

Red Dog Home Inspections, Inc.



Anywhere in Portland, OR 97211
Inspection prepared for: My clients name
Real Estate Agent: Your real estate agent -

Date of Inspection: 1/1/2014 Time: 9 AM

Inspector: Paul Daley
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"Inspecting to a higher standard"

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. I would recommend that all repairs be done by a licensed and bonded tradesperson or professional in the area of concern; however this decision is entirely up to you. I would also recommend obtaining a copy of all receipts, warranties and permits for the work done.

Stairs / Halls		
Page 12 Item: 1	Stairs	<ul style="list-style-type: none">• There are a couple of issues with the stairs leading to the basement i.e. - width of stairs and various riser heights. These are typical of older homes but would not meet the requirements of today's building practices.• The stairs at the front of the property that leads up from the sidewalk lack a handrail and could pose a trip / fall hazard. Recommend evaluation.
Page 12 Item: 2	Railings	<ul style="list-style-type: none">• The lower portion of the basement stairs are missing handrail.

I would like to thank you for the opportunity to conduct this inspection for you. I recommend that you carefully read your entire inspection report and please feel free to call me with any questions that you may have. Remember, when the inspection is completed and the report is delivered, I am still available to you for any questions that may come up throughout the closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the **visible** portion of the structure; inspection may be limited by vegetation, personal items and/or restricted areas. Depending upon the age of the property, some items like GFCI outlets may not be installed; **this report will focus on safety and function, not current code**. This report identifies specific non-code, non-cosmetic concerns that I feel may need further evaluation or repair.

For your safety and liability purposes, I recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. I recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Definitions

The rating boxes throughout the report have been abbreviated due to space available. The abbreviations above these boxes represent the following:

OK: Adequate and functional - the item is still performing its intended function and this term should not be taken to mean that the item is in "like new condition".

Maint - Maintenance / Upgrade: To keep in appropriate condition or operation. To improve a system or components to meet current standards.

Moni - Monitor: Continuous checking of a system or component, as a predictable consequence of a condition is not yet evident.

Eval - Evaluate: Further examination and analysis is needed by a qualified professional tradesperson or service technician.

R/R - Repair / Replace: Bring a system or component to a functioning a safe condition by a qualified professional tradesperson or service technician.

GFCI: "Ground fault circuit interrupter" - fast acting circuit breaker assembly (usually a wall outlet).

No comments: Checked but no significant need for corrective action at the time of the inspection.

Observation: the act of making a visual examination and noting an opinion or occurrences.

Inspection Details

1. Type of inspection

- General inspection plus radon monitoring

2. Home Type

- Single family home

3. Listed square footage

- Approximately 2800 sq. ft.

4. Inspection fee

- \$425

5. Attendance

- Client present
- Buyers agent present

6. Occupancy

- Occupied - Furnished: moderate volume of personal and household items at the time of the inspection.

7. Weather on day of inspection

- Heavy rain and high winds

8. Temperature

- 50 - 60 F

9. Front door faces

- East

Roof

1. Roof Condition

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Viewed from:

- Viewed from a ladder at the gutter edge. Due to the pitch of the roof and the wet conditions at the time of the inspection, the roof could not be safely accessed and walked.

Roofing materials & approx. # of layers:

- Composition shingles noted.
- One layer of roofing material noted



Partial view of the roof and installed solar panels.

2. Flashing

OK	Maint	Monit	Eval	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Incomplete aluminum flashings at fascia edge behind gutters; there is some exposed wood in areas.
- The flashing at the chimney is lifted in a couple of places. This is likely from the installation of the roof. No evidence of leaking at this time.

3. Sky Lights

OK	Maint	Monit	Eval	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Skylight in bathroom could only be viewed from the interior due to lack of access to the roof. There are no indications of past or current leaking at this time.

4. Chimney cap / spark arrestor

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Vent Caps

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Deficiencies and observations:

- Ridge line venting has been installed.

6. Gutters / drainage

OK	Maint	Monit	Eval	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Deficiencies and observations:

- The gutter drip edge flashing is too short in places; however the overhang of the starter course should be sufficient to keep the water from contacting the fascia board.
- Some downspouts have been disconnected from the rain drains and appear to be diverting the water away from the foundation via splash blocks.
- There is standing water in some of the gutters, I would suggest cleaning and adding screens at the downspouts.



Sample of gutter drip edge flashing being too short.

Exterior

1. Siding material and condition

OK	Maint	Monit	Eval	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Wall cladding type:

- Wood siding, wood frame construction with some shingles on the gable end.

Deficiencies:

- There is a soft spot on the wood trim around the south dining area window. This area needs to be kept well sealed against moisture intrusion.



Small area of soft wood at south side window trim.

2. Eaves, soffits and fascia

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Paint and caulking

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Flashing

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Grading and drainage

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Driveway, walks and patios

OK	Maint	Monit	Eval	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Deficiencies and observations:

- Moderate cracks in driveway. Monitor for expansion and development of trip hazards.
- Some spalled concrete at the front sidewalk.



