

INSPECTION CONDITIONS

Client & Site Information:

Report Name: Clopton.

Inspection Date: 9-22-11.

Inspection Appointment Time: 9:30 am.

Inspection Site: #10 Walking Woods.

Inspection Site City/ State/Zip: Lake Oswego Or.

Climatic Conditions:

Inspection Day Weather: Clear.

Temperature at Time of Inspection: 70's.

How Long Since Last Measurable Rain: Unusually dry weather.

Soil Conditions: Dry.

Building Characteristics:

Estimated Age of House: 33 years.

Building Type: 1 family.

Stories: 2.

Space Below Grade: Crawlspace.

Utility Services:

Water Source: Public.

Sewage Disposal: Public.

Utilities Status: Gas service off at time of inspection.

Other Information:

Area: Suburb.

House Occupied? Yes.

Client Present During Inspection: Yes.

Payment Information:

Total Fee: \$325.00.

Paid By: Check.

Report Limitations

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not

intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged, or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity); zoning ordinances; intercoms; security systems; heat sensors; cosmetics; or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or nongovernmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property, and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Client is advised to read the entire body of the report and not to rely upon any verbal comments nor the Summary alone. Review the entire body of the report in detail and make decisions only upon trusted advice of Family Members, Your REALTOR and Outside Consultants, including Financial Advisors. It is in your best interest to follow up on any recommendations made by the Inspectors prior to making a final purchasing decision. Purchasing a home for your family is a major financial decision, and it is one not to be made hastily or under rushed circumstances.

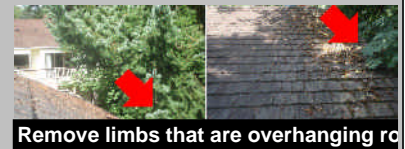
SITE

Site:

House faces:	The front of the house faces South.
Rear View:	The rear of the house faces North.
Right Side View:	The right side of the house faces East.
Left Side View:	The left side of the house faces West.
Style of House:	1 1/2-story.
Estimated Age of House:	The house is 30 - 50 years old.
Approximate Lot Size:	The lot appears to be of an average size for the area.
Site Drainage:	Satisfactory - The lot appears to have adequate drainage to prevent water from ponding.

Bushes and Shrubs Condition:	Satisfactory - The shrubs and/or bushes have a good appearance.
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Trees Condition:	<p>Attention Needed - Trees overhanging the structure need to be trimmed so that limbs, leaves, and rain will not drop off the tree onto the roof covering and clog the gutters, damage the roof, or promote moss growth. Trees that rub against the roof can cause severe damage and can drastically reduce the life of the roofing material.</p>
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Comments:	Recommend that all limbs from trees that are touching or overhanging the roof be trimmed to minimize the debris that they deposit on the roof and gutters.
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Paving Condition:

Driveway Paving Material:	Concrete.
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Driveway Condition:	<p>Attention Needed - The driveway needs attention and minor repair to prevent further deterioration.</p>
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Walkways and Stoop Materials:	Concrete.
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Walkway Condition:	Satisfactory - The walkway surface material is in satisfactory condition with only normal deterioration noted.
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Entryway Stoop:	Satisfactory - The entryway stoop is in functional condition.
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Comments:	<p>Overall the condition of the concrete flatwork is in satisfactory condition. It is recommended that the areas where wooden expansion joints were located by the front entry and now are missing be sealed to prevent any further water intrusion that may run under the driveway. Also under the east side of the driveway there is a area that has eroded and needs to be filled to prevent any breakage of the concrete driveway.</p>
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Retaining Walls:

Location of Retaining Wall:

Upper west side and on east side of driveway.



Materials Used:

The retaining wall is made of stacked railroad ties.

Condition of Wall and Materials Used:

Satisfactory - The retaining wall is in functional condition.

Water Drainage:

Satisfactory - The water above the retaining wall is correctly directed away from the wall.

Comments:

The wood tie retaining walls that are located on the west and east side of the house are in satisfactory condition. With this type of wall water can drain from behind the walls. No bowing or sagging was noted.

Utility Services:

Water Source:

City.

Water Meter Location:

Front yard several feet in from the street.

Electric Service:

Good - Underground.

Electric Service Condition:

Satisfactory - The underground service appears adequate.

Cable Television Service:

Good - Underground.

Telephone Service:

Good - Underground.

Sewage Disposal System:

Sewers.

Comments:

No adverse conditions noted.

Gas Services:

Gas-fired Equipment Installed:

Furnace.

Location of Meter:

Right side of the house.



Type of Gas Supply:

Natural Gas.

**Gas Appliances in
Garage Area?**

None installed in the garage area.

**Gas Line Primary Piping
Material:**

Black iron pipe.

**Vents Noted from Roof
View:**

There is at least one gas-fired vent stack
through the roofline.



Venting is satisfactory.

FOUNDATION

Foundation:

Type of Foundation: Raised Foundation with a crawlspace - Refers to a foundation wall with a footer below without a finished floor.

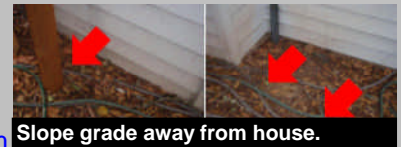
Foundation Materials: Poured in place concrete, 8" or more thick.

Visible Portions of Exterior Foundation Walls: The exterior view of the foundation is limited to the portions visible above grade. Only about 5% to 10% of the foundation was visible.

Visible Foundation Wall Cracks Noted From Exterior: Shrinkage cracks are hairline cracks that are caused by the evaporation of water in the mix. This is a normal condition. Seventy-five percent of all shrinkage cracks appear in the first year.

Evidence of Recent Movement: No - There is no evidence of any recent movement.

