

OREGON NW HOME INSPECTIONS

Property Inspection Report



1600 Anywhere, Beaverton, OR 97007
Inspection prepared for: John Doe
Date of Inspection: 5/1/2019 Time: 1:00 pm
Age of Home: Built 2017 Size: 3127 sq ft
Weather: Overcast

Inspector: Don Grossarth
CCB #204194, OCHI #1736
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THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE INSPECTION SERVICES MAY RELY UPON ANY REPRESENTATION IN THE REPORT. IF A RED ARROW OR CIRCLE IS SHOWN, I WOULD LIKE TO CALL YOUR ATTENTION TO AN AREA. A GREEN ARROW OR CIRCLE, NO ISSUE.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a 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. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Bathroom

Page 15 Item: 4 Counters • **Caulk or grout at/or behind sinks and master tub as needed.**



Caulk or grout at/or behind sinks and master tub as needed.

Page 16 Item: 5 Doors • **Door hardware needs adjusted at upstairs hall closet door.**



Door hardware needs adjusted at upstairs hall closet door.

Page 19 Item: 17 Bath Tubs • **Caulk at base of tub spout.**



Caulk at base of tub spout.

Kitchen

Page 22 Item: 4

Counters

- Caulk/Grout is needed at kitchen backsplash. Caulk as needed.



Caulk/Grout is needed at kitchen backsplash. Caulk as needed.

Heat/AC

Page 30 Item: 4

Filters

- Furnace filter dirty. Needs replacement.

Page 31 Item: 11

Venting

- Recommend cover on exterior intake to prevent wildlife from entry.



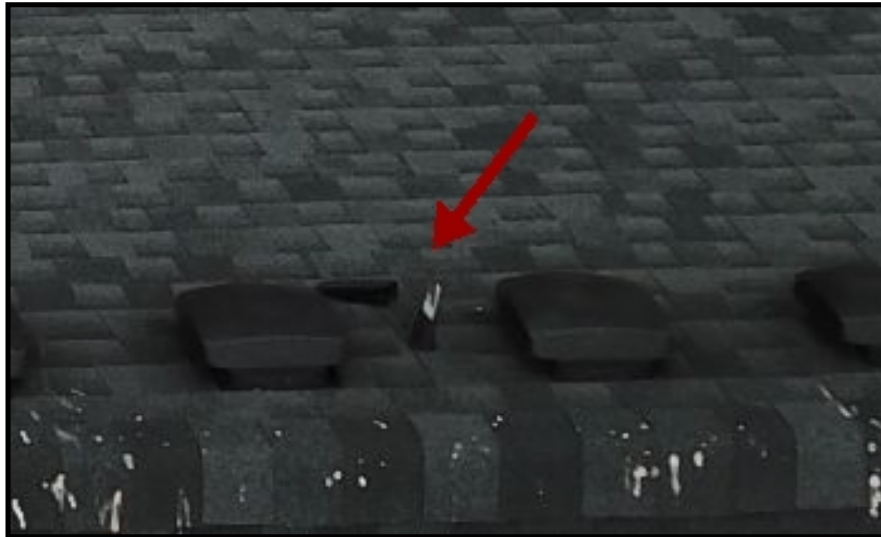
Recommend cover on exterior intake to prevent wildlife from entry.

Garage

Page 36 Item: 9	Garage Door's Reverse Status	<ul style="list-style-type: none"> • The door requires a great deal of resistance to trigger the auto-reverse mechanism. We recommend adjusting the opener for proper reverse tension.
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Roof

Page 38 Item: 1	Roof Condition	<ul style="list-style-type: none"> • Roof anchors covers are not in place. This can lead to rust on the anchors. Recommend roof anchor covers are placed over anchors.
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Roof anchors covers are not in place. This can lead to rust on the anchors. Recommend roof anchor covers are placed over anchors.

Page 40 Item: 4	Vent Caps/Plumbing vents	<ul style="list-style-type: none"> • Roof vent on left side of structure appears loose and pulling away. Recommend repair.
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Roof vent on left side of structure appears loose and pulling away. Recommend repair.

Exterior Areas

Page 45 Item: 3

Exterior Paint

• Peeling paint observed on trim. suggest scraping and painting as necessary.



Peeling paint observed on trim. suggest scraping and painting as necessary.



Peeling paint observed on trim. suggest scraping and painting as necessary.

Page 45 Item: 4

Siding Condition

• Recommend flashing over decorative beams to prevent Decay.



