Also be advised that maintaining clean air filters is important not only to the air you breathe, but to the operation of the unit as well.

**N/A:** Not Applicable



# Heating and Cooling

## 10.1 Heating

### Appears Serviceable

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

Our evaluation of the heating system is visual only. A service technician should be consulted for an in-depth evaluation, cleaning and adjustment of the furnace for optimum performance and safety.

Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection.

Burners: It is impossible to see an entire heat exchanger inside most furnaces, so this inspection does not comment on this component.

Approximate BTUs: Furnace size is listed for reference only, and no calculations are performed during this inspection to determine the adequacy or efficiency of the heating system.

Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.

Inspecting the heat exchangers for evidence of deterioration, cracks or holes, can only be done by dismantling the unit or other technical procedures. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible.

Safety shutoff devices are not tested by this company. Routine maintenance by a HVAC professional is advised.

Electronic air cleaners and humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified professional.

**Distribution Type:** Ducts and Registers  
**Type:** Forced Air  
**Fuel Type:** Electric  
**Heating BTUs:** Not Determined

### 10.1.1 Crawlspace Duct Insulation Damaged/missing

Suggested Action: Ensure all central air ducting in the crawlspace is insulated.



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## 10.2 Cooling

### Appears Serviceable

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

The inspector does not perform pressure tests on refrigerant systems; therefore no representation is made regarding refrigerant charge or line integrity. Subjective judgment of system capacity is not part of the inspection.

**Type:** 240V  
**Type:** Split System

# Kitchens

## 11.1 Kitchens

### Safety Hazard

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

Appliances are not moved during this inspection.

Our evaluation of the sink includes turning on the faucet. We check functional flow and look for obvious leaks at the handle and spout. We also run water looking for functional drainage; however, drain lines can become blocked at any time, and this condition cannot be predicted. Under the sink we check for leaks, rust, and corrosion of the sink, drain, and supply piping. Water shut-off valves are not operated.

Refridgerators are typically not inspected.

Garbage disposals can rust and corrode internally. It is difficult to verify the condition of the interior of the unit. If it vibrates excessively or makes unusual noises, matter may be lodged inside or blades may be damaged. Sometimes repair is simple, while other times replacement may be required.

Our inspection of the dishwasher includes the general condition of the unit, dish racks, and door seals. The condition of the pump and motor is not determined since the dishwasher is not disassembled. Determining adequacy of washing and drying functions of dishwashers is not part of this inspection.

The elements and burners of ovens, ranges and cooktops are checked for functionality only. Calibration of thermostats is beyond the scope of this inspection. Self cleaning operation, clock, timing devices, lights and thermostat are not tested during this inspection.

**Type:** Laminate  
**Type:** Wood

### 11.1.1 Stove Missing Anti-Tip Device

Anti-tip devices prevent the range from tipping, or its contents from spilling, should a child attempt to climb on it or its open door. This is a recommended safety feature that is important particularly if small children reside at or visit the residence.

Suggested Action: Install an anti-tip bracket for the stove.



# Bathrooms

## 12.1 Baths

### Repairs Recommended

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

Our evaluation of the sink includes turning on the faucet. We check functional flow and look for obvious leaks at the handle and spout. We also run water looking for functional drainage; however, drain lines can become blocked at any time, and this condition cannot be predicted. Under the sink we check for leaks, rust, and corrosion of the sink, drain, and supply piping. Water shut-off valves are not operated.

#### 12.1.1 Grout Used Where Caulking Is Needed <sup>®</sup>

Caulk is flexible and won't crack and break up like grout will in these areas.

Suggested Action: Replace grout with caulking where surface planes meet.



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#### 12.1.2 Tub/Shower Surface Damaged <sup>Ⓜ</sup>



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## 12.2 Laundries

### Appears Serviceable

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

Appliances are not moved during this inspection.



# Garages

## 13.1 Garage

### Appears Serviceable

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

**Type:** Attached  
**Vehicle Door:** Sectional

### 13.1.1 Common Cement Cracks M

It is very common for garage slabs have unsightly cracks, especially if control joints were installed when the slab was poured.

These are typically caused by expansion of the supporting soil below when it gets damp. This is usually a cosmetic issue and not indicative of a condition of concern.