Perimeter Foundation Drainage Surface: Attention Needed - The drainage around the foundation should slope away from the foundation at a rate of 1/2" per foot for 6' away from the foundation. Portions of the ground around the perimeter do not meet this minimum standard.



Comment: The areas on the front side of the house to the left of the entry need to have the grade sloped away from the house. Also in this area there is some siding that is in contact with the ground. Recommend that all grades slope away from the house and that a clearance of at least 4" be maintained from siding to the ground.

Crawlspace:

Crawlspace Entrance: Satisfactory - The crawlspace entrance is adequately sized.

Location of Crawlspace Entrance: Exterior.

Crawlspace Ceiling Exposed Percent: All.

Percent Interior Foundation Wall Exposed: Most all.

Conditions Noted in Exterior Walls, Interior View: Satisfactory - The exposed portions of the interior foundation perimeter walls appear to be satisfactory. Shrinkage cracking was noted on at least one wall. Shrinkage cracking is the result of the evaporating of moisture in the concrete walls. This generally is not a cause for concern as all concrete shrinks. Should any of these cracks begin to grow, then further attention and evaluation would be recommended.

Sill Plates Percentage

Visible:

Most all of the sill plates were visible.


Foundation Bolts Noted:

Yes - This inspection noted the presence of foundation bolts correctly used to secure the framing to the foundation.

Evidence of Water Entry in the Crawlspace

Noted:

Action Necessary - There is evidence of water entry or damage in the crawlspace level.



Evidence of water in lower crawl area.

Main Beam:

Satisfactory - The main beam installed appears to be in satisfactory condition.

Crawlspace Ventilation:

Satisfactory - The cross-ventilation in the crawlspace appears to be adequate.

Crawlspace Inspected By:

The crawlspace was inspected by entering and crawling through.

Crawlspace Floor:

Dirt.

Vapor Barrier Installed:

Yes - A vapor barrier is installed.

Posts Condition:

Satisfactory - There is at least one post supporting an overhead beam in the crawlspace. It appears to be adequately installed.

Pier Construction Materials:

Exposed concrete piers at least 8" in diameter are visible in the crawlspace.

Condition of Piers:

Satisfactory - The piers as installed appear to be adequate. No engineering analysis was completed.

Evidence of Insects or Animals in Crawlspace:

No - There was no evidence of animal or insect infestation noted.

Electrical Service:

Recommend - The electrical outlets in the crawlspace are not protected using Ground Fault Circuit Interrupters. For safety reasons, they are recommended for use in unfinished basement areas or crawlspaces.


Sump Pump Noted:



Missing insulation on interior walls.

Comments:

There were several condition noted in the crawlspace area.
There are areas of missing vapor barrier and some of the exposed dirt area have some organic material growing (no mold test was completed)
Recommend that the crawlspace be covered with 6 mill black visqueen.
On the lower NE corner of the crawlspace there is evidence of water collection, there is a low point drain however this drain was plugged with dirt.
Recommend that this low point drain be cleared to allow water to exit the crawlspace.



Decay under living room sliding door.

There are several sections of wall that lead to a living area where insulation has been removed or missing.
Recommend that these walls be re-insulated.
The section below the sliding glass door in the living room on the right side shows evidence of past water leakage,
Recommend that a licensed contractor further evaluate and repair any leak or decayed areas.

ROOF & ATTIC

Roofing:

Type Roof:

Gable.

Roof Covering Materials:

Wood shakes. Shakes are hand split cedar heartwood. 5/8" to 3/4" thick. Shakes are applied in horizontal rows with 15# interlay of felt between courses.



Cover Layers:

The roof covering on the main structure appears to be the first covering.

Underlayment Noted:

Asphalt impregnated felt underlayment was noted under the roofing material in at least 2 locations that were checked.

Interlayment Noted:

From a visual inspection there appears to be felt interlayment between the successive rows of shakes.

Condition of Roof Covering Material:

Satisfactory - The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern.



Estimated Life Expectancy of Roof:

The roof covering material appears to have a remaining life expectancy of 5 to 8 years, assuming proper maintenance is completed as needed.

Slope:

Combination of: High slope is considered to be 7 in 12, or higher. Medium slope is considered to be between 4 in 12 and 6 in 12.

Flashing:

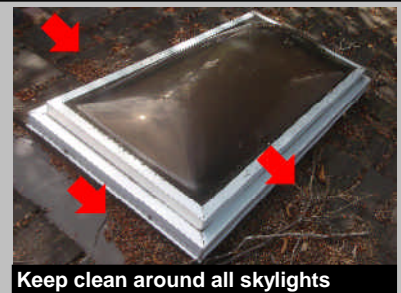
Satisfactory - The flashings around openings in the roof covering appear to be watertight and caulked as needed.

Means of Roof Inspection:

The roof covering was inspected by walking on the roof.

Skylights:

Satisfactory - The skylight(s) appears to be satisfactory and shows no signs of leaking.



Ridges:

Satisfactory - The ridge covering material appears to be in satisfactory condition.



Ridges are satisfactory.

Evidence of Leakage:

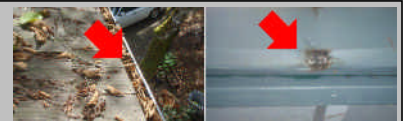
Past leakage noted in garage area .



Past leakage in garage ceiling.

Roof Gutter System:

Attention Needed - The gutter system on the roof edge appears to be leaking above the garage and needs cleaning..



Clogged gutters and gutter leak at gar

Comment:

Overall the wood roof is in satisfactory condition.
There are condition that need to be addressed. The roof needs to be kept clean of tree debris this buildup of debris around skylights and between shingles will adversely effect the lift of the roof.
There were several minor broken shingles noted.
At the family room chase, build up of debris can cause leakage in back of the chase , it would have been advantageous to have a framed in cricket with valleys to channel water away from the back side of the chase.



