#### **Portland Home Inspect**

Oregon CCB #191319 PortlandHomeInspect.com 971-275-5434

# Property Inspection Report for: 123 Main St, Aloha, OR 97084



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 set forth in division 8 of OAR chapter 812 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

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 Oregon Certified Home Inspector OCHI#1373

# **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

= Information

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.

Client Info:

Name:

Property Info:

**Property Address:** 

Type:

Site-Built Detached

**Building Age:** 

Year Built: 1966 **Approximate Age: 58** 

Age Info Obtained From: RE Listing

Roof Age:

Year Built: Unknown Approximate Age: Age Info Obtained From:

**Vacancy Status:** 

Vacant

Inspectors: Tim Mcgill OCHI# 1373

Inspection Date/Time:

Date: 11/26/2024

Start Time: 10:45:00 AM Finish Time: 1:45:00 PM

Weather Conditions: Rain Today/Recently

Temperature: 40 - 50 degrees

Present During Inspection: Inspector(s), Buyer(s)

Notes:

# **Grounds**

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

#### 1.1 Grading

#### **Appears Serviceable**

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: Level

#### 1.1.1 Pit Functionality Unclear

This pit is filled with earth/debris and it is not obvious to inspector what it is for or what it contains.



#### 1.2 Driveways

#### **Appears Serviceable**

Type: Concrete Type: Gravel

#### 1.2.1 Cracking And Damage At Driveway



Suggested Action: Note the damage at the driveway.

Another action to consider: Repair concrete damage and seal cracks at driveway.



#### 1.3 Walkways

#### **Appears Serviceable**

Type: Concrete

#### 1 Concrete Damage at walkways



Suggested Action: Note the damaged concrete at the walkways.

Another action to consider: Replace damaged sections of concrete walkways.





# 1.4 Retaining Walls

Not Applicable

**N/A:** Not Applicable **N/A:** Not Applicable

1.5 Fences

**Not Inspected** 

N/I: Not Inspected N/I: Not Inspected

1.5.1 Repairs Needed ®

Suggested Action: Repair the fence.







Irrigation system inspections are not provided by Portland Home Inspect.

N/I: Not Inspected N/I: Not Inspected

#### Irrigation System Not Inspected Or Operated 1.6.1



Suggested Action: Have the seller verify that the irrigation system is operational.

Have the seller provide instructional documentation for the irrigation system. Another action to consider: Have the irrigation system evaluated by an irrigation

professional.



# **Platforms**

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#### 2.1 Decks

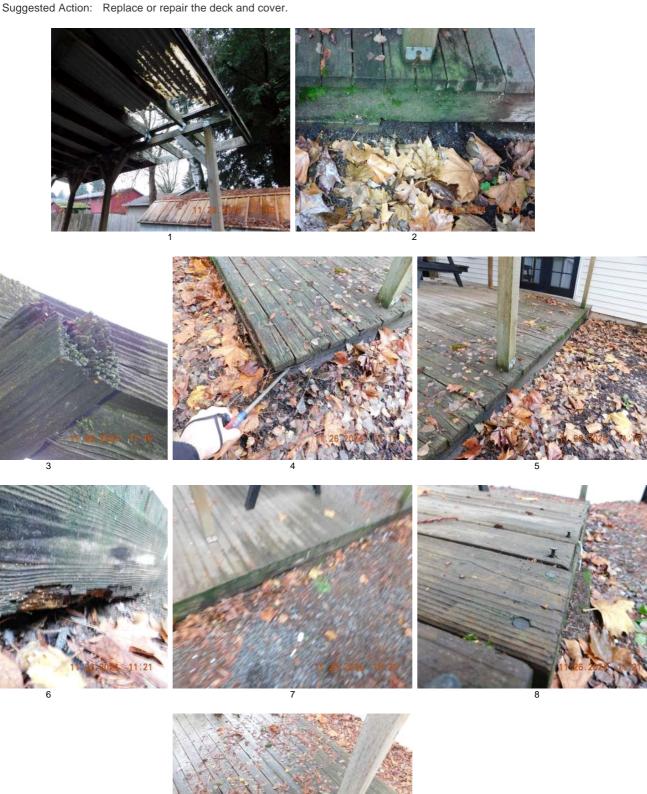
### **Safety Hazard**

**Priority** 

Type: Wood Decking on Wood Support

#### 2.1.1





# **Repairs Recommended**

Type: Concrete

# 2.2.1 Bracket Missing At Post(s) ®



Suggested Action: Ensure post(s) are positively secured at porch. This is usually accomplished with brackets.



# 2.2.2 **Damage @**



#### 2.3 Patios

**N/A:** Not Applicable **N/A:** Not Applicable

# **Exterior**

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#### 3.1 Exterior Walls

#### **Repairs Recommended**

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.

Conditions inside walls cannot be judged. Testing for lead paint not performed. Wall insulation type and value not verified. UFFI insulation or hazards are not identified.

> Framing: Wood Cladding: Vinyl

#### 3.1.1 Paint Separation



Suggested Action: Remove separated paint on the exterior walls and properly re-paint.

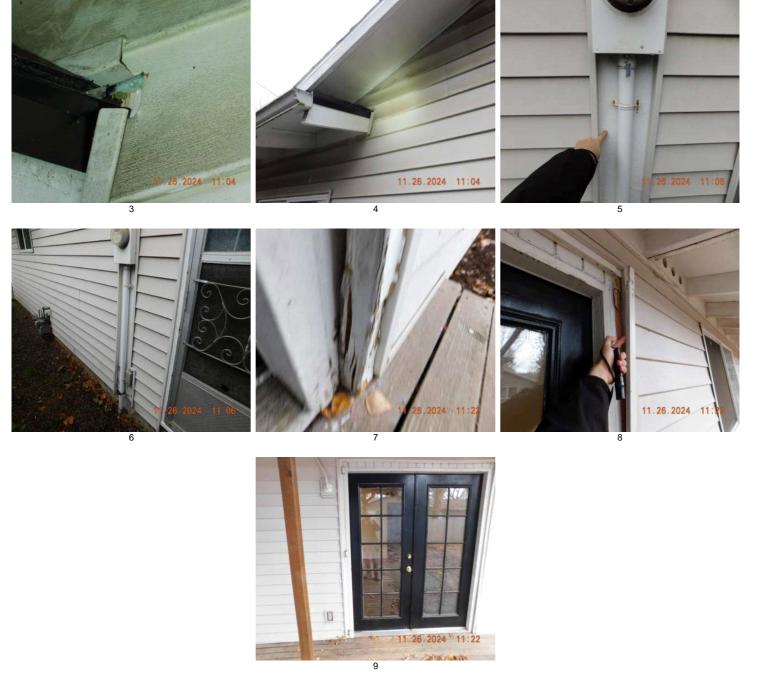


#### Gap In Coverage @ 3.1.2



Suggested Action: Add siding or flashing to gap(s) in siding.





