

Home Inspection Report

555 Windhammer Road Portland, Oregon 97220



Inspected By: Jason Lewis (Certified Home Inspector)

Date: 20 Oct 2012

P: 503-983-6739

jason@gowithevergreen.com



Client Information

Customer File: 1026

Agent:

Client Name:

Current Address:

Phone #:

Email:

Home Information

Estimate Age: 45

Sq Footage: 2816

Type Structure: 2 Story Single Family Home

Type Foundation: Basement

Direction Front: North

Weather: Raining

Attendees: Buyer Buyer and Buyer's Agent Seller Seller's Agent

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.

REPORT OVERVIEW

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CONVENTIONS USED IN THIS REPORT

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For your convenience, the following conventions have been used in this report.

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair/Replace: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

DEFICIENCY REPORT

Click the [DEFICIENCY REPORT](#) tab in each section to return here.

Below is a summary of the major issues, safety concerns and suggested repair/improvement items on your home. The report overview is provided as a courtesy for quicker access to deficiencies within the inspection report. This is not intended as a substitute for reading the inspection report. Items listed may be discussed further on the corresponding report pages. There may also be findings other than what is listed on this page. **PLEASE READ THE ENTIRE REPORT.**

MAJOR CONCERNS

- **Major Concern:** Larger than typical foundation bowing and cracking was observed. This is usually the result of expansive soil or frost pressure on the foundation. Lot drainage and foundation improvements should be addressed to keep water away from the building, and these cracks should be monitored. If additional movement occurs, repairs may be necessary. The rate of movement cannot be predicted during a one-time inspection. These cracks may need sealing on the exterior to prevent moisture penetration. (Photo 1STR)

SAFETY ISSUES

- **Safety Issue 1:** Proper fire separation between the garage and house proper is recommended. (Photo 1EXT)
- **Safety Issue 2:** All junction boxes should be fitted with cover plates, in order to protect the wire connections. (Photo 2ELE)
- **Safety Issue 3:** The installation of a ground fault circuit interrupter (GFCI) is recommended for any interior outlet within 6 feet of a water source. A GFCI offers increased protection from shock or electrocution.

REPAIR ITEMS

- **Repair 1:** Surface deterioration (spalling, crumbling material) was observed on foundation walls next to the garage door. This condition is common in many old homes and does not usually represent a serious structural concern unless there is substantial loss of material. In an effort to prevent long term deterioration, it would be wise to consider parging (a concrete stucco-like coating) over deteriorated areas. Lot drainage improvements and elimination of water or roof runoff splashing against foundation walls as outlined in the Exterior section of this report are also recommended. (Photo 2STR)
- **Repair 2:** The metal chimney should be cleaned to help assure safe and functional operation.
- **Repair 3:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair 4:** It is recommended that a downspout be installed at the front of the home to avoid spilling roof runoff around the building – a potential source of water entry or water damage. (Photo 1RF)
- **Repair 5:** The proximity of the tree could disrupt drainage pipes, cause mechanical damage to the exterior of the house, or influence the foundation over time. You should consider removal of the tree root in the back of the home.

IMPROVEMENT ITEMS

- **Improve 1:** The grading should be improved to promote the flow of storm water away from the behind house. This can often be accomplished by the addition or re-grading of top soil, installation of a retaining wall in combination with a drainage system (French drain). The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.
- **Improve 2:** Tree branches should be cut away from service entrance wires to the home. (Photo 1ELE)

ITEMS TO MONITOR

- **Monitor 1:** Minor settlement cracks were observed in the foundation walls of the basement. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.
- **Monitor 2:** The ridge of the roof appears to have minor sagging. This condition is common in many old homes. No corrective measures are necessary at present. (Photo 3STR)
- **Monitor 3:** The roofing is in fair condition. The roofing shows evidence of moss and organic build up in shaded areas. This condition may reduce the life expectancy of the roofing. Trimming or removing trees could improve this condition.
- **Monitor 4:** Insulation improvements may be cost effective, depending on the anticipated term of ownership.
- **Monitor 5:** The installation of interior finishes is incomplete in the basement.

Pest and Dry Rot Report

Company and Address: Evergreen Home Inspections 581 Lancaster Drive Salem, Oregon 97381 503-983-6739 info@gowithevergreen.com	Inspection Address: 555 Windhammer Road, Portland, Oregon 97220 Client Name: _____ Date: 20 Oct 2012		
Evergreen Home Inspections 6312 SW Capitol Highway Portland, Oregon 97239 503-409-0143 info@gowithevergreen.com	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Business License #: 271724937</td> <td style="width: 50%;">CCB# 154279</td> </tr> </table>	Business License #: 271724937	CCB# 154279
Business License #: 271724937	CCB# 154279		

Inspection Findings: This report is based on a visual inspection of the above listed inspected property and provided for above listed client. This inspection is performed in accordance with Oregon Standards of Practice of Home Inspectors. Inspection is only conducted on visible and accessible areas of the primary structure contracted for inspection. Concealed, obstructed areas or areas with potential infestation or dry rot activity not accessible to the inspector at the time of inspection are not included. This report is not a warranty against future pest or dry rot infestation.