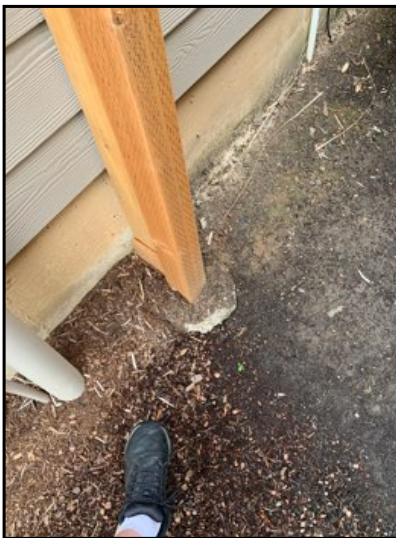
Recommend flashing over decorative beams to prevent Decay.

Grounds

Page 52 Item: 7

Gate/Fence Condition

• Posts is loose at gate. Recommend repair.



Posts is loose at gate. Recommend repair.

Page 54 Item: 14

Vegetation Observations

• Recommend a 12" to 18" area around the foundation, clear of vegetation.



Recommend a 12" to 18" area around the foundation, clear of vegetation.

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire 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 and possessions. Depending upon the age of the property, some items like GFI 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 the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We 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.**

Inspection Details

1. Attendance

In Attendance: Buyer Agent present • Client present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished

Interior Areas

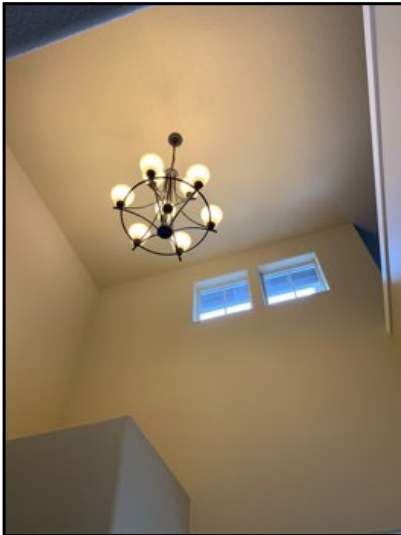
The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall ceilings noted.
 Observations:
 • Nail pops noted at upper level ceiling area.



Nail pops noted at upper level ceiling area.

2. Closets

Good	Fair	Poor	N/A	None
X				

Observations:
 • Closet is in serviceable condition.

3. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated normally when tested.

4. Doors

Good	Fair	Poor	N/A	None
X				



5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
 • Some outlets not accessible due to furniture and or stored personal items.

6. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room

Observations:

- Gas Fireplace responded well.



7. Flooring

Good	Fair	Poor	N/A	None
X				

Observations:

- Carpet noted.
- Floating laminate flooring noted.



8. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- The sliding patio door was functional during the inspection.



9. Screen Doors

Good	Fair	Poor	N/A	None
X				

10. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- State of Oregon requires that there is a smoke detector on each level of the home (including basement), one in each bedroom and a CO alarm within 15 feet of bedroom doors. Oregon also requires that alarms over 10 years old be replaced.

http://www.oregon.gov/osp/sfm/pages/commed_sa_program.aspx

This home meets these requirements.

- Properly in place and functional.
- CO detectors in place and responded well.

11. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

Observations:

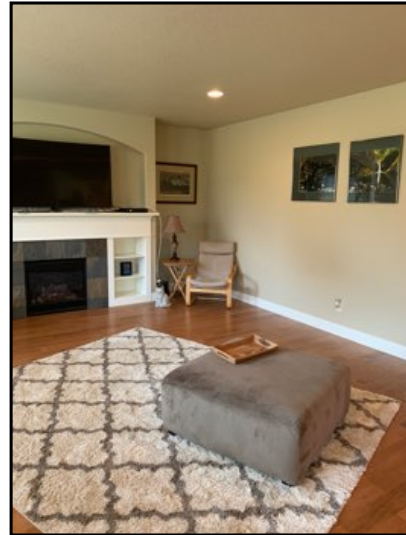
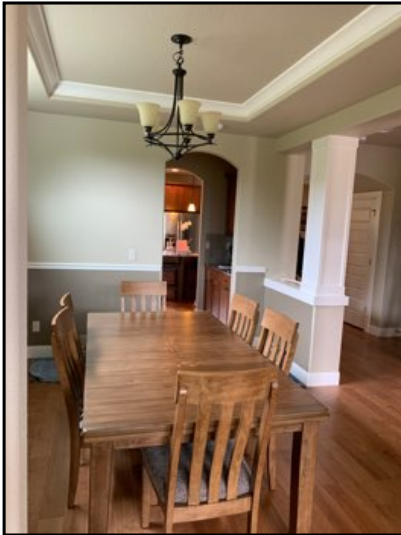
- Railing in place and functional.



12. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.



13. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted. • Vinyl framed sliding window noted. • Vinyl framed fixed window noted.