#### Sealant Needed ® 3.1.3

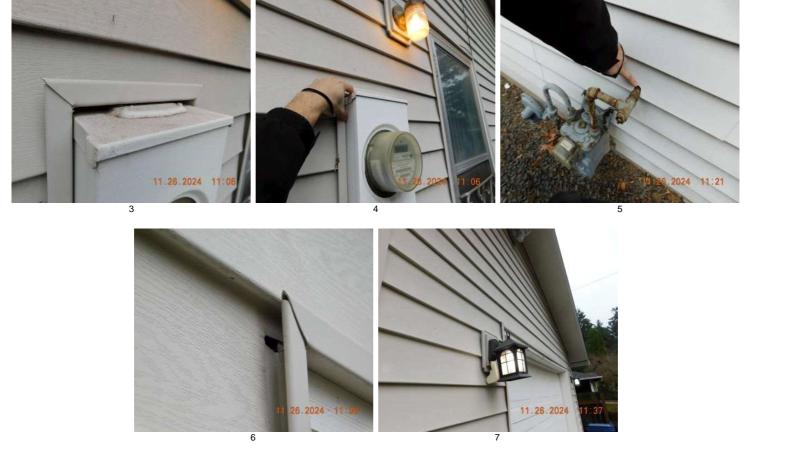


Suggested Action: To protect the siding and walls from water damage, seal all holes, gaps, cracks, overdriven nail heads, and other points of water entry.

Replace deteriorated / separated caulking or sealant.







# 3.1.4 Gaps In Vinyl Siding ®

Suggested Action: Adjust the vinyl siding to cover gaps or add siding if necessary.





# 3.1.5 Wet/dry Rot At Eave Tails ® 3

Suggested Action: Remove rot and seal the damaged rafter tail(s). Another action to consider: Replace the damaged rafter tail(s).



# 3.1.6 **Heat Damage** Heat damage is typically a cosmetic issue.



# 3.1.7 Trim Damage ®

Suggested Action: Ensure damaged exterior trim is well secured and sealed. Another action to consider: Replace damaged exterior trim



# 

The property included one or more detached structures (structures not attached to the home) which were not included as part of this General Home Inspection and were not inspected.



# 3.1.9 Siding Patched M





#### 3.2 Exterior Stairs

Not Applicable

**N/A:** Not Applicable **N/A:** Not Applicable

3.3 Hose Faucets

**Appears Serviceable** 

# **Foundation**

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

#### 4.1 Foundation

#### Appears Serviceable

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.

Type: Poured Cement

Seismic: Not Visible At Sill Plates <1974

> The presence of anchors could not be verified during inspection. Many homes built prior to 1974 were built without being bolted to their foundations. Houses that are not bolted to the foundation are more likely to move off their foundations during earthquakes. Homes moving off their foundations can cause electrical shorts, as well as plumbing and gas lines to rupture, which in

turn can result in water and fire damage.

#### Common Cement Cracks M



It is very common for a few thin cracks to be present in poured concrete foundations. These small cracks are generally not indicative of any issue of serious concern.

If any crack opens more than 1/4 inch, consider having it evaluated by a geotechnical engineer or professional foundation repair company.

Suggested Action: Monitor the cracks in the foundation.







#### 4.2 Crawlspace

#### Safety Hazard

Any insulation and vapor barrier will limit the inspection.

Significant issues can occur in areas that are not normally in the owner's sight, such as crawlspaces. It is advisable to inspect any crawlspace at least once a year. At minimum, open the crawlspace access and take a look from the access.

Ventilation: Present

Insulation Type : None for Floor or Crawlspace Vapor Barrier: Plastic Sheeting Present

Inspection Method: Entered and Traversed. Over 90% of crawlspace area was visible for inspection.

#### Rot At Vent Frame(s) 4.2.1



The wooden frame(s) around the crawlspace vents have been in contact with earth or debris and have been damaged. Suggested Action: Replace rotten vent frames and ensure the frames are clear from contact with earth and debris.



### 4.2.2 Gap In Vent Screen ®



Suggested Action: Ensure all crawlspace vents are properly screened to prevent pest entry.











**Priority** 

#### 4.2.3 No Insulation Under Floor Nor Around Piping



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.

Another action to consider: Consider adding insulation around the piping in the crawlspace.







### 4.2.4 Water Stains 3

Common water stains noted in crawlspace.

The areas appeared dry during inspection.

Suggested Action: Monitor the water stains in the crawlspace to ensure there is not an active water issue.





#### Ducting Not Supported Off The Ground ®



There are several issues when ducting is not supported off the ground in a crawlspace, including lowered energy efficiency, easy access to pests, and moisture issues ( which may cause insulation and duct damage, or affect air quality.)

Suggested Action: Monitor the ducting on the ground in the crawlspace.

Another action to consider: Support ducting off the ground in the crawlspace with a minimum of 4" clearance to earth.











#### 4.2.6 Sump Pump Present - Tested M



These generally indicate an ongoing water entry problem. Excessive water in the crawl can create an environment where Wood Destroying Organisms can flourish and cause significant damage to the building. The pump was tested and appeared to function.

There were a few areas where water has in the past pooled on top of the vapor barrier.

During the inspection, the earth under the vapor barrier was slightly damp, which is very common and not in itself cause for concern.

There appear to be NO trenches installed to direct water to the sump pump. These should be added if significant water still accumulates in the crawlspace.

Suggested Action: Recommend further monitoring of the crawlspace to determine the extent of the water entry issue and possible cause.





#### **Evidence Of Pooling Water**



There is evidence that enough water has entered the crawlspace to pool above the vapor barrier.

The earth under the vapor barrier was damp during inspection.

Excessive water in the crawlspace can have many negative consequences, including framing rot, metal corrosion, insulation damage, foundation damage, and mold/mildew growth.

Suggested Action: Ensure grading is sloped away from the house, gutters are properly draining, and sprinklers are not over-saturating the ground or pointed at the walls.

Leave the vents open to allow water to evaporate and move out of the crawlspace.

Monitor the crawlspace to ensure there is not an ongoing water entry issue.

Another action to consider: If an ongoing water issue is found in the crawlspace, install water management systems inside the crawlspace or preferably at the exterior to prevent water entering the crawlspace.





#### 4.2.8 Wooden Structural Components Not Protected From Water At Concrete



Wood in direct contact with concrete is more likely to rot from water that wicks up throught the concrete. Some older structures were built before the current standards of separation ( usually with foam sill gasket or a piece of roofing shingle).

Suggested Action: Monitor all wooden components in contact with concrete in the crawlspace or basement for

Keep the foundation concrete as dry as possible by managing the water around the home to prevent it from moving toward/through the foundation.



#### **Evidence Of Pests - Rodents** 4.2.9

Significant evidence of rodents was found in the crawlspace.

Entering a crawlspace with significant rodent fouling poses several health and safety risks. Rodent droppings, urine, and nesting materials can carry harmful pathogens, including Hantavirus, Leptospirosis, and Salmonella, which can cause serious illnesses when inhaled or contacted.

Given these risks, it's crucial to avoid entering such spaces and instead, recommend professional pest control and cleanup services to ensure safety and proper remediation.

Suggested Action: Contact a pest control professional to ensure there is no current rodent infestation.