Attic & Ventilation:

Attic Access Location:

Garage and bedroom ceiling.

Attic Accessibility:

A pull down ladder is installed. Ceiling scuttle hole.

Method of Inspection:

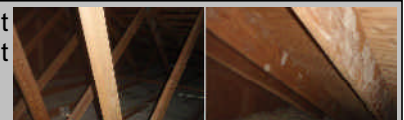
The attic cavity was inspected by entering the area.

Attic Cavity Type:

Storage - The attic cavity has the capacity for storage of light boxes or items above the garage , crawl through above the upper living area.

Roof Framing:


A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls. A rafter system is installed in the attic cavity to support the roof decking, and rafters above the back vault area.



Trusses and rafter used for roof.


Roof Framing Condition: Satisfactory - The roof framing appears to be in functional condition.

Roof Decking: The decking is made of spaced horizontal slats, usually 1" x 4" boards spaced for ventilation of the applied wood shingles.



Open slates for roof decking in truss area


Evidence of Leaks on Interior of Attic: There is water staining on the underside of the roof decking or rafters. The stains are not currently wet nor do they have an elevated moisture content.



Past leak in garage ceiling area.


Ventilation Hi/Low: Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area.

Insulation Noted: Satisfactory - The attic insulation appears to be adequate and properly installed.



Low insulation depth in upper attic

Comments: There are two attic locations. The garage attic is accessed by a pull down ladder, this type of ladder without sheetrock on the plywood portion breaches the fire rating for the ceiling. Recommend that 5/8 sheetrock be placed on the lower portion of the ladder for a fire rating. Past leakage was noted on the right side of the garage. This area is dry at time of inspection. The upper portion of the attic area is accessed from bedroom #1 ceiling. There are several items noted in this area.



There is no insulation around the walls of the skylight this area should be insulated to prevent heat loss.

The master bathroom fan is directed to a soffit vent this vent should be attached to the vent or run to a upper roof vent to prevent moisture from entering the attic area.

The electrical junction box above the master bathroom needs to have a cover installed.

STRUCTURAL

Structural:

Type of Construction:

Frame.

Exterior Siding Materials:

Horizontal beveled siding. (Cedar)

Siding Condition:

Attention Needed - The exterior siding material or finish is in a condition that requires minor repair to prevent further deterioration.

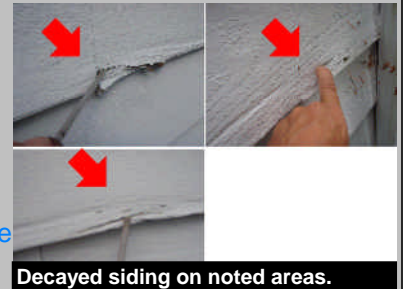
Siding Comment:

Overall the siding is in satisfactory condition, However there are areas that some of the siding has decayed.

On the wall above there are several siding boards that are decayed and need to be replaced.

The area off the master bedroom deck has several pieces of siding that are decayed on the west side of the siding door.

Some of the siding where the main deck adjoins the house have become decayed because the ledger is directly placed on the siding where water can collect and decay the siding.



Decayed siding on noted areas.

EIFS Comment:



Decay at front entry trim board.

Trim Condition:

Attention Needed - The trim needs some minor repair to prevent further deterioration.



Minor decay on sloper section of trim.

Soffit/Eaves:

Satisfactory - The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.

Fascia & Rake Boards:


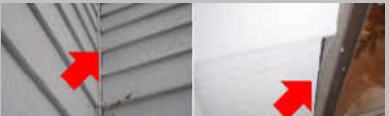
Attention Needed - The fascia and/or rake boards appear to need some minor repair to prevent further deterioration.





Painting needed on upper trim at gable.

Condition of Painted Surfaces:

Satisfactory - The finish or exposed painted surfaces are satisfactory.

Outside Entry Doors:	Satisfactory - The outside entry door(s) is satisfactory as noted from the exterior.
Windows Type:	Metal slider (Insulated)
Windows Condition:	<i>Action Necessary - Insulation Seal - One or more insulated glass windows have lost their vacuum seal. As a result of losing this seal, condensation between the two panes creates a clouded or streaked appearance. The window still performs the task of keeping the weather out, but it has lost much efficiency.</i>
Window Flashing:	Satisfactory - The installed flashing above the windows appears to be adequate.
Earth-to-Wood Clearance:	It is suggested that there should be a minimum of a 4" clearance between the earth and any wood siding or framing materials.  Earth to wood contact on front side .
Structural Caulking:	Caulk should be applied to areas where brick and wood siding meet, trim around window frames or doors, and piping and service penetrations. Also, any cracks that allow moisture or wind entry should be caulked to prevent deterioration.  Caulking needed at corners and windows.
Wall Covering Material:	sheetrock. paneling.
Ceiling Covering Material:	The predominant ceiling covering material is sheetrock.
Evidence of Mold Noted:	No.
Miscellaneous Comment:	The main issue with the exterior of the house is the decayed siding noted on the gable above the garage and upper deck. There is also decay where the lower deck adjoins the house , the north side of the living room sliding glass door has had a past leak at the lower corner which is evident from the crawlspace area. Recommend that a licensed contractor evaluated and make repairs to these areas.

Deck, Porch, or Balcony:

There is a Wood Framed:	Two decks upper and main floor deck.  Upper & lower decks
Deck/Porch/Balcony Materials:	Cedar.
Condition of Wood Materials:	<i>Attention Needed - The wood materials used in the deck need some repair or replacement.</i>  Minor decay on ledger board

Framing of Deck/Porch:



Supporting Posts:

Satisfactory - The supporting posts appear to be in satisfactory condition.

The Foundation Materials:

Concrete piers.