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## 13.2 Fire Separation

### Safety Hazard

Inspections are limited by time and visibility, and no guarantee of current or future condition can be made. Many conditions may exist that were not found or noted by the inspector. Neither the inspector nor the inspection company bear responsibility for any expenses incurred to repair or maintain the home.

A wall, ceiling, or door that separates an attached garage from the house is considered a fire separation. Determining the rating of firewalls is beyond the scope of this inspection.

**Fire Door:** Solid

### 13.2.1 Gap In Fire Separation R S

The walls between the garage and dwelling (and ceiling where attic is connected to dwelling) should prevent the easy spread of fire. Fire rated sheetrock or sheetmetal is generally installed for this purpose.

Holes or damage to the sheetrock may allow fire or toxic vapor to spread and should be properly patched or sealed.

Suggested Action: Seal any gaps in the fire separation.



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### 13.2.2 Fire Door Weatherstripping Missing R S

Fire door weatherstripping should be present and intact to prevent toxic vapors from entering the dwelling in the event of a garage fire.

Suggested Action: Ensure weatherstripping at the fire door (between the garage and the dwelling) is present and functional.



# Safety CheckList

## Safety Hazards And Upgrades:

### Decks

#### 2.1.1 Rot At Walking Surface

*Replace all rotten wood at the deck.*

### Crawlspace

#### 4.2.3 Gusset Plates Recommended

*Attach brackets or gusset plates at post to beam connections.*

### Attic

#### 5.3.3 Kitchen Fan Duct Terminates In Attic

*Ensure the kitchen fan duct carries the exhaust all the way to the exterior through a dedicated, sealed flashing designed for that use.*

### Detectors

#### 6.3.1 Smoke Detector Unit Missing

*Replace the missing smoke detector(s).*

#### 6.3.2 Smoke Detectors Missing In Bedroom

*Ensure smoke alarms are installed and operational in every bedroom, in the hall outside each sleeping area, and on every level of the home. (Noted as missing in bedroom(s).)*

#### 6.3.3 CO Detectors

*Ensure CO detectors are installed and operational on each level of the home and outside each sleeping area.*

### Panels

#### 8.2.1 Federal Pacific Stab-Iok Panel

*Contact a licensed electrician to replace the Federal Pacific Stab-Iok Panel.*

#### 8.2.2 Anti-oxidant Paste Missing

*Have a licensed electrician apply anti-oxidant paste to aluminum conductors in the electrical panel.*

### Wiring

#### 8.3.1 Exterior Wiring Exposed

*All exterior high voltage wiring should be protected in conduit.*

#### 8.3.3 Wiring Junctions/terminations Not Protected

*Properly protect wiring junctions and terminations in covered electrical boxes. Condition noted in garage.*

#### 8.3.4 Outlet Hot / Ground Reversed

*Ensure all electrical receptacle outlets are properly wired. (At least one outlet was noted as miswired.)*

#### 8.3.5 Recommend GFCI

*Install GFCI protection within six feet of plumbing fixtures, at all kitchen countertops, at all bathroom receptacles, in the garage, and on the exterior.*

*Avoid installing multiple GFCI devices on any single circuit. (One GFCI outlet installed at the first outlet on a circuit will protect all downstream outlets.)*

### WaterHeater

#### 9.4.1 Seismic Straps Missing

*There should be a strap securing the water heater at the upper third and a strap at the bottom third.*

### Kitchens

#### 11.1.1 Stove Missing Anti-Tip Device

*Install an anti-tip bracket for the stove.*

### FireSeparation

#### 13.2.1 Gap In Fire Separation

*Seal any gaps in the fire separation.*

#### 13.2.2 Fire Door Weatherstripping Missing

*Ensure weatherstripping at the fire door (between the garage and the dwelling) is present and functional.*

# Repair CheckList

## Repairs And Evaluations:

### Decks

#### 2.1.1 Rot At Walking Surface

*Replace all rotten wood at the deck.*

#### 2.1.2 Earth To Wood Contact

*Remove soil / accumulated debris from contact with any wood at the deck.*

### ExteriorWalls

#### 3.1.1 Sealant Needed

*To protect the siding and walls from water damage, seal all holes, gaps, cracks, overdriven nail heads, and other points of water entry.*

*Replace deteriorated / separated caulking or sealant.*

#### 3.1.2 Rot At Siding

*Remove rotten siding at the garage side and patch or replace the siding.*

#### 3.1.3 Paint Needed

### Roof

#### 5.1.1 Improper Truss

*Jack up the sagging truss over the front porch and add framing to the truss (in the attic) to match the other properly engineered trusses.*