Another action to consider: Contact a pest control professional to ensure there is no current rodent

Clean the crawlspace of rodent debris and sanitize the crawlspace.









Gaps In Vapor Barrier 🔞 4.2.10



Suggested Action: Cover the gaps in the plastic vapor barrier in the crawlspace.





#### Debris 🐠 4.2.11



Suggested Action: Note debris in crawlspace.

Another action to consider: Remove debris from crawlspace.



#### 4.3 Basement

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

**N/A:** Not Applicable **N/A:** Not Applicable

# Roof

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

#### 5.1 Roof

#### **Appears Serviceable**

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.

Inspection Method: Walked

Significant sections of roof were accessible during inspection.

Type: Composition Shingles

This material has a typical life expectancy of 15 to 40+ years, depending on many factors. Economy shingles will tend toward the lower end, while higher quality will last significantly

longer.

Layers: 1 Layer

There appears to be 1 layer of roof covering installed. One or two spot checks are performed at first floor locations accessible by one story ladder. Higher sections of the roof are assumed to be the same as first floor roof sections or may be assumed by building age and shingle condition.

Life: Many Years of Life Left (Likely Over 20 Years)

#### 5.1.1 **Debris** @

Debris on the roof may damage shingles or cause the roof to leak.

Suggested Action: Remove debris from the roof.



#### 5.2 Gutters

#### **Appears Serviceable**

Type: Metal

#### 5.2.1 Evidence Of Clogs Or Leaking



Suggested Action: Monitor after a heavy rain to determine whether there is an active leak or clog.

Ensure gutters are clear of debris.

Ensure water drains properly down the provided downspouts.

Another action to consider: Service gutters if clogs or leaking are noted.





2



### 5.2.2 Downspouts Drain Close To House 🚇

Water that accumulates near the foundation may enter the crawlspace/basement or case erosion under foundation footings.

Suggested Action: Monitor to ensure rainwater from downspouts does not enter the crawlspace / basement.

Another action to consider: Route water from the downspouts well away from the home and ensure grading slopes away from the foundation.



#### 5.2.3 Unprofessional Installation M

Items that are not professionally installed are more likely to be defective or cause unexpected problems.

Suggested Action: Monitor the gutters to ensure they are effective.

Another action to consider: Professionally reinstall the gutters.





#### Cosmetic Damage M





### 5.2.5 Debris In Gutters



Accumulated debris can prevent proper drainage and may shorten the life of the gutters by corrosion.

Suggested Action: Note the debris in the gutters.

Another action to consider: Remove debris from gutters.





#### 5.3 Attic

### **Repairs Recommended**

If insulation is present, it will limit the inspection.

Stick Built Framing:

Ventilation : Ventilation Present

Insulation: Cellulose Insulation Depth: ~4 Inches

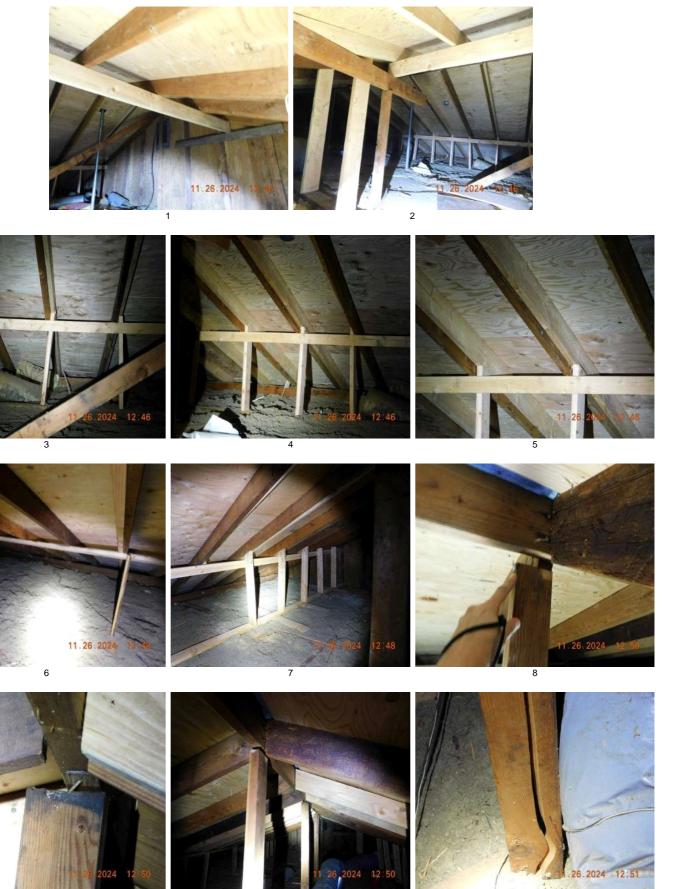
Inspection Method: Partially traversed. Over 90 percent of attic area was visible.

### 



**Priority** 

There appears to have been significant structural issues with both framing and sheathing. Repairs have been made to rafters and support, and much of the sheathing was replaced. Some old damaged/loose supports were noted.





### 5.3.2 **Debris @**





#### Gaps In Attic Insulation 5.3.3



Suggested Action: Note the gaps.

Another action to consider: Redistribute attic insulation or add insulation to fill gaps.



## 5.3.4 Minor Mold/mildew Growth @



It is common to find a minor amount of growth. Depending on how sensitive you are to the issue, you may or may not want to have remediation performed.

Some growth on original framing. New sheathing shows no growth.

Suggested Action: Monitor attic for additional growth. Remediate if growth is active.

Another action to consider: Remediate mold / mildew growth in the attic.



### 5.3.5 Common Post-construction Mildew/mold Growth @



It is fairly common to see some black growth show up when wet lumber is used during construction. This usually stops growing when it dries.

Suggested Action: Monitor the mold/mildew in the attic to ensure it is not actively growing. Another action to consider: Have the mold/mildew growth in the attic professionally remediated.



#### Gap In Attic Vent Screen 🚇 5.3.6



Suggested Action: Ensure all attic vent screens are intact to prevent pest entry.





# **Chimneys and Fireplaces**

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#### 6.1 Chimneys

#### **Repairs Recommended**

Type: Brick Type: Metal Flue

#### Deterioration ® 6.1.1



**Priority** 

Damaged bricks, deteriorated mortar and crown.

Suggested Action: Repair and repoint the chimney.



#### Minor Brick Cracking M 6.1.2



Suggested Action: Monitor the cracked bricks at the chimney.





#### 6.2 Fireplaces

#### **Appears Serviceable**

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: Masonry Firebox

#### 6.2.1 Fireplace Insert Wood Stove Label Not Visible

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.

Suggested Action: Verify with the seller that the fireplace insert is DEQ or EPA ceritified.



#### 6.2.2 Cracking At Fireplace



Suggested Action: Monitor the cracks at the fireplace.





2

#### 6.3 Detectors

### **Appears Serviceable**

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

Installed: Smoke Detector

At least one smoke detector was noted.

Installed: CO Detector

At least one Carbon Monoxide detector was noted.