Sample of cracking in the driveway concrete.

7. Vegetation Observations

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be evaluated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

- Upper north
- Upper west
- Main north
- Main northwest

2. Closets

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Doors

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Electrical

OK	Maint	Monit	Eval	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- One of the outlets that I was able to access and check in main NW bedroom was an ungrounded three prong outlet.

5. Floor Condition

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Window Condition

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Window type:

- Wood framed double hung window noted.

7. Walls & ceilings

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Due to all the plumbing involved it is an important area of the house to monitor. Elevated moisture in the air can cause mildew, wallpaper and paint to peel, and hidden leaks can lead to latent moisture damage to floors, walls, framing and cabinetry. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

1. Locations

- Main floor bathroom
- Upstairs hall bathroom

2. Counters

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Doors

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. GFCI

OK	Maint	Monit	Eval	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- GFCI in the main hall bathroom did not respond to test, appears to be ungrounded, recommend checking the ground and repairing / replacing as needed.

5. Exhaust Fan

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Floor Condition

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Heating

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Electric ceiling mounted heating noted in the main floor bathroom. At the time of the inspection, it appeared to be functioning and in serviceable condition.

8. Plumbing

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. Showers

OK	Maint	Monit	Eval	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Faucet handle in the upper hall shower is loose.

10. Shower Walls

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. Bath Tubs

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. Enclosure

OK	Maint	Monit	Eval	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Unable to determine if glass in the upper hall shower is tempered safety glass.



I could not confirm if glass door is tempered or not.

13. Sinks

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14. Toilets

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

15. Window Condition

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Window type:

- Wood framed double hung window noted.

16. Walls & ceilings

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Laundry

1. Locations

Locations:
• Basement

2. Dryer Vent

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Exhaust Fan

OK	Maint	Monit	Eval	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:
• None present.

4. Wash Basin

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Plumbing

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• The "P" trap for the washing machine drain is not visible, hidden by finished wall.

6. Wall Condition

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Ceiling Condition

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Doors

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Partial view of the laundry room.

Stairs / Halls

1. Stairs

OK	Maint	Monit	Eval	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- There is a slight slope to the stair treads, common in older renovated homes.
- There are a couple of issues with the stairs leading to the basement i.e. - width of stairs and various riser heights. These are typical of older homes but would not meet the requirements of today's building practices.
- The stairs at the front of the property that leads up from the sidewalk lack a handrail and could pose a trip / fall hazard. Recommend evaluation.



The lack of a handrail on the front stairs could be a fall hazard.

2. Railings

OK	Maint	Monit	Eval	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- The lower portion of the basement stairs are missing handrail.



The width, riser height and lack of handrail would not meet today's building standards.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Furnace location

- The furnace is located in the basement

2. Type of heating system

- Gas fired forced hot air.

3. Venting

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Deficiencies and observations:

- Plastic - PVC vent noted.

4. Combustion / dilution air

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Gas Valves

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Filters

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Filter location:

- In the return air duct beside the furnace.

7. Registers

OK	Maint	Monit	Eval	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Air flow is weak at some of the registers, this is typical for larger home or where ducting has been added to serve an upper floor. We recommend further evaluation and consulting with a HVAC technician if you have concerns.

8. Heating system

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



View of the high efficiency furnace.

9. Location of AC condenser

- The compressor is located on the exterior north wall.

10. Condition of AC

OK	Maint	Monit	Eval	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- Electric
- 2011

Observations:

• It was too cold out at the time of the inspection to safely operate the AC unit. It is a newer unit that appears to have been installed properly. Recommend asking the sellers if it has been serviced in the past year. You may want to ask for any installation / warranty paperwork that may be available.

11. Refrigerant Lines

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. Condensate drain

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- FYI - The condensate drain terminates at the floor drain.

13. Thermostats

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Located in the main floor hallway.
- Digital - programmable type.

Water Heater

1. Water heater location

- The heater is located in the basement.

2. Fuel type & capacity

Fuel type:

- Electric / solar power

Tank capacity:

- Wrapped in insulation, but appears to be a 80 gallon tank

3. TPR valve

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Pipe material:

- Copper

4. Strapping

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Tank condition

OK	Maint	Monit	Eval	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Deficiencies and observations:

- The tank is wrapped in insulation, therefore the cabinet is not visible. I would imagine that the tank went in the same time as the solar power source, as a system. Recommend asking sellers.



View of the insulation wrapped water heater.

Electrical

1. Electrical Panel

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

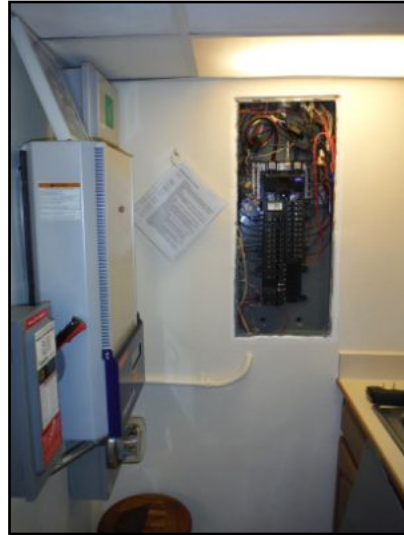
Location: Panel box located in basement.