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 investigated 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

Locations: Master • Upstairs Right rear • Upstairs Left rear

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

3. Closets

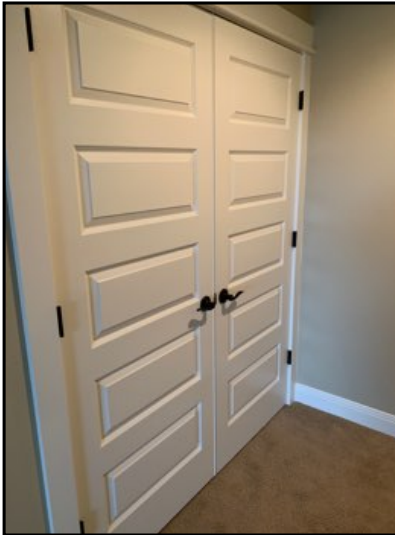
Good	Fair	Poor	N/A	None
X				

Observations:
 • The closets are in serviceable condition.



4. Doors

Good	Fair	Poor	N/A	None
X				



5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items.

6. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

Observations:

- Stored items limited floor inspection in bedrooms.

7. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- State of Oregon requires that there is a smoke detector on each level of the home (including basement), one in each bedroom and a CO alarm within 15 feet of bedroom doors. Oregon also requires that alarms over 10 years old be replaced.

http://www.oregon.gov/osp/sfm/pages/commed_sa_program.aspx

- The smoke detectors operated during the inspection.

8. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.



9. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding window noted. • Vinyl framed single hung window noted. • Vinyl framed fixed window noted.



Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. 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

Locations: Main floor half bath • Master Bathroom • Upstairs hall bathroom

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.



3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Ceramic tile tops noted.
- Caulk or grout at/or behind sinks and master tub as needed.



Caulk or grout at/or behind sinks and master tub as needed.

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Door hardware needs adjusted at upstairs hall closet door.



Door hardware needs adjusted at upstairs hall closet door.

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- **GFCI** in place and operational

8. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- The shower enclosure was functional at the time of the inspection.



9. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

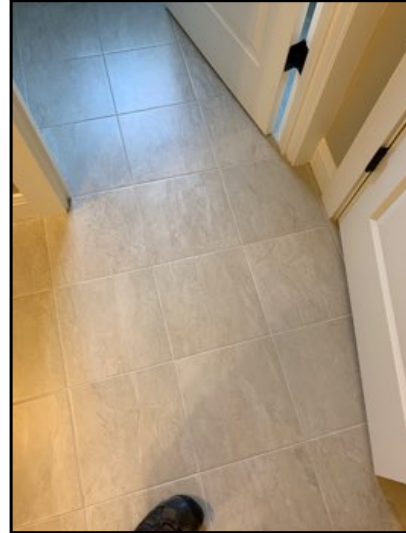
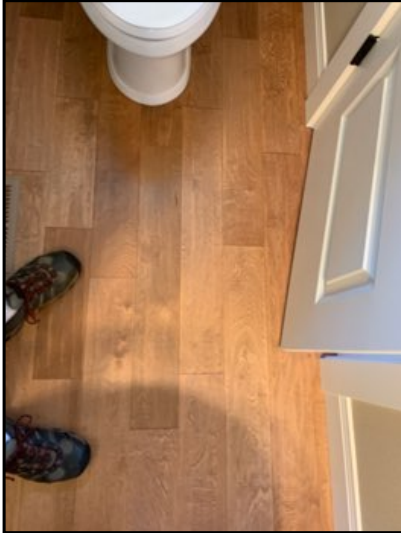
Observations:

- The bath fan was operated.
- Recommend fans be ran 25 minutes after shower or bath, to remove moisture from air that can cause moisture issues.

10. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted. • Floating laminate type flooring noted.



11. Heating

Good	Fair	Poor	N/A	None
X				

Observations:

- Central heating noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

12. Mirrors

Good	Fair	Poor	N/A	None
X				

13. Plumbing

Good	Fair	Poor	N/A	None
X				

14. Showers

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional

15. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:
 • Fiberglass surround noted.
 • Ceramic tile noted.



16. Sinks

Good	Fair	Poor	N/A	None
X				

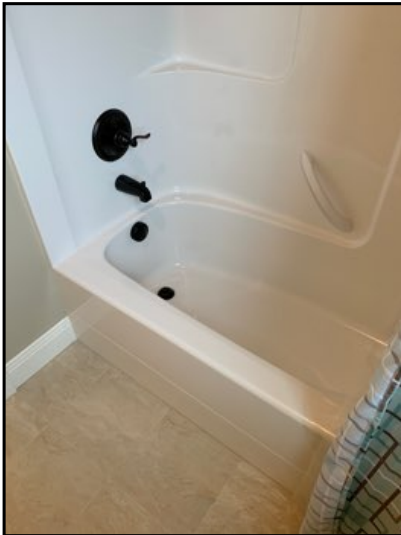
Observations:
 • Operated normally, at time of inspection.



17. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:
 • Caulk at base of tub spout.



Caulk at base of tub spout.

18. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

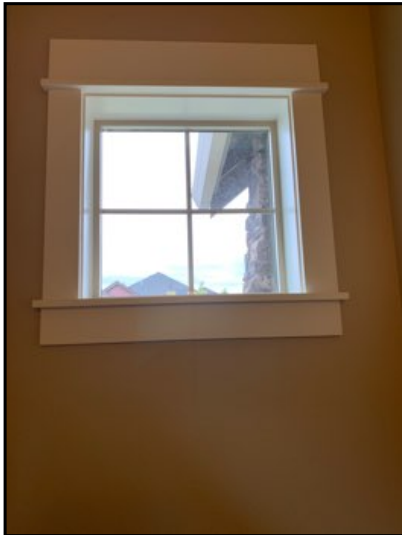
- Observed as functional and in good visual condition.



19. Window Condition

Good	Fair	Poor	N/A	None
X				

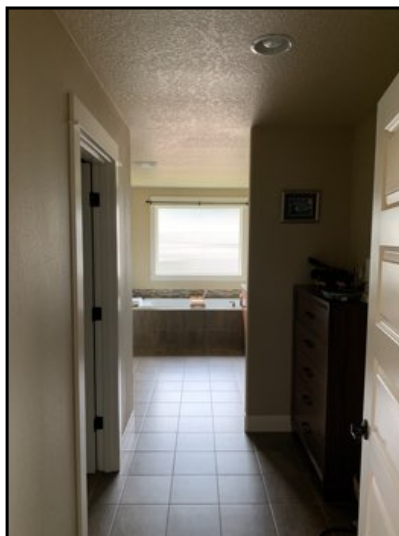
Materials: Vinyl framed single hung window noted. • Vinyl framed fixed window noted.



20. Walls

Good	Fair	Poor	N/A	None
X				

Observations:
• Drywall walls noted.



Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional and in satisfactory condition. Random drawers and cabinet doors are checked.



2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

3. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas cook top noted.



Gas cook top noted.

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Natural stone tops noted.
- **Caulk/Grout is needed at kitchen backsplash. Caulk as needed.**



Caulk/Grout is needed at kitchen backsplash.
Caulk as needed.

5. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated - appeared functional at time of inspection.



6. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated.



7. Electrical

Good	Fair	Poor	N/A	None
X				

8. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • GFCI in place and operational.

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Floating laminate type flooring noted.



10. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:
 • Functional at the time of inspection.



11. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:

- Oven(s) operated when tested.



Oven(s) operated when tested.

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Sinks

Good	Fair	Poor	N/A	None
X				



14. Soap Dispenser

Good	Fair	Poor	N/A	None
			X	X

15. Spray Wand

Good	Fair	Poor	N/A	None
X				

Observations:

- The spray wand was operated and was functional.

16. Refrigerator

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears functional.
- Water dispenser was functional.
- Ice maker was functional.



17. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Exterior Vented

Observations:

- Exhaust fan is operational.

18. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted. • Walls are clad in ceramic tile.

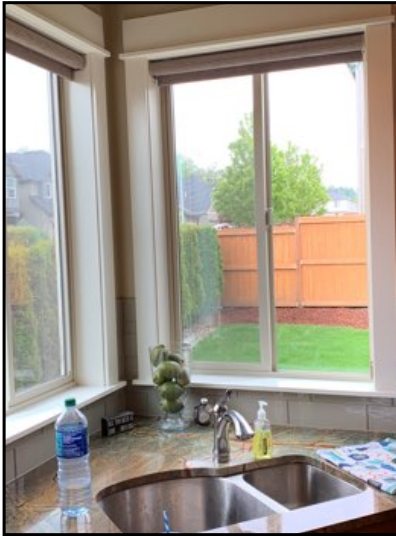
19. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding window noted.

Observations:

- Operated windows appeared functional, at time of inspection.



Laundry

1. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.



2. Doors

Good	Fair	Poor	N/A	None
X				

3. Dryer Vent

Good	Fair	Poor	N/A	None
X				

Observations:

- Could not fully inspect the dryer vent, it is not fully accessible at this location.



4. Electrical

Good	Fair	Poor	N/A	None
X				

5. GFCI

Good	Fair	Poor	N/A	None
X				

6. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

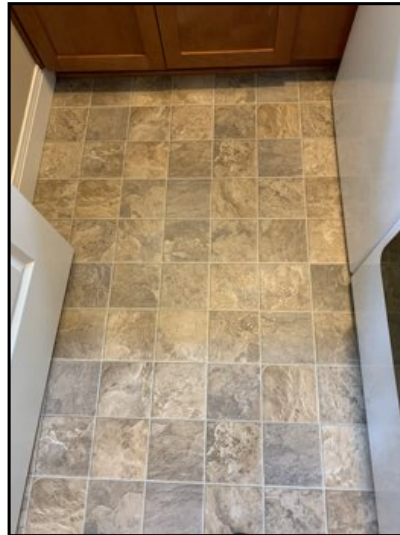
Observations:

- Appeared functional, at time of inspection.
- Exhaust fan appears to be a unit that runs 24/7.

7. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sheet vinyl flooring is noted.

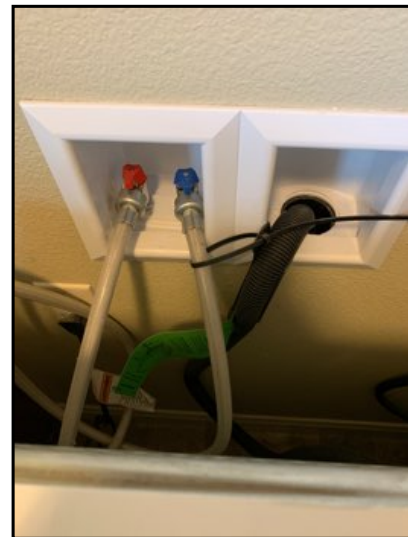


8. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- All visible plumbing appears functional. Visually checked only.
- Utility sink is functional.



All visible plumbing appears functional. Visually checked only.

9. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

10. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted.

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 goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at

a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

For a more thorough investigation of the system please contact a licensed HVAC service person.

1. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: Electric

Observations:

- Appeared functional at the time of inspection.
- The AC unit was not ran due to the outside temperature.



2. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

3. Enclosure

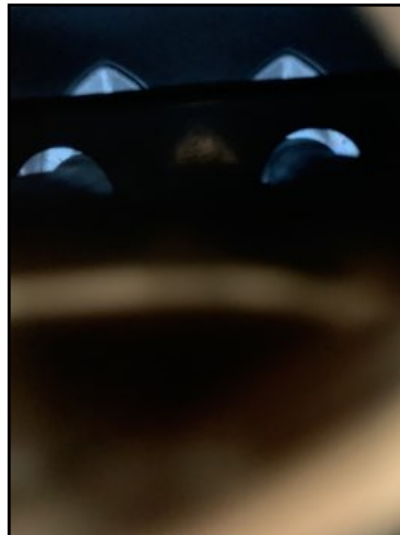
Good	Fair	Poor	N/A	None
X				

Observations:

- Appears functional. Recommend an HVAC contractor perform annual system cleaning and service. HVAC systems require regular maintenance.



Appears functional. Recommend an HVAC contractor perform annual system cleaning and service. HVAC systems require regular maintenance.



4. Filters

Good	Fair	Poor	N/A	None
X				

Location: Located inside heater cabinet.
 Observations:
 • Furnace filter dirty. Needs replacement.

5. Furnace Condition

Good	Fair	Poor	N/A	None
X				

Materials: The furnace is located in the garage
 Materials: Gas fired forced hot air.

6. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:
 • Gas shut off valves were present and appear functional.

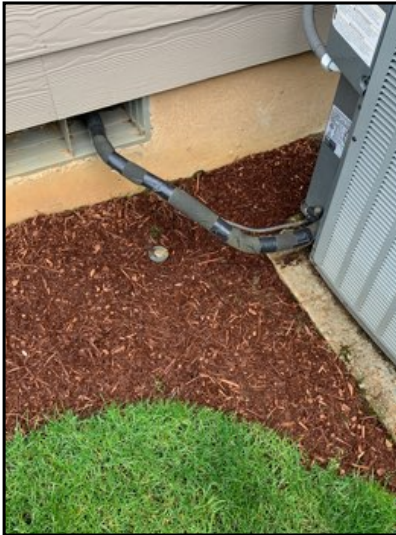
7. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:
 • The heater base appears to be functional.

8. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				



9. Registers

Good	Fair	Poor	N/A	None
X				

10. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

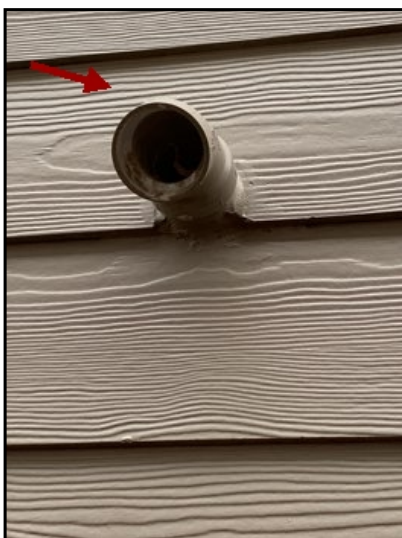
- Furnace responded well to thermostat.
- Digital - programmable type.

11. Venting

Good	Fair	Poor	N/A	None
X				

Observations:

- Plastic - PVC vent noted.
- The visible portions of the vent pipes appeared functional.
- **Recommend cover on exterior intake to prevent wildlife from entry.**



Recommend cover on exterior intake to prevent wildlife from entry.