# **Interior**

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#### 7.1 Windows

#### **Appears Serviceable**

Type: Two Pane Vinyl

#### 7.1.1 Window Screens Missing



Suggested Action: Note the lack of window screens.

Another action to consider: Install window screens.



#### 7.1.2 Sill Water Damage



Suggested Action: Note the water damage at the window sill(s).

Another action to consider: Repair damaged window sill(s).



### 7.1.3 Window Screen Damage 🚳



Suggested Action: Note the window screen damage.

Another action to consider: Replace the damaged window screens.





# 7.2.1 Screen Damage M

Suggested Action: Note the damage at the door screen.

Another action to consider: Replace the damaged exterior door screen.



## 7.2.2 Screen Missing

Suggested Action: Note the lack of screen at the door.

Another action to consider: Install a screen at the exterior door.



#### 7.2.3 Non-safety Glass In Door @

Doors with glass panes larger than a 3-inch ball can go through should have safety glass.

Suggested Action: Note the exterior doors with non-safety glass.

Another action to consider: Replace windows in exterior doors with safety or decorative glass.



#### 7.2.4 Fasteners Missing / Loose



Suggested Action: Note the fastener issues at the exterior doors.

Another action to consider: Ensure fasteners at exterior doors are present and secure.



#### 7.2.5 Lock Hardware Issues



 $\label{eq:Suggested} \mbox{Suggested Action:} \quad \mbox{Note the lock issues at the exterior door(s)}.$ 

Another action to consider: Ensure the exterior door lock hardware is operable.



#### 7.3 Interior Doors

## **Appears Serviceable**

#### 7.3.1 Door Slab Missing



Suggested Action: Note the missing door slab(s).

Another action to consider: Install door slabs where missing.



# 7.3.2 Unfinished @



# 7.3.3 **Damage @**





#### At least one door does not close easily and needs adjustment.

Suggested Action: Note the issues at the door(s).

Another action to consider: Ensure all doors are easily operable.



#### 7.3.5 Hardware Missing



Suggested Action: Note the hardware issues at the doors.

Another action to consider: Ensure all door hardware is present and functional.



### 7.3.6 **Doorstop Missing**



Suggested Action: Note missing doorstops.

Another action to consider: Install doorstops to prevent damage to doors and walls.



#### 7.4 Walls

#### **Safety Hazard**

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

### 7.4.1 Common Stress Cracks 🚇



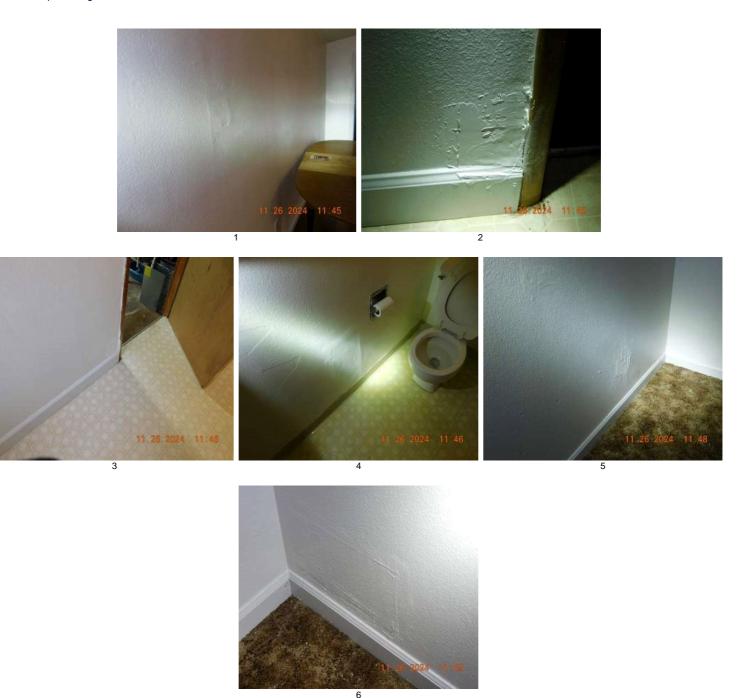
It is very common to see some cracking due to minor settling of the framing.



## 7.4.2 Patches M



Patches usually are just a cosmetic issue, but may indicate a prior issue inside the walls or damage caused by past leaking from the roof or plumbing.



## 7.4.3 Water Damage At Baseboard 🚳







### Popcorn Ceilings May Contain Asbestos @ ®



**Priority** 

Asbestos was commonly used in "popcorn" type texturing. Asbestos is generally safe in a "non-friable" state that is not disturbed.

Suggested Action: Ensure ceiling is well sealed with paint and avoid crushing, drilling, or otherwise damaging the texturing.

Test the popcorn ceiling to determine whether there is asbestos in it. Another action to consider: Test the popcorn ceiling for asbestos and have a licensed asbestos contractor remove the popcorn if asbestos is found.



#### 7.4.5 Evidence Of Prior Water Leaking M



Suggested Action: Monitor the stains at the drywall to ensure there is no active water leak.





### 7.4.6 **Damage @**





#### 7.5 Floors

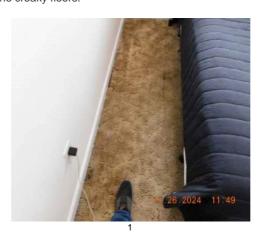
## **Repairs Recommended**

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.

#### 7.5.1 Floor Creaky 🐠



It is common for some noise to be produced in floors.
Suggested Action: Note the creaky floors.



7.5.2 **Damage @** 





#### Carpet Damage @ 7.5.3

Suggested Action: Note the damaged carpet.

Another action to consider: Replace the damaged carpet.





7.6 Stairs

## Not Applicable

**N/A:** Not Applicable **N/A:** Not Applicable

# **Electrical**

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## 8.1 Service

# Appears Serviceable

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

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.

Conductor Entry: Underground Conductor Type: Aluminum Service Amperage: 200 Amp Service Voltage Rating: 120/240 Volts

# 8.1.1 Service Conduit Loose



Suggested Action: Secure the electrical service conduit.



## 8.2 Panels

# **Safety Hazard**

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 "auxiliary" or "sub" panels. Auxiliary 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 an auxiliary panel might be hidden by pictures or furniture. Please check carefully during your final walk-through of the house after all belongings are removed.

Main: 200 Amp Main Breaker

## Panel Appears Serviceable (9)



Electrical Panels and/or Disconnect Boxes appear serviceable at time of inspection.



## 8.2.2 Cover Screw Missing



Suggested Action: Note the missing fasteners at the panel cover.

Another action to consider: Ensure all cover fasteners are installed at the electrical panel.



# 8.2.3 Anti-oxidant Paste Missing



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

Suggested Action: Note that the aluminum conductors in the electrical panel are not protected by anti-oxidant. Monitor the panel for arcing and heat issues.

Another action to consider: Have a licensed electrician apply anti-oxidant paste to aluminum conductors in the electrical panel.



# 8.2.4 Bushing Missing At Electrical Box (8)



There is wiring entering the panel without the proper protective bushing. Wiring that enters the panel should be solidly anchored and protected where it enters the panel to prevent the sharp edges of the panel box from damaging the wiring and creating an equipment/safety hazard.