Deck or Porch Railings:

Attention Needed - The railings are in place; however, the spacing of the pickets and upper and lower rail should be no more than 4" apart to prevent any fall hazard to children. Recommend that additional pickets be placed in areas of rail to ensure that no more than 4" is maintained between pickets and upper and lower rails.



Comments:

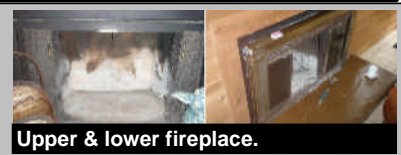
Some decay was noted on the siding on the lower deck where the ledger is attached to the house. Installation of Z metal flashing or a gap between the ledger and siding.



Fireplace:

Location of Fireplace:

Family room and upper loft.



Type of Fireplace:

Metal Firebox - A masonry fireplace with a metal formed firebox is installed.

Fireplace Fuel:

Wood - The fireplace is designed to burn wood.

Firebox Condition:

Satisfactory - The firebox appears to be sound and usable in its current condition.

Damper Condition:

Satisfactory - The flue damper appears to be functional and fully adjustable.

Evidence of Drafting Problems:

No evidence of drafting problems was noted; however, I did not light a fire to determine if it drafts well.

Flue Condition from Firebox:

Satisfactory - The visible portions of the chimney flue appear to be satisfactory.

Smoke Chamber:

Satisfactory - The smoke chamber walls are sloped towards the flue.

Flue Condition From Roof:

Satisfactory - The fireplace flue, as viewed from the roof, appears to be in satisfactory condition.




Exterior Stack Material:

The exterior fireplace stack material is made of metal.

Exterior Stack Condition:

Satisfactory - The exterior stack is in satisfactory condition.

Chimney Cap or Crown:	Yes - There is a chimney cap.
Rain Hat:	Yes - A metal rain hat is installed. It will help keep rain from entering the flue.
Spark Arrestor:	Yes - A metal spark arrestor is installed. In addition to preventing fires, it will also keep animals and birds out of the flue.
Chimney Height and Clearance:	Yes - The chimney installation appears to meet clearance requirements.
Source of Combustion Air:	Room air is used for combustion in the fireplace. It would be best to have a window open while using since a roaring fire consumes approximately 300 to 400 cubic feet of air per minute.
Heat Circulator:	<p>Yes, the fireplace is equipped with a gravity or fan system to circulate heat from the fireplace into the living space.</p>  <p style="text-align: right;">Heat circulation system on upper FP</p>
Hearth Condition:	The hearth extends at least 16" in front of the firebox and extends at least 8" to either side.
Comment:	<p>There are two metal wood burning fireplaces installed. The upper fireplace is located in the loft area. This is a metal box type of wood burning fireplace. The flue was clean and the damper in good working condition. This fireplace also has a heat circulator installed.</p> <p>The lower fireplace is located in the family room next to the kitchen. This is also a metal box type of fireplace. The damper and firebox are satisfactory. It is recommended that this fireplace flue be cleaned and serviced.</p>

HEATING, VENTILATION & AIR CONDITIONING

Heating Unit No. 1:

Heating System

Location:

Crawlspace.



Furnace in crawlspace area.

Heating System Type:

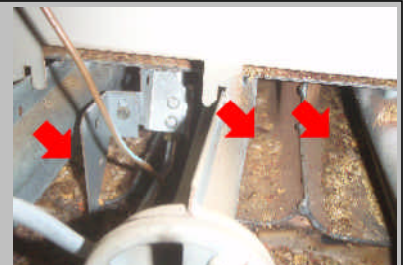
A forced-air furnace is installed as the primary source of heat.

Fuel Source:

The fuel source is natural gas.

Model/Serial Number/
Size:

The typical service life for a forced-air natural gas furnace is 18 - 20 years.



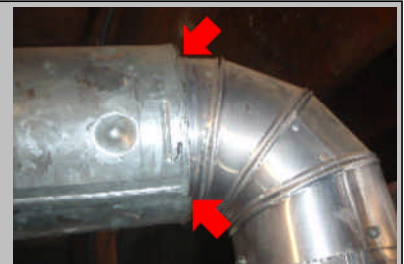
Rust debris at burners.

Flue Type:

The flue pipe is metal.

Flue Condition:

Attention Needed - The furnace/boiler flue as installed appears to need some attention. Either it is not secured properly, or it is in a deteriorated condition.



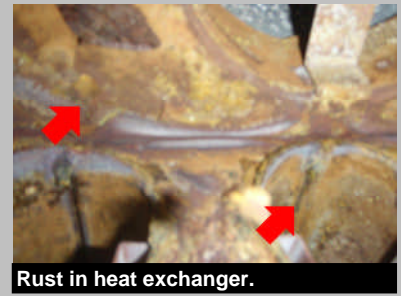
Connection not properly secured.

Unit Tested:

No. (Gas off at meter)

Heat Exchanger Inspected:

Yes. The general conditions prohibit a visual inspection of a large percentage of the heat exchanger. This is primarily due to the style and shape of the heat exchanger, but the visible portions were inspected.



Heat Exchanger Inspected Via:

The heat exchanger was tested by a visual inspection with the aid of a flashlight and mirrors, and no cracks or voids were noted.

Does each habitable room have a heat source?

Yes.

Thermostat Location:

Main hallway.

Thermostat Condition:

Satisfactory - The thermostat worked properly when tested.

Comments:

The gas furnace is located in the crawlspace. This is the original heating unit from time of construction. The unit was not tested due to the fact the gas was shut off at the meter. It was noted that there was rust in the burner area and the heat exchanger was heavily rusted. It was not determined if any cracks were in the heat exchanger. Functional life of a gas furnace is around 15 years , consideration should be given to upgrading to a newer unit.