### Attic

#### 5.3.2 Vent Ducts Terminate In Attic

*Route the ducts all the way to dedicated, sealed terminations at the gable walls or through new roof penetrations (Do not seal the existing attic ventilation).*

#### 5.3.3 Kitchen Fan Duct Terminates In Attic

*Ensure the kitchen fan duct carries the exhaust all the way to the exterior through a dedicated, sealed flashing designed for that use.*

### Detectors

#### 6.3.1 Smoke Detector Unit Missing

*Replace the missing smoke detector(s).*

### Wiring

#### 8.3.1 Exterior Wiring Exposed

*All exterior high voltage wiring should be protected in conduit.*

#### 8.3.3 Wiring Junctions/terminations Not Protected

*Properly protect wiring junctions and terminations in covered electrical boxes. Condition noted in garage.*

#### 8.3.4 Outlet Hot / Ground Reversed

*Ensure all electrical receptacle outlets are properly wired. (At least one outlet was noted as miswired.)*

### WaterHeater

#### 9.4.1 Seismic Straps Missing

*There should be a strap securing the water heater at the upper third and a strap at the bottom third.*

### Kitchens

#### 11.1.1 Stove Missing Anti-Tip Device

*Install an anti-tip bracket for the stove.*

### Baths

#### 12.1.1 Grout Used Where Caulking Is Needed

*Replace grout with caulking where surface planes meet.*

### FireSeparation

#### 13.2.1 Gap In Fire Separation

*Seal any gaps in the fire separation.*

#### 13.2.2 Fire Door Weatherstripping Missing

*Ensure weatherstripping at the fire door (between the garage and the dwelling) is present and functional.*

# Maintenance CheckList

## Monitor And Maintenance:

### Driveways

#### 1.2.1 Moderate Cracking

Seal cracks in the concrete driveway with an appropriate sealant.

#### 1.2.2 Deterioration

#### 1.2.3 Common Cracking

### Walkways

#### 1.3.1 Cosmetic Damage

#### 1.3.2 Common Cracks

### Decks

#### 2.1.1 Rot At Walking Surface

Replace all rotten wood at the deck.

#### 2.1.2 Earth To Wood Contact

Remove soil / accumulated debris from contact with any wood at the deck.

### Foundation

#### 4.1.1 Some Deterioration

To prevent further deterioration of the foundation, manage the water around the exterior of the house. Ensure the slope of the ground is shedding water away from the house wherever possible, keep gutters clean and functional, do not over irrigate or allow sprinklers to spray the house.

### Crawlspace

#### 4.2.1 Ventilation Blocked

Keep vents open for as much of the year as possible to ensure proper ventilation. Close vents only during the coldest parts of the fall and winter seasons to protect pipes from freezing.

#### 4.2.2 Pest Poison Present

Remove rodent poison from crawlspace.

#### 4.2.4 No Insulation Under Floor nor Around Piping

Close vents during coldest part of the year.

Consider adding insulation around the piping.

### Roof

#### 5.1.2 Moderate Shingle Deterioration

Monitor the roof for problems, such as torn or missing shingles.

#### 5.1.3 Flashing Around Chimney Relies On Sealant

Monitor and maintain sealant around chimney.

### Attic

#### 5.3.1 Ventilation Blocked

### Fireplaces

#### 6.2.1 Unlabeled Wood Burning Device

### Windows

#### 7.1.1 Screens Damaged

Repair screens.

#### 7.1.2 Dual Glazing Failed

### ExteriorDoors

#### 7.2.2 Threshold Not Fully Supported

To minimize future damage, provide full support under exterior door thresholds.

#### 7.2.3 Screen Missing

### InteriorDoors

#### 7.3.1 Door Does Not Latch

Ensure all doors properly latch when closed.

#### 7.3.2 Hardware Issues

Ensure all door hardware is present and functional.

### Walls

#### 7.4.1 Unprofessional Patching

### Floors

#### 7.5.1 Threshold Loose

Secure the loose flooring threshold at garage door.