Suggested Action: Install bushings to protect wiring as it enters the electrical panel.



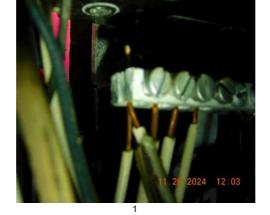
# 8.2.5 Improper Wiring - Neutrals Not Individually Terminated Me



Grounded conductors (also known as "neutrals") can not share a lug on the bus bar with any other conductor. Each neutral must be isolated under its own lug.

Suggested Action: Note the wiring issues in the electrical panel.

Another action to consider: Have a licensed electrician separate grounded (neutral) conductors to terminate on dedicated terminals (bus bar lugs).



#### Breaker Not Properly Seated In Panel ®® 8.2.6



**Priority** 

Suggested Action: Ensure all breakers are properly and securely installed at the electrical panel.





# 8.3 Wiring

# **Safety Hazard**

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. Exterior lights that do not operate during daylight hours are assumed to be on a light sensor.

## **Fixture Damaged**



Suggested Action: Note the damaged fixture(s).

Another action to consider: Repair or replace the damaged fixture(s).



#### Recommend GFI 8.3.2



**Priority** 

Ground fault interrupters are recommended.

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

This code has changed over time, requiring protection at more and more locations.

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

Suggested Action: Note the lack of GFI protection at some electrical receptacle outlets.

Another action to consider: Install GFI protection within six feet of plumbing fixtures, at all kitchen countertops, at all bathroom receptacles, in the garage, at the exterior, and in

laundry areas.









# 8.3.3 Outlets Missing (

Current standards call for a receptacle every 12 ft along any wall that is over 2 ft long (ie. No point on the wall should be over 6 ft from a receptacle.)

Suggested Action: Note the lack of electrical receptacle outlets at some locations.

Another action to consider: Consider adding electrical receptacles outlets.



# 8.3.4 Improper Wiring



Suggested Action: Note the issues at the electrical wiring.

Another action to consider: Contact a licensed electrician for repairs to the wiring.



# 8.3.5 Outlet Loose @ 9



Suggested Action: Note the loose electrical outlets.

Another action to consider: Secure loose electrical outlets.







# 8.3.6 Cover Plate Fasteners Missing



Suggested Action: Note the missing fasteners at the electrical box cover plates.

Another action to consider: Ensure all electrical cover plates are present, undamaged, and properly fastened.



# 8.3.7 Fixture Missing Parts @



Suggested Action: Note the missing parts at fixture(s).

Another action to consider: Replace fixtures that have missing parts.



#### Garbage Disposal Wiring Improper 🔞 🕲 8.3.8



Suggested Action: Repair the improper wiring at the garbage disposal.



#### Outlet Open Ground ®® 8.3.9



Suggested Action: Rewire the miswired (open ground) electrical receptacle outlet(s).



# 8.3.10 Outlets Missing At Countertops **@**



Current code requires outlets no more than two feet from counter ends or appliances and no more than four feet from each other on long counter runs.

Suggested Action: Note the lack of outlets at countertops.

Another action to consider: Install additional electrical receptacle outlets at countertops and ensure they are GFI protected.



# **Plumbing**

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

## 9.1 Main Line

# **Repairs Recommended**

The main water supply pipe brings water from the street or well 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.

**Size:** 3/4 inch

Material: Galvanized Steel

Approximate Pressure: 60 to 70

# 9.1.1 Main Valve Handle Damage



Suggested Action: Replace the damaged main water supply valve handle.



## 9.1.5 Buried Galvanized Steel Main Water Supply Line



**Priority** 

This line appears to be a buried galvanized steel pipe from the street meter to the house. Most of the piping is not visible, so cannot be inspected. Old steel lines like this may develop leaks from corrosion over time.

Suggested Action: Monitor for evidence of leaks at the main water supply line.

Another action to consider: Consider replacing the main water supply line from the street

meter to the house.

## 9.2 Supply

# **Appears Serviceable**

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.

Material Type: Galvanized Steel

Material Type: Plastic

### 9.3 Waste

## Repairs Recommended

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.

Material Type: Cast Iron and Galvanized Steel

Material Type: Plastic

# 9.3.1 Minor Leak In Crawlspace



**Priority** 

Suggested Action: Repair the leak at the waste plumbing in the crawlspace.





# 9.3.2 **Significant Corrosion**



One section of old steel piping showed significant corrosion but has not yet started leaking.

Suggested Action: Replace the corroded galvanized steel waste piping in the crawlspace.





## 9.4 Water Heater

# **Appears Serviceable**

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.

Consider how high to set the Water Temperature carefully. There are too competing safety issues to consider:

- --- Too high and scalding may occur (120+ degrees may scald with prolonged exposure, while 140+ degrees will scald quickly)
- --- Too low and dangerous bacteria can flourish (140- degrees)

One solution to consider is to install a master thermostatic mixing valve or other anti-scald device at the water heater. These devices mix cold water into the hot as it leaves the water heater, so that you can set your water heater control to 140 degrees and have water delivered to the fixtures at 120 degrees. This also has the benefit of giving more hot water supply for longer shower and such.

Fuel: Natural Gas
Type: Tank

# 9.4.1 Evidence Of Prior Leaking At Water Heater



Suggested Action: Monitor the water heater to ensure there is no active leaking.





2

# 9.4.2 Info Label (1)

Model and Serial numbers can be found on the label on the water heater.

The manufactured date can sometimes be found on the label, but is often embedded in the model or serial number. Some manufacturers do not make the date immediately available on the label and it must be looked up using these numbers.







# 9.5 Fuel Systems

# **Appears Serviceable**

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.

Type: Natural Gas

# 9.5.1 Main Gas Shutoff Located At Meter 1





# **Heating and Cooling**

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

## 10.1 Heating

# **Repairs Recommended**

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.

Type: Forced Air Gas Furnace

## Filter Located At Central Air Cabinet (1)







10.1.2 Filter Cover Does Not Fully Secure







at the label at the furncae cabinet.



# 10.1.4 Burners Appear Serviceable 1



# 10.1.5 **Gaps In Duct Insulation At Plenum**



For better efficiency, ensure all central air ducts are fully insulated Suggested Action: Note the gaps at insulation.

Another action to consider: Complete the insulation of the central air duct plenum in the









**Priority** 

## 10.1.7 Condensate Line Loose

been draining water.



The line that drains the condensate is not well secured and has partially fallen back into the crawlspace, where it has

Suggested Action: Properly secure the condensate line so that it drains to exterior and cannot fall back into the crawlspace.





# 10.2 Cooling

# **Appears Serviceable**

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: Electric Split-System Forced Air Cooling

#### Info Label (3) 10.2.1



Model and Serial numbers, and other useful information can be found at the label at the exterior condenser housing and at the central air handler.







# 10.2.2 Lineset Not Supported Off Ground In Crawlspace To protect the AC lineset from damage, support it off the ground in the crawlspace.