ELECTRICAL SYSTEMS

Primary Power Source:

Service Voltage:	The incoming electrical service to this structure is 120/240 volts.
Service/Entrance/Meter:	Underground/Good - Underground service to the structure is desirable for safety and appearance. Contact the utility company to mark the location of the underground cable before digging.

Main Power Panel and Circuitry:

Main Power Distribution Panel Location:

Garage.



Federal Pacific Electrical Panel.

Main Power Panel Size:	200-amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.
Is Panel Accessible:	Attention Needed - The electrical panel box is temporarily blocked. For safety reasons, be sure that there is a clear and ready access to the panel.
Main Panel Type:	Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type. When a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a Qualified Licensed Electrician for an analysis of the existing problem.
Legend Available:	Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.
Panel Cover Removed:	No.
Comments:	<p>The electrical panel could not be fully inspected due to the material that was stored in front of the panel.</p> <p>It was noted that the electrical panel is a Federal Pacific panel. These panels were common installation until the mid to late 1970s.</p> <p>The main issue of these panels are that the back bus bars can become decayed and the breakers when turned of sometimes to not turn the current off . Panels also have of history of short circuiting at breakers which can be a fire hazard.</p> <p>Although some of these panels are satisfactory it is recommended that a licensed electrical contractor further evaluate and make recommendations.</p>

PLUMBING SYSTEM

Plumbing:

Water Source: City/Municipal.

Plumbing Service Piping Size to Structure: 1" water service line from the meter to the main cutoff.

Main Water Line Cutoff Location: In front of house.



Shut-off covered with dirt.

Interior Supply Piping Size: The interior water supply piping is 1/2" in diameter.

Interior Supply Piping Material: The interior supply piping in the structure is predominantly copper.

Water Pressure: Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.

Exterior Hose Bibs Functional: Satisfactory - The exterior hose bib(s) appeared to function normally.

Functional Supply: Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.

Leaks in the Supply Piping Noted: No.

Sewage Disposal Type: Public Sewer System.

Waste Line Materials: The predominant waste line material is plastic.

Waste Piping Condition: Satisfactory - The visible plumbing waste piping appears functional.

Vent Piping Material: The vent material, as it passes through the roof, is plastic.

Vent Piping Condition: Satisfactory - The visible plumbing vent piping appears functional.

Functional Drainage: Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

Comments: There were no adverse conditions noted in the plumbing . It is recommended that the water lines in crawlspace area be insulated to prevent any freeze hazard.

Water Heater:

Location:

Crawlspace.



Tank Capacity:

66 gallon.

Fuel Source for Water Heater:

The water heater is electrically heated.

Electric Service to Water Heater:

Satisfactory - The electric service to the water heater appears to be installed in an acceptable manner.

Exposed Water Heater Condition:

Satisfactory - It shows some age, but it appears sound.

Drain Valve:

Yes - A drain valve is installed on the lower side of the water heater.

Temperature & Pressure Relief Valve:

Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.

Safety Overflow Pipe:

Satisfactory - The overflow pipe is correctly installed.



KITCHEN

Kitchen:

Location:

Main level rear of house.



Interior Entry Door:

Satisfactory - The entry door to the kitchen is as expected, and it is functional.

Windows:

Satisfactory - The windows and associated hardware in the kitchen are satisfactory.

Walls:

Satisfactory - The walls in the kitchen appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Floor:

Satisfactory - The flooring in the kitchen is satisfactory.

Lighting:

Satisfactory - The ceiling lights in the kitchen are in satisfactory condition.

Electrical Outlets:

This kitchen does not have Ground Fault Circuit Interrupt outlets installed. The age of the structure may predate the required installation; however, for safety considerations, it is strongly suggested that one be installed at any location within 6' of a water source.

Countertops:

Satisfactory - The countertops in the kitchen are satisfactory.

Cabinets, Drawers, and Doors:

Attention Needed - At least one cabinet door or drawer is in need of some minor repair.



Draw face missing

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted.

Sink and Drain Lines:

Satisfactory - The sink and drainage lines appear to be satisfactory.

Food Waste Disposal:

Action Necessary - The food waste disposal did not activate using normal controls. Further investigation is needed to determine if repairs or replacement should be done.



Wire connection missing at base.

Dishwasher:

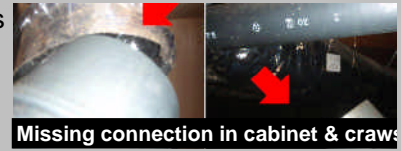
Attention Needed - Through a visual or functional test, it was determined that the dishwasher needs some repair work.



Kinked drain line from Dishwasher

Range Hood:

Attention- This downdraft unit has two sections that are not fully hooked up (repairs are needed)



Missing connection in cabinet & crawlspace

Range/Oven Fuel Source:

Electric - There is a 220-volt hookup for an electric range/oven.

Range/Oven:

Built-in - There is a built-in range top and oven. They appeared to function correctly at the time of the inspection. The timers and temperature settings were not tested and are not a part of this inspection.

Microwave Oven:

Action Necessary - There is a microwave unit installed however a trim kit is missing .



Missing trim kit to microwave.

Refrigerator:

A refrigerator is installed; however, it was not included as a part of this inspection.

Heat Source:

Satisfactory - There is a heat register in this room.

Comments:

Several issues were noted in the kitchen. Recommend that all electrical outlets within 6' of the sink be GFCI protected. The wiring to the disposal needs to have a proper connector to the unit wires are exposed. The disposal was loud when turned , the dishwasher line attached to the disposal is kinked which will not fully allow the washer to drain. Recommend that a new disposal be installed. The dishwasher was not tested , standing water was noted in the unit the base cover was missing which exposes wiring and water lines. Repairs are needed. The cabinets are missing handles and one drawer is missing a front cover. Several doors need to be adjusted to close as intended. The vent from the downdraft has two connections that are open. One is in the lower cabinet and the other is completely not attached in the crawlspace. Repairs are needed.