1. NO EVIDENCE of visible wood destroying organisms (wood destroying pests or wood destroying fungi) was observed at the time of inspection.

2. EVIDENCE of visible wood destroying organisms (wood destroying pests or wood destroying fungi) was observed at the time of inspection.

- Wood destroying insect: Carpenter Ants Wood Boring Beetle Termites Other _____
- Type Evidence Found: Frass Shelter Tubes Insect Carcass Live Insects Other _____
- Type Damage: Extensive (suspect additional damage) Localized (confined to a specific area of the home)
- General Location: Exterior of home Interior of home
- Specific Location: Attic Crawlspace Roof Floor Joists Ceiling Joist Porch/Deck Exterior Siding
 Interior Walls Basement Outbuilding Garage Studs/Framing members Sill plate

Inspection Recommendations: It is impossible to determine the full extent of damage if block number 2 is checked. It is not the responsibility of the inspector to conduct an invasive investigation into finished or unfinished areas of the home except those specified within the Oregon Standards of Practice. It is recommended that any evidence of wood destroying organism damage noted in this report be fully investigated by a qualified pest control specialist or applicator and all damage be assessed for repairs by a qualified structural contractor. Client will not hold inspector liable for any infestation or damage that may be discovered upon purchase of above listed property.

Areas that could not be inspected:

This is a non-evasive, visual inspection of the primary structure. Any concealed areas hidden behind, under or above are not included within the scope of this report. It is the responsibility of the owner of the inspected property to make accessible areas of concern. This section will be filled out only if block number 2 is checked.

- Attic _____
- Crawlspace _____
- Roof (to include sheathing, rafters, trusses and knee walls) _____
- Floor Joists _____
- Ceiling Joists _____
- Underneath Porch/Deck _____
- Exterior Siding _____
- Interior Walls _____
- Basement (Unfinished or Finished) _____
- Garage _____
- Studs/Framing Members _____
- Sill Plate _____
- Additional Locations _____

Additional notes:

Signature:



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 Evergreen Home Inspections LLC
 503-983-6739
Jason@gowithevergreen.com

REPORT LIMITATIONS

Scope of the Inspection:

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This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion which is not a warranty that the items inspected are defect free, or that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may exist in the future. The report is limited to the components of the property which were visible to the inspector on the date of the inspection and his opinion of their condition at the time of inspection. All components designated for inspection in the Oregon Standards of Practice (see contract) are inspected, except as may be noted in the "limitations of this inspection" paragraphs located at the end of each section. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Homes 25 years or older:

Determining code compliance for older homes (or new) is beyond the scope of this inspection and requirements of the Oregon Standards of Practice (see contract). Although the home inspector may have a limited knowledge of code requirements for a given item, component or system, we focus our inspection on reporting safety and functionality items that can be viewed or assessed on the day of our inspection. These issues may or may not fall within the regulations of local, state or federal governments. Recommended repairs and improvements should be validated by respective professionals.

Buyer Protection Tips:

Home Warranty: If the future operation of the mechanical component of the home is a concern, Evergreen Home Inspections strongly recommend the buyer invest in a home warranty policy designed for repair/replacement of mechanical systems of the home. Our service is NOT a warranty.

Final Inspection: It is important for the home buyer to take advantage of the final walk-through inspection. This is best performed in a "Vacant Home" condition before the purchase is complete.

Please Remember: Our service is established to help you identify and document most of the conditions of the property. The inspection report is not intended to be an all inclusive list of every condition, but rather to identify the major issues that were visible and/or accessible on the day of inspection. Please remember that cosmetic items are subjective and beyond the scope of our evaluation.

THIS REPORT IS INTENDED AS A "CHECKLIST" OF RELEVANT QUESTIONS REGARDING THE CONDITIONS OF THE ITEMS INCLUDED IN THE REPORT. ALL EVALUATIONS HAVE BEEN FACTORED BY THE AGE OF THE PROPERTY AND OTHER RELEVANT CONDITIONS SUCH AS WEATHER ON THE DAY OF THE INSPECTION. THOSE AREAS NOT VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION WERE NOT INSPECTED. WE PROVIDE SELLERS AND SELLER'S AGENTS WITH A ONE-PAGE PRE-INSPECTION CHECKLIST THAT OUTLINES THEIR RESPONSIBILITIES.