Suggested Action: Note the issues at the AC lineset.

Another action to consider: Support the AC lineset off the ground in the crawlspace.



# 10.2.4 AC Operated (1)

The AC system was operated during inspection and appeared serviceable.

# **Kitchens**

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.

## 11.1 Kitchens

# **Safety Hazard**

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.

Dishwashers are operated if there are no occupant belongings in the dishwasher. The unit is run to check for leaks, water flow, and drainage. 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.

## 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: Monitor children around the stove.

Another action to consider: Install an anti-tip bracket for the stove.



# 11.1.2 Fan Not Venting To Exterior



Smoke and grease will not be drawn out of the kitchen.

Suggested Action: Note the lack of ventilation at the kitchen.

Another action to consider: Consider installing an exhaust fan in the kitchen or duct the existing fan to the exterior.



1



# 11.1.4 Countertop Damage @



Suggested Action: Note the damage.

Another action to consider: Repair or replace damaged countertop.



# **Under-sink Water Damage**



Suggested Action: Note water damage.

Another action to consider: Repair damage under kitchen sink.



# 11.1.6 Cabinets Need Adjustment @

Suggested Action: Note the issues at the cabinets.

Another action to consider: Make adjustments at the kitchen cabinets.



# **Bathrooms**

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

## 12.1 Baths

# **Repairs Recommended**

Our evaluation of the sink and shower / tub includes turning on the faucets. 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.

#### Sink Loose ® 12.1.1



Suggested Action: Note the loose countertop.

Another action to consider: Secure the loose sink in the bathroom.



#### Bath Fan Not Operational ® 12.1.2



Suggested Action: Repair or replace the bathroom exhaust fan.



## 12.1.3 Installation Issues @







# 12.1.4 Fixture Missing Parts



Suggested Action: Note the missing part(s).

Another action to consider: Install missing bathroom fixture parts.



#### Caulking Missing At Spout 🚇 12.1.5



Suggested Action: Note the unsealed spout.

Another action to consider: Caulk the bath spout where it meets the surround to prevent water damage to the wall behind it.

**Priority** 



# 12.1.6 Bath Tub Fixture Leaking



Suggested Action: Repair the leaking bathroom tub fixture.



#### **Drain Stop Issues** 12.1.7



Suggested Action: Note the issues at the drain stop(s).

Another action to consider: Ensure drain stops are present, undamaged, and functioning correctly.



12.2 Laundries

# Appears Serviceable

Appliances are not moved during this inspection.

# Garages

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

## 13.1 Garage

# **Appears Serviceable**

Type: Attached Sensors Tested: Yes

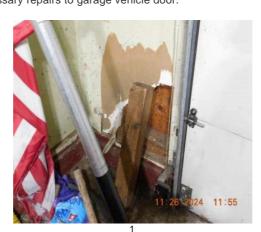
The safety sensors of the automatic door opener were tested during the inspection.

# 13.1.1 Vehicle Door Damage M



Suggested Action: Note the vehicle door damage.

Another action to consider: Have a garage door professional evaluate and make any necessary repairs to garage vehicle door.



## 13.1.2 Common Cement Cracks



It is very common for garage slabs have unsightly cracks, especially if control joints were not installed when the slab was

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.



## 13.1.3 Pest Damage M







13.2 Fire Separation

# **Safety Hazard**

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

#### Gap In Fire Separation ® 13.2.1



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

Holes or damage to the drywall may allow fire or toxic vapor to spread and should be properly patched or sealed. Suggested Action: Seal all gaps in the fire separation between the garage and the dwelling.









13.2.2 Fire Door Not Rated 📵 🕲



The door between the garage and the dwelling should prevent fire, smoke, and toxic gas from spreading into the rest of the house.

Suggested Action: Replace the door between the garage and the dwelling with a solid wood doors not less than 1-3/8 inches (35 mm) in thickness, solid or honeycomb-core steel door not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated door.



**Priority** 

# Safety CheckList

# Safety Hazards And Upgrades:

## **Decks**

## 2.1.1 Significand Rot And Damage At Deck And Cover

Replace or repair the deck and cover.

## Crawlspace

## 4.2.9 Evidence Of Pests - Rodents

Contact a pest control professional to ensure there is no current rodent infestation.

#### **ExteriorDoors**

## 7.2.3 Non-safety Glass In Door

Note the exterior doors with non-safety glass.

#### Walls

## 7.4.4 Popcorn Ceilings May Contain Asbestos

Ensure ceiling is well sealed with paint and avoid crushing, drilling, or otherwise damaging the texturing. Test the popcorn ceiling to determine whether there is asbestos in it.

## **Panels**

## 8.2.3 Anti-oxidant Paste Missing

Note that the aluminum conductors in the electrical panel are not protected by anti-oxidant. Monitor the panel for arcing and heat issues.

## 8.2.4 Bushing Missing At Electrical Box

Install bushings to protect wiring as it enters the electrical panel.

## 8.2.6 Breaker Not Properly Seated In Panel

Ensure all breakers are properly and securely installed at the electrical panel.

## Wiring

#### 8.3.2 Recommend GFI

Note the lack of GFI protection at some electrical receptacle outlets.

## 8.3.4 Improper Wiring

Note the issues at the electrical wiring.

#### 8.3.5 Outlet Loose

Note the loose electrical outlets.

## 8.3.8 Garbage Disposal Wiring Improper

Repair the improper wiring at the garbage disposal.

## 8.3.9 Outlet Open Ground

Rewire the miswired (open ground) electrical receptacle outlet(s).

## 8.3.10 Outlets Missing At Countertops

Note the lack of outlets at countertops.

## **Kitchens**

## 11.1.1 Stove Missing Anti-tip Device

Monitor children around the stove.

## **FireSeparation**

## 13.2.1 Gap In Fire Separation

Seal all gaps in the fire separation between the garage and the dwelling.

## 13.2.2 Fire Door Not Rated

Replace the door between the garage and the dwelling with a solid wood doors not less than 1-3/8 inches (35 mm) in thickness, solid or honeycomb-core steel door not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated door.

# Repair CheckList

# **Repairs And Evaluations:**

#### **Fences**

#### 1.5.1 Repairs Needed

Repair the fence.

#### **Decks**

## 2.1.1 Significand Rot And Damage At Deck And Cover

Replace or repair the deck and cover.

## **Porches**

## 2.2.1 Bracket Missing At Post(s)

Ensure post(s) are positively secured at porch. This is usually accomplished with brackets.

### **ExteriorWalls**

## 3.1.3 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.

## 3.1.4 Gaps In Vinyl Siding

Adjust the vinyl siding to cover gaps or add siding if necessary.

## 3.1.5 Wet/dry Rot At Eave Tails

Remove rot and seal the damaged rafter tail(s).

### 3.1.7 Trim Damage

Ensure damaged exterior trim is well secured and sealed.

#### Crawlspace

### 4.2.1 Rot At Vent Frame(s)

Replace rotten vent frames and ensure the frames are clear from contact with earth and debris.

## 4.2.2 Gap In Vent Screen

Ensure all crawlspace vents are properly screened to prevent pest entry.