#### 7.5.3 Carpet Loose

#### 7.5.4 Water Damage

#### **7.5.5 Creaky**

### **Panels**

#### **8.2.2 Anti-oxidant Paste Missing**

*Have a licensed electrician apply anti-oxidant paste to aluminum conductors in the electrical panel.*

### **Wiring**

#### **8.3.2 Exterior Outlet Cover Damaged**

### **MainLine**

#### **9.1.1 Insulation Missing**

*Insulate the main water supply line in the crawlspace, or block vents during freezing weather.*

### **Supply**

#### **9.2.1 Insulation Missing In Crawlspace**

*Ensure all supply piping in crawlspace is insulated.*

### **Heating**

#### **10.1.1 Crawlspace Duct Insulation Damaged/missing**

*Ensure all central air ducting in the crawlspace is insulated.*

### **Baths**

#### **12.1.2 Tub/Shower Surface Damaged**

### **Garage**

#### **13.1.1 Common Cement Cracks**

# Other CheckList

## Other:

### Foundation

*4.1.2 Common Cement Cracks*

### ExteriorDoors

*7.2.1 Cosmetic Issues*

### Floors

*7.5.2 Cosmetic Issues*

# Priority CheckList

## Suggested Priority:

This list is provided for convenience only and does not in any way imply a directive (is not a "must do" list).

The order of priority is loose, starting with what the inspector deems as highest priority items at the top. It may be based on several factors, which may include: Safety; Cost; Likelihood that the item will cause future damage; The perception of the inspector of the importance of the item to the client or agent during inspection; inspector's experience, etcetera.

Ultimately, it is the client's responsibility to determine the priority of items he/she wishes to act on.

### **4.2.2 Pest Poison Present**

*Remove rodent poison from crawlspace.*

### **6.3.1 Smoke Detector Unit Missing**

*Replace the missing smoke detector(s).*

### **6.3.2 Smoke Detectors Missing In Bedroom**

*Ensure smoke alarms are installed and operational in every bedroom, in the hall outside each sleeping area, and on every level of the home. (Noted as missing in bedroom(s).)*

### **6.3.3 CO Detectors**

*Ensure CO detectors are installed and operational on each level of the home and outside each sleeping area.*

### **8.2.1 Federal Pacific Stab-Iok Panel**

*Contact a licensed electrician to replace the Federal Pacific Stab-Iok Panel.*

### **8.3.1 Exterior Wiring Exposed**

*All exterior high voltage wiring should be protected in conduit.*

### **8.3.3 Wiring Junctions/terminations Not Protected**

*Properly protect wiring junctions and terminations in covered electrical boxes. Condition noted in garage.*

### **11.1.1 Stove Missing Anti-Tip Device**

*Install an anti-tip bracket for the stove.*

### **2.1.1 Rot At Walking Surface**

*Replace all rotten wood at the deck.*

### **8.3.4 Outlet Hot / Ground Reversed**

*Ensure all electrical receptacle outlets are properly wired. (At least one outlet was noted as miswired.)*

### **13.2.2 Fire Door Weatherstripping Missing**

*Ensure weatherstripping at the fire door (between the garage and the dwelling) is present and functional.*

### **5.3.3 Kitchen Fan Duct Terminates In Attic**

*Ensure the kitchen fan duct carries the exhaust all the way to the exterior through a dedicated, sealed flashing designed for that use.*

### **8.3.5 Recommend GFCI**

*Install GFCI protection within six feet of plumbing fixtures, at all kitchen countertops, at all bathroom receptacles, in the garage, and on the exterior.*

*Avoid installing multiple GFCI devices on any single circuit. (One GFCI outlet installed at the first outlet on a circuit will protect all downstream outlets.)*

### **9.4.1 Seismic Straps Missing**

*There should be a strap securing the water heater at the upper third and a strap at the bottom third.*

### **12.1.1 Grout Used Where Caulking Is Needed**

*Replace grout with caulking where surface planes meet.*

### **3.1.2 Rot At Siding**

*Remove rotten siding at the garage side and patch or replace the siding.*

### **13.2.1 Gap In Fire Separation**

*Seal any gaps in the fire separation.*

### **5.1.1 Improper Truss**

*Jack up the sagging truss over the front porch and add framing to the truss (in the attic) to match the other properly engineered trusses.*

### **2.1.2 Earth To Wood Contact**

*Remove soil / accumulated debris from contact with any wood at the deck.*

### **9.1.1 Insulation Missing**

*Insulate the main water supply line in the crawlspace, or block vents during freezing weather.*