Plastic - PVC vent noted.

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The water heater base is functional.



2. Combustion

Good	Fair	Poor	N/A	None
X				

Observations:

- The combustion chamber appears to in functional condition.

3. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Gas

Location: The heater is located in the garage.

Observations:

- Water Source: Public
- Tank appears to be in satisfactory condition.



4. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- The water heater enclosure is functional.

5. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears functional.

6. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: PVC



7. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Pex



8. Strapping

Good	Fair	Poor	N/A	None
X				

Observations:

- The water heater is properly strapped.



9. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:

• A pressure & temperature relief valve & extension is present and appears satisfactory.



10. Venting

Good	Fair	Poor	N/A	None
X				

Garage

1. Exterior Door

Good	Fair	Poor	N/A	None
X				

Observations:

• Appeared functional, at time of inspection.

2. Fire Door

Good	Fair	Poor	N/A	None
X				

Observations:

• Appeared satisfactory and functional, at time of inspection.

3. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items.

4. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

5. 240 Volt

Good	Fair	Poor	N/A	None
			X	

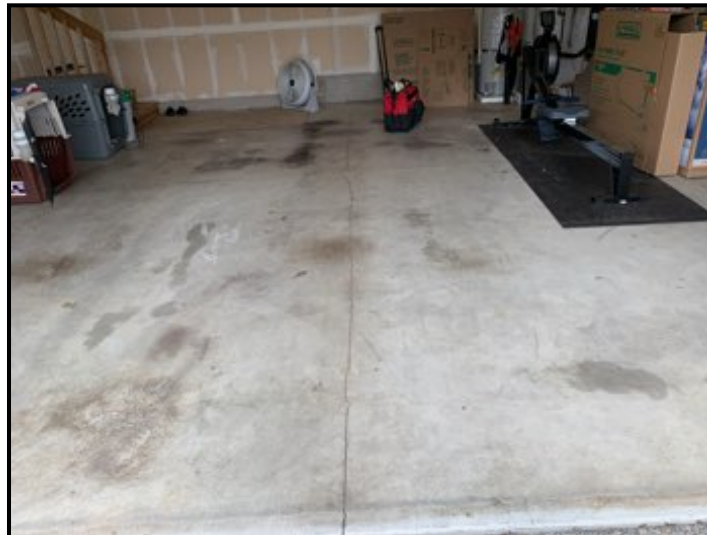
6. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.

Observations:

- Appears functional.
- Common cement cracks noted.



7. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: One 16' insulated steel door



8. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:

- The garage door opener is functional, safety features are built in.

9. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:

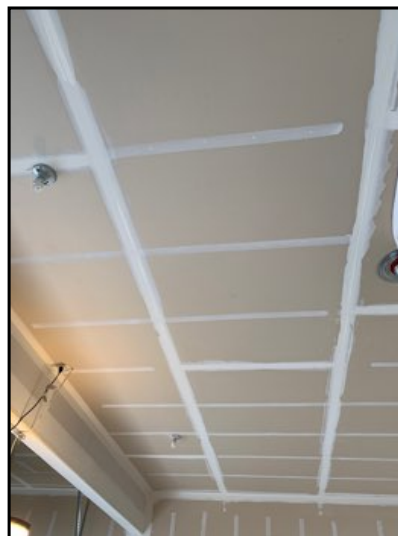
- Eye beam system present and operating.
- The door requires a great deal of resistance to trigger the auto-reverse mechanism. We recommend adjusting the opener for proper reverse tension.

10. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

Observations:

- Visible areas appear satisfactory, at time of inspection.



11. Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared satisfactory, at time of inspection.
- Stored personal items in garage limit inspection of floor and walls.



12. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:
 • The anchor bolts were not visible.

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Main Disconnect in panel box. • Panel box located in garage.



2. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.



3. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:
 • There is an underground service lateral noted.

4. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:
 • 200 amp

5. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:
 • 0

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Inspected from ground level with binoculars. Due to property and roof configurations, some areas of the roof may be visually restricted from inspection. • Inspected with drone. • Roof was visually inspected from accessible points on the interior and/or exterior.

Materials: Asphalt shingles noted.

Observations:

- Visible areas of roof appear functional.
- **Roof anchors covers are not in place. This can lead to rust on the anchors. Recommend roof anchor covers are placed over anchors.**



Roof anchors covers are not in place. This can lead to rust on the anchors. Recommend roof anchor covers are placed over anchors.

2. Flashing

Good	Fair	Poor	N/A	None
X				

Observations:
• Visible flashing appears functional.