## 4.2.5 Ducting Not Supported Off The Ground

Monitor the ducting on the ground in the crawlspace.

### 4.2.9 Evidence Of Pests - Rodents

Contact a pest control professional to ensure there is no current rodent infestation.

#### 4.2.10 Gaps In Vapor Barrier

Cover the gaps in the plastic vapor barrier in the crawlspace.

## **Attic**

## 5.3.1 Significant Repairs Present

Consider having the roof structure evaluated by a structural engineer to verify repairs are adequate.

## Chimneys

# 6.1.1 Deterioration

Repair and repoint the chimney.

#### **ExteriorDoors**

## 7.2.5 Lock Hardware Issues

Note the lock issues at the exterior door(s).

## **Floors**

### 7.5.4 Water Damage At Tub

Repair the flooring damage near the bathtub.

## **Panels**

#### 8.2.4 Bushing Missing At Electrical Box

Install bushings to protect wiring as it enters the electrical panel.

## 8.2.6 Breaker Not Properly Seated In Panel

Ensure all breakers are properly and securely installed at the electrical panel.

## Wiring

## 8.3.1 Fixture Damaged

Note the damaged fixture(s).

## 8.3.4 Improper Wiring

Note the issues at the electrical wiring.

## 8.3.8 Garbage Disposal Wiring Improper

Repair the improper wiring at the garbage disposal.

## 8.3.9 Outlet Open Ground

Rewire the miswired (open ground) electrical receptacle outlet(s).

## **MainLine**

## 9.1.1 Main Valve Handle Damage

Replace the damaged main water supply valve handle.

# Waste

## 9.3.1 Minor Leak In Crawlspace

Repair the leak at the waste plumbing in the crawlspace.

## 9.3.2 Significant Corrosion

Replace the corroded galvanized steel waste piping in the crawlspace.

## Heating

# 10.1.2 Filter Cover Does Not Fully Secure

## 10.1.6 Combustion Instake Pipe Disconnected.

## 10.1.7 Condensate Line Loose

Properly secure the condensate line so that it drains to exterior and cannot fall back into the crawlspace.

## **Kitchens**

## 11.1.1 Stove Missing Anti-tip Device

Monitor children around the stove.

## **Baths**

## 12.1.1 Sink Loose

Note the loose countertop.

## 12.1.2 Bath Fan Not Operational

Repair or replace the bathroom exhaust fan.

## 12.1.6 Bath Tub Fixture Leaking

Repair the leaking bathroom tub fixture.

## **FireSeparation**

## 13.2.1 Gap In Fire Separation

Seal all gaps in the fire separation between the garage and the dwelling.

## 13.2.2 Fire Door Not Rated

Replace the door between the garage and the dwelling with a solid wood doors not less than 1-3/8 inches (35 mm) in thickness, solid or honeycomb-core steel door not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated door.

# **Maintenance CheckList**

# **Monitor And Maintenance:**

## **Grading**

## 1.1.1 Pit Functionality Unclear

## **Driveways**

## 1.2.1 Cracking And Damage At Driveway

Note the damage at the driveway.

## **Walkways**

## 1.3.1 Concrete Damage at walkways

Note the damaged concrete at the walkways.

## **Sprinklers**

### 1.6.1 Irrigation System Not Inspected Or Operated

Have the seller verify that the irrigation system is operational. Have the seller provide instructional documentation for the irrigation system.

## **Porches**

## 2.2.2 Damage

## **ExteriorWalls**

## 3.1.1 Paint Separation

Remove separated paint on the exterior walls and properly re-paint.

### 3.1.2 Gap In Coverage

Add siding or flashing to gap(s) in siding.

#### 3.1.5 Wet/dry Rot At Eave Tails

Remove rot and seal the damaged rafter tail(s).

## 3.1.6 Heat Damage

#### 3.1.8 Detached Structure Not Inspected

### 3.1.9 Siding Patched

## **Foundation**

#### 4.1.1 Common Cement Cracks

Monitor the cracks in the foundation.

## 4.1.3 Not Visible At Sill Plates <1974

## Crawlspace

## 4.2.3 No Insulation Under Floor Nor Around Piping

Close vents during coldest part of the year.

#### 4.2.4 Water Stains

Monitor the water stains in the crawlspace to ensure there is not an active water issue.

## 4.2.6 Sump Pump Present - Tested

Recommend further monitoring of the crawlspace to determine the extent of the water entry issue and possible cause.

## 4.2.7 Evidence Of Pooling Water

Ensure grading is sloped away from the house, gutters are properly draining, and sprinklers are not over-saturating the ground or pointed at the walls.

Leave the vents open to allow water to evaporate and move out of the crawlspace.

Monitor the crawlspace to ensure there is not an ongoing water entry issue.

#### 4.2.8 Wooden Structural Components Not Protected From Water At Concrete

Monitor all wooden components in contact with concrete in the crawlspace or basement for rot.

Keep the foundation concrete as dry as possible by managing the water around the home to prevent it from moving toward/through the foundation.

#### 4.2.9 Evidence Of Pests - Rodents

Contact a pest control professional to ensure there is no current rodent infestation.

## 4.2.11 Debris

Note debris in crawlspace.

## Roof

## **5.1.1 Debris**

Remove debris from the roof.

## **Gutters**

## 5.2.1 Evidence Of Clogs Or Leaking

Monitor after a heavy rain to determine whether there is an active leak or clog.

Ensure gutters are clear of debris.

Ensure water drains properly down the provided downspouts.

#### 5.2.2 Downspouts Drain Close To House

Monitor to ensure rainwater from downspouts does not enter the crawlspace / basement.

## 5.2.3 Unprofessional Installation

Monitor the gutters to ensure they are effective.

## 5.2.4 Cosmetic Damage

## 5.2.5 Debris In Gutters

Note the debris in the gutters.

## Attic

## 5.3.1 Significant Repairs Present

Consider having the roof structure evaluated by a structural engineer to verify repairs are adequate.

#### 5.3.2 Debris

## 5.3.3 Gaps In Attic Insulation

Note the gaps.

## 5.3.4 Minor Mold/mildew Growth

Monitor attic for additional growth. Remediate if growth is active.

#### 5.3.5 Common Post-construction Mildew/mold Growth

Monitor the mold/mildew in the attic to ensure it is not actively growing.

## 5.3.6 Gap In Attic Vent Screen

Ensure all attic vent screens are intact to prevent pest entry.

## Chimneys

## 6.1.2 Minor Brick Cracking

Monitor the cracked bricks at the chimney.

## **Fireplaces**

## 6.2.1 Fireplace Insert Wood Stove Label Not Visible

Verify with the seller that the fireplace insert is DEQ or EPA ceritified.

## 6.2.2 Cracking At Fireplace

Monitor the cracks at the fireplace.

#### Windows

# 7.1.1 Window Screens Missing

Note the lack of window screens.

## 7.1.2 Sill Water Damage

Note the water damage at the window sill(s).

## 7.1.3 Window Screen Damage

Note the window screen damage.