Observations:

- The main electric panel is tied into the solar panels mounted on the roof. It appears that the main function of the solar power is for the water heater (it may also power a circuit or two within the home). The solar panels and its related components are beyond the scope of this inspection. I would recommend asking the seller for any paperwork that pertains to its installation, operation and maintenance schedule.



This is panel and controls for the solar power.



View of the main panel and solar control.

2. Main Amp Breaker

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 200 amp

3. Cable Feeds

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- There is an overhead service drop noted.

4. Breakers

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Copper non-metallic sheathed cable noted.
- Due to the age of the home, I expected to see some evidence of "knob and tube" wiring. This is a type of wiring system that is no longer installed or serviced. I did not see any evidence in the areas that I was able to access. Recommend asking the seller if they have any knowledge of this type of wiring.

5. Exterior electrical

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. GFCI

OK	Maint	Monit	Eval	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- The GFCI outlet in the main floor bathroom did not manually trip, it appears to be ungrounded. Recommend checking the ground wire and repairing / replacing as needed.

7. Electrical

OK	Maint	Monit	Eval	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Deficiencies and observations:

- Open ground- att one of the wall outlets in the main floor NW bedroom..

8. GFCI

OK	Maint	Monit	Eval	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- The GFCI outlet in the main floor bathroom did not manually trip, it appears to be ungrounded. Recommend checking the ground wire and repairing / replacing as needed.

Plumbing

1. Supply lines

OK	Maint	Monit	Eval	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Pipe material: Plastic

Deficiencies and observations:

- Most of the piping is concealed and cannot be evaluated; however a small leak was observed at a copper union in a supply line located above and to the right of the furnace.



There is small leak at in the furnace room.

2. Water Pressure

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• 65 psi

3. Exterior Faucet Condition

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Drain line

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Drain / vent material:

- ABS piping noted.
- Cast iron piping noted.

Observations:

- Sewer line—Due to the age of this home I recommend a sewer line inspection. This separate inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed. A qualified plumber with a sewer camera sewer rodding machine can inspect.

Attic

1. Access

OK	Maint	Monit	Eval	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Access location:

- Access at upper hall ceiling.
- Access to the NE eave from the closet at top of stairs.

Observations:

- There is a minimal access opening to the overhead attic space with insufficient headroom to safely crawl the attic. I was only able to partially view the original attic from the opening.



View of the minimally sized attic access.

2. Ventilation

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Vent Screens

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Insulation Condition

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Insulation type:

- Fiberglass batts noted.
- Blown in cellulose insulation noted.

Depth of insulation:

- Insulation averages 3 to 4 inches. Recommend installing more.
- Insulation averages about 6-8 inches in depth

5. Exhaust Vent

OK	Maint	Monit	Eval	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Not having full access to the attic space and eaves, I was unable to determine whether or not the vent ducting is properly routed to a roof top vent.

6. Framing

OK	Maint	Monit	Eval	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

• I was able to partially view the upper attic from the opening. From this limited view I was able to see that some of the original framing components have been altered. Without having direct access to this framing, I cannot determine whether the structure has been compromised or improved. Recommend asking the sellers if there is any paperwork to indicate what work / changes were made.



Partial view of the NE eave space.



Evidence of framing alterations in the upper attic.

Crawlspace

1. Location

- Under the living room areas, front of home.
- The south side of the house, under the addition.

2. Foundation Walls

OK	Maint	Monit	Eval	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Some cracks are evident in a couple places in the original foundation under the living room area. The cracking does not appear to be an ongoing issue.
- There is some active moisture intrusion on the south wall of the original crawlspace. Water is coming in through a crawl vent and saturating the sill and wall.
- There are some wood form boards that were left in the crawlspace under the fireplace. Some have rotted due to soil contact. Recommend removal.



Partial view of the crawlspace under the addition.



Wood / soil contact with rot present.



Evidence of moisture intrusion through vent screen.

3. Ventilation

OK	Maint	Monit	Eval	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The venting is minimal, no visible adverse effects at this time.
- Moisture is entering through the vent screen on the south side of the original crawlspace.

4. Vent Screens

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Post and piers

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Wood post and beams, concrete piers.

6. Sub Flooring

OK	Maint	Monit	Eval	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Not fully visible for evaluation due to the installation of floor insulation. What is visible appears fine.

7. Anchor Bolts

OK	Maint	Monit	Eval	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Partial view of the crawlspace under the living room. Note the seismic bracing.



Sample of a foundation crack.

8. Ducting

OK	Maint	Monit	Eval	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- A small area of insulated ducting is lying on the ground. Recommend adding some support straps.