3. Gutter

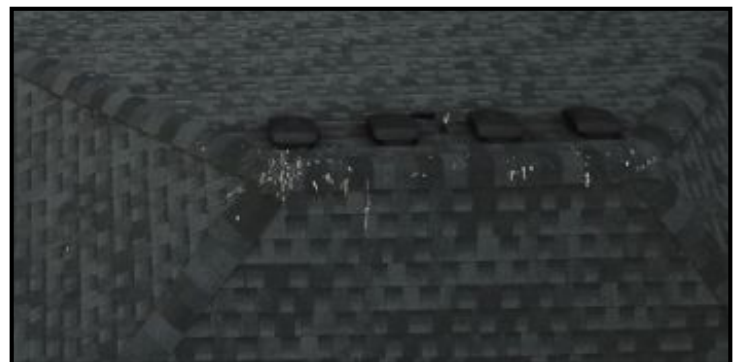
Good	Fair	Poor	N/A	None
X				



4. Vent Caps/Plumbing vents

Good	Fair	Poor	N/A	None
X	X			

Observations:
• Roof vent on left side of structure appears loose and pulling away. Recommend repair.



Roof vent on left side of structure appears loose and pulling away. Recommend repair.

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:

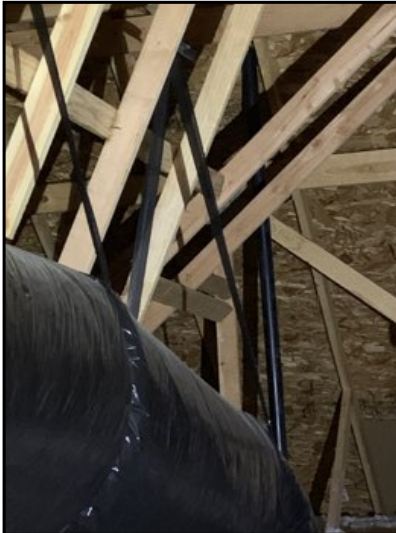
- Scuttle hole located in master bedroom closet.

2. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- **ABS** plumbing vents



3. Duct Work

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional.



4. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears functional.
- Most areas not accessible due to insulation.

5. Exhaust Vent

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional.
- Properly vented to exterior of structure.



Properly vented to exterior of structure.

6. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Blown in fiberglass insulation noted.

Depth: Insulation averages about 16-18 inches in depth.



7. Structure

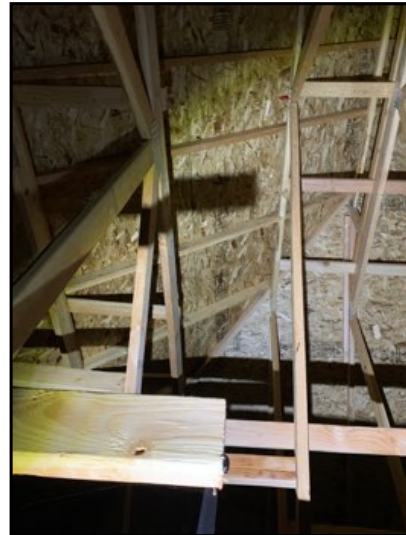
Good	Fair	Poor	N/A	None
X				

Observations:

- Appears structurally sound.



Appears structurally sound.



8. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Vent baffles are in place and appear functional, to allow air flow.
- Under eave soffit inlet vents noted.
- Static roof vents noted.



9. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:
• Vent screens noted as functional.

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
• Appeared in functional and in satisfactory condition, at time of inspection.

2. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

Observations:
• Appears functional.



3. Exterior Paint

Good	Fair	Poor	N/A	None
X				

Observations:

- All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.
- **Peeling paint observed on trim. suggest scraping and painting as necessary.**



Peeling paint observed on trim. suggest scraping and painting as necessary.



Peeling paint observed on trim. suggest scraping and painting as necessary.

4. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Composition cement siding ("Hardi-Plank" Type), wood frame construction, concrete foundation • Stone veneer noted.

Observations:

- Appears functional.
- **Recommend flashing over decorative beams to prevent Decay.**





Recommend flashing over decorative beams to prevent Decay.

5. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Components appeared in satisfactory condition at time of inspection.



Crawlspace

1. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:

- The anchor bolts were not visible obscured by insulation.

2. Drainage

Good	Fair	Poor	N/A	None
X				

Observations:

- Crawlspace was dry at time of inspection.

3. Ducting

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional, at time of inspection.



4. Electrical, Foundation

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears functional. Most electrical wires are not visible.

5. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Passive radon vent noted.



Passive radon vent noted.

6. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:

- Vent screens noted as functional.



7. Access Panel

Good	Fair	Poor	N/A	None
X				

Observations:

- Interior access panel installed and functional during the inspection.