## **ExteriorDoors**

## 7.2.1 Screen Damage

Note the damage at the door screen.

## 7.2.2 Screen Missing

Note the lack of screen at the door.

## 7.2.4 Fasteners Missing / Loose

Note the fastener issues at the exterior doors.

## **InteriorDoors**

### 7.3.1 Door Slab Missing

Note the missing door slab(s).

## 7.3.2 Unfinished

#### 7.3.3 Damage

### 7.3.4 Binding

Note the issues at the door(s).

## 7.3.5 Hardware Missing

Note the hardware issues at the doors.

## 7.3.6 Doorstop Missing

Note missing doorstops.

## Walls

## 7.4.1 Common Stress Cracks

## 7.4.2 Patches

## 7.4.3 Water Damage At Baseboard

Note the damage at the baseboards.

## 7.4.4 Popcorn Ceilings May Contain Asbestos

Ensure ceiling is well sealed with paint and avoid crushing, drilling, or otherwise damaging the texturing. Test the popcorn ceiling to determine whether there is asbestos in it.

## 7.4.5 Evidence Of Prior Water Leaking

Monitor the stains at the drywall to ensure there is no active water leak.

#### 7.4.6 Damage

## **Floors**

## 7.5.1 Floor Creaky

Note the creaky floors.

## 7.5.2 Damage

## 7.5.3 Carpet Damage

Note the damaged carpet.

#### Service

## 8.1.1 Service Conduit Loose

Secure the electrical service conduit.

## **Panels**

## 8.2.1 Panel Appears Serviceable

## 8.2.2 Cover Screw Missing

Note the missing fasteners at the panel cover.

## 8.2.3 Anti-oxidant Paste Missing

Note that the aluminum conductors in the electrical panel are not protected by anti-oxidant. Monitor the panel for arcing and heat issues.

## 8.2.5 Improper Wiring - Neutrals Not Individually Terminated

Note the wiring issues in the electrical panel.

## Wiring

### 8.3.3 Outlets Missing

Note the lack of electrical receptacle outlets at some locations.

#### 8.3.5 Outlet Loose

Note the loose electrical outlets.

## 8.3.6 Cover Plate Fasteners Missing

Note the missing fasteners at the electrical box cover plates.

## 8.3.7 Fixture Missing Parts

Note the missing parts at fixture(s).

#### **MainLine**

## 9.1.5 Buried Galvanized Steel Main Water Supply Line

Monitor for evidence of leaks at the main water supply line.

#### WaterHeater

## 9.4.1 Evidence Of Prior Leaking At Water Heater

Monitor the water heater to ensure there is no active leaking.

9.4.2 Info Label

## **FuelSystems**

9.5.1 Main Gas Shutoff Located At Meter

## **Heating**

- 10.1.1 Filter Located At Central Air Cabinet
- 10.1.3 Info Label In Cabinet
- 10.1.4 Burners Appear Serviceable
- 10.1.5 Gaps In Duct Insulation At Plenum

Note the gaps at insulation.

## Cooling

10.2.1 Info Label

## 10.2.2 Lineset Not Supported Off Ground In Crawlspace

Note the issues at the AC lineset.

10.2.4 AC Operated

## **Kitchens**

## 11.1.2 Fan Not Venting To Exterior

Note the lack of ventilation at the kitchen.

## 11.1.4 Countertop Damage

Note the damage.

## 11.1.5 Under-sink Water Damage

Note water damage.

## 11.1.6 Cabinets Need Adjustment

Note the issues at the cabinets.

## **Baths**

### 12.1.3 Installation Issues

## 12.1.4 Fixture Missing Parts

Note the missing part(s).

## 12.1.5 Caulking Missing At Spout

Note the unsealed spout.

## 12.1.7 Drain Stop Issues

Note the issues at the drain stop(s).

## Garage

## 13.1.1 Vehicle Door Damage

Note the vehicle door damage.

## 13.1.2 Common Cement Cracks

## 13.1.3 Pest Damage

# **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.

## 2.1.1 Significand Rot And Damage At Deck And Cover

Replace or repair the deck and cover.

#### 4.2.9 Evidence Of Pests - Rodents

Contact a pest control professional to ensure there is no current rodent infestation.

Another action to consider: Contact a pest control professional to ensure there is no current rodent infestation.

Clean the crawlspace of rodent debris and sanitize the crawlspace.

## 8.3.2 Recommend GFI

Note the lack of GFI protection at some electrical receptacle outlets.

Another action to consider: Install GFI protection within six feet of plumbing fixtures, at all kitchen countertops, at all bathroom receptacles, in the garage, at the exterior, and in laundry areas.

### 7.2.3 Non-safety Glass In Door

Note the exterior doors with non-safety glass.

Another action to consider: Replace windows in exterior doors with safety or decorative glass.

#### 8.2.6 Breaker Not Properly Seated In Panel

Ensure all breakers are properly and securely installed at the electrical panel.

#### 3.1.3 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.

## 12.1.6 Bath Tub Fixture Leaking

Repair the leaking bathroom tub fixture.

## 9.3.1 Minor Leak In Crawlspace

Repair the leak at the waste plumbing in the crawlspace.

## 6.1.1 Deterioration

Repair and repoint the chimney.

#### 4.2.5 Ducting Not Supported Off The Ground

Monitor the ducting on the ground in the crawlspace.

Another action to consider: Support ducting off the ground in the crawlspace with a minimum of 4" clearance to earth.

#### 4.2.2 Gap In Vent Screen

Ensure all crawlspace vents are properly screened to prevent pest entry.

## 7.5.4 Water Damage At Tub

Repair the flooring damage near the bathtub.

## 10.1.7 Condensate Line Loose

Properly secure the condensate line so that it drains to exterior and cannot fall back into the crawlspace.

## 4.2.7 Evidence Of Pooling Water

Ensure grading is sloped away from the house, gutters are properly draining, and sprinklers are not over-saturating the ground or pointed at the walls.

Leave the vents open to allow water to evaporate and move out of the crawlspace.

Monitor the crawlspace to ensure there is not an ongoing water entry issue.

Another action to consider: If an ongoing water issue is found in the crawlspace, install water management systems inside the crawlspace or preferably at the exterior to prevent water entering the crawlspace.

## 5.3.1 Significant Repairs Present

Consider having the roof structure evaluated by a structural engineer to verify repairs are adequate.

## 7.4.4 Popcorn Ceilings May Contain Asbestos

Ensure ceiling is well sealed with paint and avoid crushing, drilling, or otherwise damaging the texturing.

Test the popcorn ceiling to determine whether there is asbestos in it.

Another action to consider: Test the popcorn ceiling for asbestos and have a licensed asbestos contractor remove the popcorn if asbestos is found.

### 9.1.5 Buried Galvanized Steel Main Water Supply Line

Monitor for evidence of leaks at the main water supply line.

Another action to consider: Consider replacing the main water supply line from the street meter to the house.

#### 13.2.2 Fire Door Not Rated

Replace the door between the garage and the dwelling with a solid wood doors not less than 1-3/8 inches (35 mm) in thickness, solid or honeycomb-core steel door not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated door.