Standing water in Dishwasher.

LAUNDRY

Laundry:

Location:

Off kitchen.



Entry Door:

Satisfactory - The entry door to the laundry room is functional.

Walls:

Satisfactory - The walls in the laundry room appear to be satisfactory.

Ceilings:

Satisfactory - The ceiling is satisfactory.

Floor:

Satisfactory - The floor coverings are in satisfactory condition.

Electrical Outlets:

Satisfactory - The outlet tested in the laundry room is correctly wired and grounded.

Lighting:

Satisfactory - Lighting in the laundry is adequate.

Washer & Dryer:

A washer and dryer are installed. Testing of either is not included as a part of this inspection.

Washer Hookup:

Yes.

Dryer Hookup:

Yes - There is a 220-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed.

Dryer Ventilation:

Satisfactory - The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.

Area Ventilation:

Satisfactory - The area ventilation seems adequate.

Laundry Basin:

Yes - There is a laundry basin installed.

Comments:

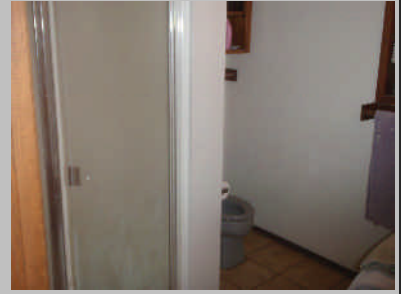
[No adverse condition noted.](#)

BATHROOM

Master Bathroom:

Location:

Off master bedroom.



Entry Door:

Satisfactory - The entry door to this bathroom is as I expected, and it is functional.

Walls:

Satisfactory - The walls in this bathroom are satisfactory.

Windows:

Satisfactory - The windows and associated hardware in this bathroom are all satisfactory.

Ceiling:

Satisfactory - The ceiling in this bathroom is satisfactory.

Floor:

Satisfactory - The flooring in this bathroom is satisfactory.

Lighting:

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

Ventilation Fans:

The ventilation fan vents into the attic space. This introduces moisture into the attic that must subsequently be removed. It would be better to vent the bathroom to the outside rather than the attic.

Ground Fault Interrupt Outlets:

Satisfactory - A functional Ground Fault Circuit Interrupt outlet is installed in the area of the bathroom vanity.

Light Switch:

Satisfactory - The light switch is satisfactory.

Vanity Cabinet:

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

Basin and Drain Fixture:

Attention Needed - The basin or drainage fixture needs attention. The basin stopper is missing.



Faucet and Supply Lines:


Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition:


Satisfactory - The toilet in the master bathroom appears to be functional.

Shower, Shower Head and Mixing Valves:

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

Shower Pan:	Fiberglass - The fiberglass shower pan does not appear to leak at this time.
Tub & Shower Walls:	<p>Attention Needed - The walls show some deterioration. Some attention is needed to prevent further deterioration.</p>  <p>Cracks need sealing to prevent damage</p>
Glass Tub/Shower Door:	Yes.
Heat Source:	Satisfactory - There is a heat source in this room.
Comment:	<p>The sink stopper was missing at the sink.</p> <p>The fiberglass shower stall has two cracks that need to be sealed to prevent any water damage. One is located near the upper soap tray the other is on the front wall . Repairs are needed.</p> <p>The electrical outlet is GFCI protected and controlled in the electrical panel in the garage.</p> <p>The glass shower door could not be confirmed if the glass was tempered glass.</p> <p>The ceiling fan is venting near a soffit vent in the attic. Recommend that the fan be directly vented to a roof vent.</p>

Bathroom No. 1:

Location:	Off upper hallway.	
Entry Door:	Satisfactory - The entry door to the bathroom is as I expected, and it is functional.	
Walls:	Satisfactory - The walls in this bathroom are satisfactory.	
Windows:	Skylight is satisfactory.	
Ceiling:	Satisfactory - The ceiling in this bathroom is satisfactory.	
Floor:	Satisfactory - The flooring in this bathroom is satisfactory.	
Lighting:	Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.	
Ventilation Fans:	Satisfactory - An exhaust fan is installed in this bathroom, and it is performing satisfactorily.	
Ground Fault Interrupt Outlets:	Satisfactory - A functional Ground Fault Circuit Interrupt outlet is installed in the area of the bathroom vanity.	
Light Switch:	Satisfactory - The light switch is satisfactory.	
Vanity Cabinet:	Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.	
Basin and Drain Fixture:	Satisfactory - The basin and drainage fixture appears to be satisfactory.	

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition:

Satisfactory - The toilet in this bathroom appears to be functional.

Tub:

Steel Tub OK - The bathtub is a steel material with a solid finish applied. It appears to be in satisfactory condition.

Tub Mixing Valve & Stopper:

Satisfactory - Tub mixing valve and tub unit are in satisfactory condition.

Shower, Shower Head and Mixing Valves:

Attention Needed - The shower head or mixing valve needs some attention so that it will function as intended.

Tub & Shower Walls:

Satisfactory - The walls appear to be in satisfactory condition.

Tub/Shower Drain:

Satisfactory - The tub/shower appears to drain at an acceptable rate.

Glass Tub/Shower Door:

No.

Caulking/Water Contact Areas:

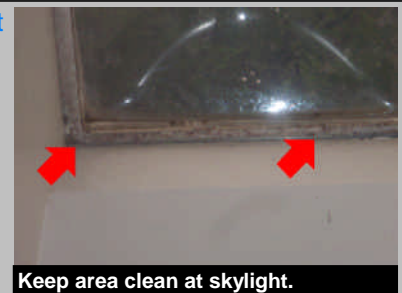
Satisfactory - The caulking in the water contact areas appears to be satisfactory.

Heat Source:

Satisfactory - There is a heat source in this room.