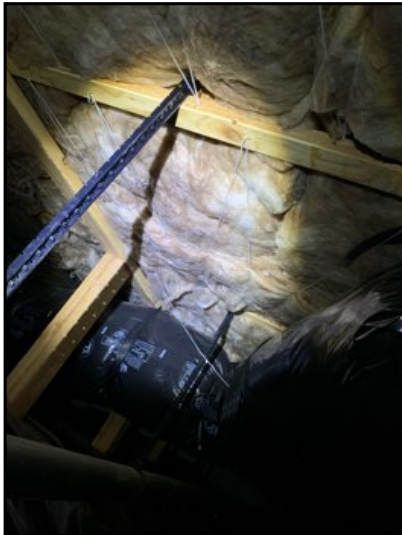


8. Insulation

Good	Fair	Poor	N/A	None
X				

Observations:

- Subfloor insulation noted. Appears functional. Limits view of subfloor.



9. Moisture Barrier

Good	Fair	Poor	N/A	None
X				

Observations:
 • In place and functional.



In place and functional.

10. Post and Piers

Good	Fair	Poor	N/A	None
X				

Observations:
 • Concrete piers/wood posts support floor above.



11. Plumbing, Foundation

Good	Fair	Poor	N/A	None
X				

Observations:

- ****SUPPLY****
- Pex type supply plumbing noted.
- ****DRAIN, WASTE, VENT****
- "ABS" (Acrylonitrile-Butadiene-Styrene) waste and vent pipes noted.
- ****OBSERVATIONS****
- Appears Functional at time of inspection.



12. Sub Flooring

Good	Fair	Poor	N/A	None
X				

Observations:

- Not fully visible for inspection due to subfloor insulation

13. Walls, Foundation

Good	Fair	Poor	N/A	None
X				

Observations:

- Walls appear functional.



Walls appear functional.

14. Walls, Cripple

Good	Fair	Poor	N/A	None
			X	X

Grounds

1. Deck

Good	Fair	Poor	N/A	None
			X	X

2. Stairs & Rails

Good	Fair	Poor	N/A	None
			X	X

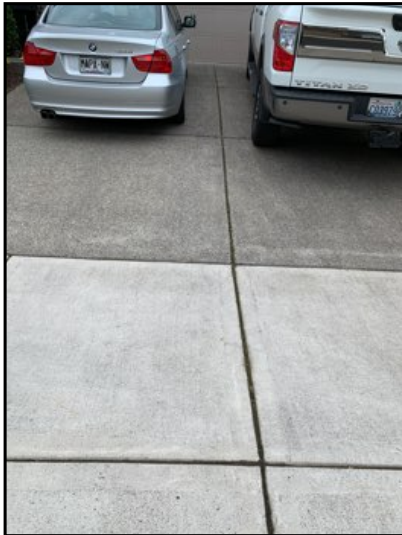
3. Driveway and Sidewalk Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete driveway noted. • Concrete sidewalk noted.

Observations:

- Sidewalk is in good condition.
- Driveway in good condition.



4. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Exterior electrical was functional at time of inspection.

5. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and functional.

6. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears Functional.

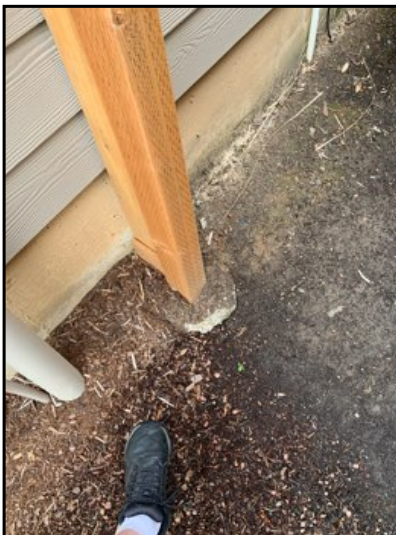
7. Gate/Fence Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood

Observations:

- Posts is loose at gate. Recommend repair.



Posts is loose at gate. Recommend repair.

8. Grading

Good	Fair	Poor	N/A	None
X				

Observations:

- Lot grading and drainage have a significant impact on the building because of the effect that moisture can have on the foundation. It is important that surface runoff water be adequately diverted away from the home. Ideally, lot grading should slope away and fall one inch every foot for a distance of five feet around the perimeter of the building.

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Meter located at exterior.



10. Balcony

Good	Fair	Poor	N/A	None
			X	X

11. Patio

Good	Fair	Poor	N/A	None
X				

Observations:

- Slab is in good condition.



12. Porch Condition

Good	Fair	Poor	N/A	None
X				

Materials: The patio/porch roof is the same as main structure.

13. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Stone

Observations:

- Appeared serviceable at time of inspection. Structural assembly inaccessible.



14. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.
- Recommend a 12" to 18" area around the foundation, clear of vegetation.



Recommend a 12" to 18" area around the foundation, clear of vegetation.

15. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:

- Pressure appears to be adequate.

16. Main Water Shut Off

Good	Fair	Poor	N/A	None
X				

Observations:

- Located in the garage.
- Located in the water meter box.



Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.