OUR SERVICE CONTRACT (OR CONTRACT FOR SERVICES) PROVIDES ADDITIONAL DETAILS CONCERNING WHAT YOUR INSPECTION INCLUDES. PLEASE READ IT CAREFULLY. PLEASE REVIEW THE OREGON STANDARDS OF PRACTICE THAT IS INCLUDED AT THE END OF THIS REPORT.

STRUCTURE

DESCRIPTION OF STRUCTURE

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Foundation:	Basement Configuration
Floor Structure:	•Wood Joist
Wall Structure:	•Wood Frame
Ceiling Structure:	•Wood Joist
Roof Structure:	•Rafters Plywood Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good.

RECOMMENDATIONS / OBSERVATIONS

Foundation:

- **Monitor:** Minor settlement cracks were observed in the foundation walls of the basement. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.
- **Major Concern:** Larger than typical foundation bowing and cracking was observed. This is usually the result of expansive soil or frost pressure on the foundation. Lot drainage and foundation improvements should be addressed to keep water away from the building, and these cracks should be monitored. If additional movement occurs, repairs may be necessary. The rate of movement cannot be predicted during a one-time inspection. These cracks may need sealing on the exterior to prevent moisture penetration. (Photo 1STR)
- **Repair:** Surface deterioration (spalling, crumbling material) was observed on foundation walls next to the garage door. This condition is common in many old homes and does not usually represent a serious structural concern unless there is substantial loss of material. In an effort to prevent long term deterioration, it would be wise to consider parging (a concrete stucco-like coating) over deteriorated areas. Lot drainage improvements and elimination of water or roof runoff splashing against foundation walls as outlined in the Exterior section of this report are also recommended. (Photo 2STR)

Roof

- **Monitor:** The ridge of the roof appears to have minor sagging. This condition is common in many old homes. No corrective measures are necessary at present. (Photo 3STR)



Photo 1STR: This settlement crack runs diagonally and is larger than typical. This crack should be sealed on the exterior and monitored for any potential widening.



Photo 2STR: Outside view of this wall shows signs of bowing inward and outward. This may be an original flaw in setting the concrete. Recommend water be properly drained away.



Photo 3STR: Slight, localized deterioration of the base of this foundation should be repaired with a concrete parge to keep water out.



Photo 4STR: There is slight sag at the ridgeline. This is common for rafters but should be monitored.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

ROOFING

DESCRIPTION OF ROOFING

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Roof Covering:	•Asphalt Shingle
Roof Flashings:	•Metal
Chimneys:	•Masonry
Roof Drainage System:	•Aluminum•Downspouts discharge below grade
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings are newer and appear to be in generally good condition. The installation of the roofing materials has been performed in a professional manner. The quality of the installation is above average. Better than average quality materials have been employed as roof coverings. Roof flashing details appear to be in good order. The chimneys do not show signs of significant deterioration.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Monitor:** The roofing is in fair condition. The roofing shows evidence of moss and organic build up in shaded areas. This condition may reduce the life expectancy of the roofing. Trimming or removing trees could improve this condition.

Chimneys

- **Repair:** The metal chimney should be cleaned to help assure safe and functional operation.

Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** It is recommended that a downspout be installed at the front of the home to avoid spilling roof runoff around the building – a potential source of water entry or water damage. (Photo 1RF)



Photo 1RF: This drip spout should be replaced with a conventional downspout to keep water away from the home.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

EXTERIOR

DESCRIPTION OF EXTERIOR

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Wall Covering:	•Vinyl Siding
Eaves, Soffits, And Fascias:	•Vinyl
Exterior Doors:	•Solid Wood•Sliding Glass
Window/Door Frames and Trim:	•Vinyl-Covered
Entry Driveways:	•Gravel
Entry Walkways And Patios:	•Concrete•Wood
Porches, Decks, Steps, Railings:	•Wood
Overhead Garage Door(s):	•Wood •Automatic Opener Installed
Surface Drainage:	•Graded Towards House

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information.

General Comments

The exterior of the home is generally in good condition.

RECOMMENDATIONS / OBSERVATIONS

Exterior Eaves

- **Repair:** The proximity of the tree could disrupt drainage pipes, cause mechanical damage to the exterior of the house, or influence the foundation over time. You should consider removal of the tree root in the back of the home.

Garage

- **Safety Issue:** Proper fire separation between the garage and house proper is recommended. (Photo 1EXT)

Lot Drainage

- **Improve:** The grading should be improved to promote the flow of storm water away from the behind house. This can often be accomplished by the addition or re-grading of top soil, installation of a retaining wall in combination with a drainage system (French drain). The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.