Comment:

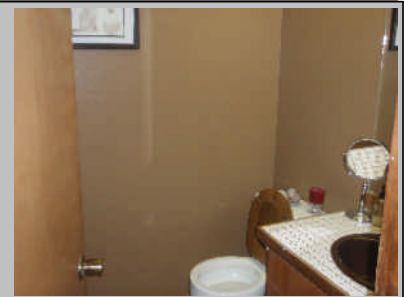
The tub shower valve does not completely shut water off to the tub when the shower is on , minor adjustments are needed.
The skylight above the tub is prone to catching steam from the shower area recommend that this area be kept clean to prevent any decay. Also as noted earlier in this report the sides of the skylight should be insulated to prevent any heat loss.
The GFCI protect electrical outlet is controlled in the garage electrical panel.



Partial Bathroom:

Location:

Main floor.



Entry Door:

Attention Needed - The entry door or hardware to this bathroom needs some adjustment or repair to function appropriately. Satisfactory - The entry door to the bathroom is as expected, and it is functional.

Walls:

Satisfactory - The walls in this bathroom are satisfactory.

Windows:

None - There is no window in this bathroom.

Ceiling:

Satisfactory - The ceiling in this bathroom is satisfactory.

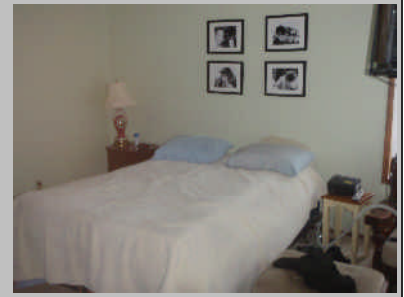
Floor:	Satisfactory - The flooring in this bathroom is satisfactory.
Lighting:	Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.
Ground Fault Interrupt Outlets:	Satisfactory - A functional Ground Fault Circuit Interrupt outlet is installed in the area of the bathroom vanity.
Light Switch:	Satisfactory - The light switch is satisfactory.
Vanity Cabinet:	Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.
Basin and Drain Fixture:	Satisfactory - The basin and drainage fixture appears to be satisfactory.
Faucet and Supply Lines:	Satisfactory - Faucets and supply lines appear satisfactory.
Toilet Condition:	Satisfactory - The toilet in this bathroom appears to be functional.
Caulking/Water Contact Areas:	Satisfactory - The caulking in the water contact areas appears to be satisfactory.
Heat Source:	Satisfactory - There is a heat source in this room.
Comment:	<p>Minor repairs are needed at the door lock as intended.</p> <p>The hot water line has low water pressure in this bathroom clean or replacement of fixture may be needed.</p> <p>The GFCI outlet is controlled in the garage electrical panel.</p>

BEDROOM

Master Bedroom:

Location:

Upper floor west side.



Entry Door:

Satisfactory - The entry door on the master bedroom is as I expected, and it is functional.

Closet:

Satisfactory - The closet is functional and of average size. The closet is lighted.

Walls:

Satisfactory - The walls in the bedroom appear to be satisfactory.

Ceiling:

Previous Leak - There are signs of a previous water leak in the ceiling in this room. It does not appear to be an active leak.



Light and Light Switch:

Satisfactory - The light and light switch were functional at the time of the inspection.

Floor:

Satisfactory - The floors are in satisfactory condition.

Windows:

Attention Needed - At least one window or associated hardware in this bedroom needs attention.



Electrical Outlets:

Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.

Telephone Access or Jack:

Yes - There is a telephone jack installed in this bedroom. It may or may not be functional.

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke Detector:

Recommend - There is no smoke detector installed in this bedroom. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Comment:

The seal on the window on the west side is broken the window is cloudy inside. There are water stains on the lower right side of the sliding glass door on the interior .
Recommend installation of a smoke detector in this room.

Bedroom 1:

Location:

Upper floor North side.



Entry Door:

Satisfactory - The entry door to this bedroom is as I expected, and it is functional.

Closet:

Satisfactory - The closet is functional and of average size.

Walls:

Satisfactory - The walls in the bedroom appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as I expected.

Light and Light Switch:

Satisfactory - The light and light switch were functional at the time of the inspection.

Floor:

Satisfactory - The floors are in satisfactory condition.

Windows:

Attention Needed - At least one window or associated hardware in this bedroom needs attention. Locking hardware needs repair or replacement.



Stains on corners of window sill.

Electrical Outlets:

Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.

Telephone Access or Jack:

Yes - There is a telephone jack installed in this bedroom. It may or may not be functional.

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke Detector:

Recommend - There is no smoke detector installed in this bedroom. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Comment:

Water stain noted on window sill, the lock on the window is missing.
Recommend that a smoke detector be installed in this room.

Bedroom 2:

Location:

Upper floor South side.



Entry Door:

Satisfactory - The entry door to this bedroom is as I expected, and it is functional.

Closet:

Attention Needed - The closet doors or fixtures need some adjustment or repair.



Walls:

Satisfactory - The walls in this bedroom appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as I expected.

Light and Light Switch:

Satisfactory - The light and light switch were functional at the time of the inspection.

Floor:

Satisfactory - The floors are in satisfactory condition.

Windows:

Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.

Electrical Outlets:

Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.

Heat Source Noted:

There is a heat source to this room. No comment is made regarding the amount of air or temperature coming from the supply vent.

Smoke Detector:

Recommend - There is no smoke detector installed in this bedroom. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Comment:

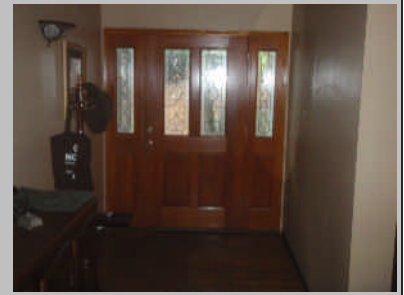
The closet has one set on doors missing.
Recommend that a smoke detector be installed in this room.

OTHER LIVING SPACES

Front Entry and Main Hallway:

The Main Entrance
Faces:

South.



Front Entry Door:

Satisfactory - The main entry door to the structure is in functional condition.

Entry Floor:

Satisfactory - The entry floor material is in satisfactory condition.

Main Hallway:

Satisfactory - The main hallway walls and floor are in satisfactory condition.

Smoke Detector:

There is a functional smoke detector installed in the hallway. It was undetermined if the unit is hardwired or battery operated.

Guest Closet:

Satisfactory - The guest closet is functional and of average size.

Main Staircase:

The staircase has a landing.



Upper Level Hallway:

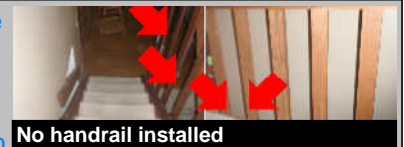
Satisfactory - The upper level hallway walls and floor are in satisfactory condition.

Upper Level Smoke
Detector:

There is a functional smoke detector installed in the second level hallway. It was undetermined if the unit is hardwired or battery operated.

Comments:

The staircase to the upper section of the house has no handrail on either side .
The spacing of all of the vertical pickets are over 4" at time of construction at time of construction this was allowed current regulation require that all pickets be spaced no more than 4" apart.
The window at the mid landing of the staircase is not tempered glass , consideration should be given to installing a tempered window in this area.



Living Room:

Location:

Main floor.



Walls:

Satisfactory - The walls in this room appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Floor:

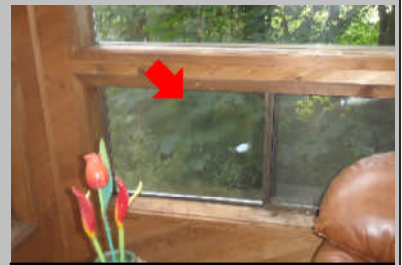
Satisfactory - The floor in this room is in satisfactory condition.



Past leakage at corner of skylight.

Windows:

Attention Needed - Window on the east side seal is broken.



Seal broken on lower window.

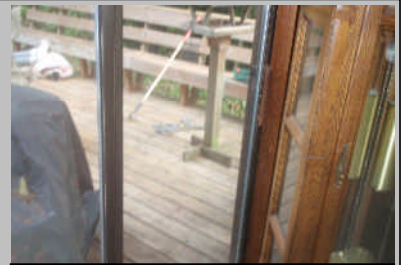
Electrical Outlets:

Satisfactory - The outlets tested in this room are correctly wired and grounded.

Heat Source Noted:

There is a heat source in this room. No comment is made as to the amount of air or temperature coming from the supply vent.

Fireplace:



Could not open siding glass door.

Comment:

One of the windows on the east side has a broken seal.
This inspector could not open the sliding glass door on the NW side, this is also the door that has possible leak on the right side that was noted by decay in the lower crawlspace.
Water stains were noted on windows sills (possibly from metal windows the has condensation on winter days.)



Dining Room:

Location:

Off kitchen.



Entry Door:

Satisfactory - The entry door to the dining room is functional.

Walls:

Satisfactory - The walls in this room appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Floor:

Satisfactory - The floor in this room is in satisfactory condition.

Windows:

Attention Needed - Seal broken on window.



Electrical Outlets:

Satisfactory - The outlets tested in this room are correctly wired and grounded.

Heat Source Noted:

There is a heat source in this room. No comment is made as to the amount of air or temperature coming from the supply vent.

Comment:

The window on the west side has a broken seal.

Family Room:

Location:

Off kitchen.



Outside Entry Door:

Satisfactory - The outside entry door to this room is satisfactory.

Walls:

Satisfactory - The walls in this room appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Floor:

Satisfactory - The floor in this room is in satisfactory condition.

Windows:

Satisfactory - The windows and associated hardware in this room are all satisfactory.

Electrical Outlets:

Satisfactory - The outlets tested in this room are correctly wired and grounded.

Cable TV:

Yes.

Heat Source Noted:

There is a heat source in this room. No comment is made as to the amount of air or temperature coming from the supply vent.

Fireplace:

Yes - There is a fireplace in this room. It has a satisfactory visual appearance. An inspection was completed on the fireplace. It is under the Structural Section.

GARAGE

Garage:

Garage Type:

The garage is attached.



Size of Garage:

Two car garage.

Number of Overhead Doors:

There is a single overhead door.



Overhead Door and Hardware Condition:

Satisfactory - The overhead door is in satisfactory condition, and it is functional.

Automatic Overhead Door Opener:

The overhead door opener appears to function appropriately.

Safety Reverse Switch on the Automatic Opener:

No - The door opener is not equipped with an automatic safety reverse switch.

Floor Condition:

Satisfactory - The garage floor is in satisfactory condition.

Garage Walls Condition:

The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the sheetrock is finished.

Fire Rated Ceiling:

Yes - There appears to be a fire rated separation between the garage ceiling and the living areas above. **Attention Needed - Previous Leak** - There are signs of a previous water leak in the ceiling in this room. It does not appear to be an active leak.



Fire Rated Entry Door to Structure:

Recommend - For safety reasons, there should be a fire rated door or a solid core door, as a minimum, between the garage and living areas of the house.



Electric Service to Garage:

Comment:

Satisfactory - The electrical outlets in the garage tested as correctly grounded.

This inspector could not fully inspect the garage due to items in garage. The garage door has decay on the lower portion of the door. Consideration should be given to replacing the door or at least the lower section of the door. The fire rated door to the house has a pet door installed, this installation breaches the fire rating of the door. The pull down ladder to the attic area above the garage also breaches the fire rating consideration should be given to installing sheetrock to the lower portion of the pull down ladder.