Photo 1EXT: The installation of drywall over wood framing connected to the home should be completed in the garage.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

ELECTRICAL

DESCRIPTION OF ELECTRICAL

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Size of Electrical Service:	•120/240 Volt Second Service - Service Size: 200 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Aluminum
Main Disconnects:	•Main Service Rating 200 Amps
Service Grounding:	•Copper •Ground Connection Not Visible
Overcurrent Protection:	•Panel Rating: 200 Amp
Sub-Panel(s):	•Panel Rating: 125 Amp •Breakers
Distribution Wiring:	•Copper •Aluminum-Multi-Strand
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. Generally speaking, the electrical system is in good order. All outlets and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good.

General Comments

Current remodeling of the basement has left several wires and outlets exposed. *Unsafe electrical conditions represent a shock hazard.*

RECOMMENDATIONS / OBSERVATIONS

Service / Entrance

- **Improve:** Tree branches should be cut away from service entrance wires to the home. (Photo 1ELE)

Distribution Wiring

- **Safety Issue:** All junction boxes should be fitted with cover plates, in order to protect the wire connections. (Photo 2ELE)

Outlets

- **Safety Issue:** The installation of a ground fault circuit interrupter (GFCI) is recommended for any interior outlet within 6 feet of a water source. A GFCI offers increased protection from shock or electrocution.



Photo 1ELE: Tree branches should be cut away from wire.



Photo 2ELE: These exposed wires should be properly terminated in the junction box. In Attic above the living room.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

HEATING

DESCRIPTION OF HEATING

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Energy Source:	•Gas •Wood
Heating System Type:	•Forced Air Furnace
Vents, Flues, Chimneys:	•Plastic
Heat Distribution Methods:	•Ductwork

HEATING OBSERVATIONS

Positive Attributes

The heating system is in generally good condition. This is a high efficiency heating system. Heating a home with this type of heating system should be relatively economical. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate. The heating system is controlled by a “set back” thermostat. This type of thermostat, if set up correctly, helps reduce heating costs.

General Comments

The heating system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

COOLING/HEAT PUMPS

DESCRIPTION OF COOLING / HEAT PUMPS

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No A/C unit was observed

COOLING / HEAT PUMPS OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance is not inspected.

INSULATION/VENTILATION

DESCRIPTION OF INSULATION / VENTILATION

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- | | |
|------------------------------------|-------------------------------|
| Attic Insulation: | •R11 Fiberglass in Main Attic |
| Exterior Wall Insulation: | •Not Visible |
| Roof Ventilation: | •Roof Vents •Soffit Vents |
| Exhaust Fan/vent Locations: | •Bathroom •Kitchen •Dryer |

INSULATION / VENTILATION OBSERVATIONS

General Comments

Upgrading insulation levels in a home is an improvement rather than a necessary repair.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- **Monitor:** Insulation improvements may be cost effective, depending on the anticipated term of ownership.

Basement

- Insulation improvements in the basement walls may be desirable, depending on the anticipated term of ownership.



Photo Attic: This enclosed stairwell to the attic (near laundry room) may be a cold spot.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

PLUMBING

DESCRIPTION OF PLUMBING

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Water Supply Source:	•Private Water Supply
Service Pipe to House:	•Steel
Interior Supply Piping:	•Steel •Plastic
Waste System:	•Private Sewage System
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Gas
Fuel Shut-Off Valves:	•Natural gas main located outside

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously. The plumbing fixtures appear to have been well-maintained. The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

INTERIOR

DESCRIPTION OF INTERIOR

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<p>Wall And Ceiling Materials:</p> <p>Floor Surfaces:</p> <p>Window Type(s) & Glazing:</p> <p>Doors:</p>	<p>•Drywall •Paneling</p> <p>•Vinyl/Resilient</p> <p>•Double/Single Hung •Sliders •Fixed Pane •Double Glazed</p> <p>•Wood-Hollow Core •Sliding Glass</p>
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INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas.

General Condition of Windows and Doors

The majority of the doors and windows are good quality.

General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** The installation of interior finishes is incomplete in the basement.

Basement Leakage

- **Monitor:** The basement shows evidence of moisture penetration. *It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home.* Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not unusual for a home of this age, construction and location. Further monitoring of the foundation will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home.

The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced. (Photo 1INT)



Photo 1INT: Evidence of moisture penetration was observed beneath a rear basement window.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

APPLIANCES

DESCRIPTION OF APPLIANCES

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Appliances Tested:

•Electric Range •Electric Cooktop •Microwave Oven •Dishwasher

Laundry Facility:

•240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer

Other Components Tested:

•Kitchen Exhaust Fan

APPLIANCES OBSERVATIONS

Positive Attributes

Most of the major appliances in the home are newer. The appliances are to be in generally good condition. All appliances that were tested responded satisfactorily. The fixtures employed in the kitchen are high quality. The appliances that have been installed in the kitchen are good quality.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.