



DOCTOR J'S HOME INSPECTIONS

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<http://www.doctorjshomeinspections.com>



DOCTOR J'S HOME INSPECTIONS COPY

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Buyer Name
09/30/2018 9:00AM



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SUMMARY



RECOMMENDATION



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- ⊖ 12.3.1 Plumbing - Water Heater: Seismic Straps

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent

Occupancy

Furnished, Occupied

Style

Multi-level

Type of Building

Single Family

Weather Conditions

Clear

2: ROOFING

		IN	NI	NP	O
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			
2.4	Skylights, Chimneys & Roof Penetrations	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method

Walked

Roof Type/Style

Shed

Coverings: Material

Asphalt

Roof Drainage Systems: Gutter Material

Seamless Aluminum

Flashings: Material

Aluminum, Lead, Rubber, Plastic

Observations

2.1.1 Coverings

DAMAGED COVERINGS

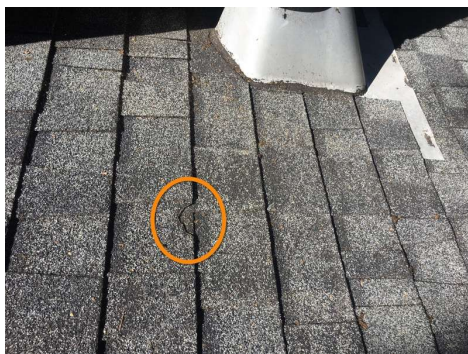
MIDDLE AND EAST SIDE OF ROOF

A few of the roof shingles exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair.

Recommendation

Contact a qualified roofing professional.

 Recommendation



2.1.2 Coverings

 Recommendation

ROOF PATCH

SE CORNER

The roof had a patch of several new shingles installed. The rain gutter was also damaged. The home owner said it was a repair from a fallen tree limb.

Recommendation

Contact a qualified roofing professional.



2.2.1 Roof Drainage Systems

 Recommendation

GUTTER DAMAGED

SE CORNER

The gutter on the SE corner was damaged from a previous fallen tree limb. This gutter should be replaced.

Recommendation

Contact a qualified gutter contractor



2.4.1 Skylights, Chimneys & Roof Penetrations

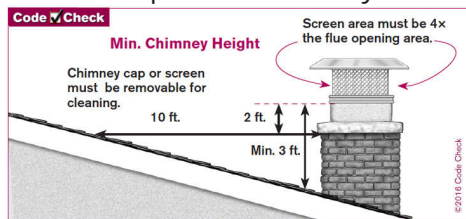
 Recommendation

CHIMNEY CAP MISSING

No chimney cap was observed. This is important to protect from moisture intrusion and protect the chimney. Recommend a qualified roofer or chimney expert install.

Recommendation

Contact a qualified chimney contractor.



Chimney Cap



2.4.2 Skylights, Chimneys & Roof Penetrations

**CHIMNEY CAP**

The chimney cap had a hole in the mortar that allows water to run underneath the surface. This will cause damage to the inside structure. I recommend a chimney contractor seal this hole with the appropriate sealant, and remove the moss build up from the top and sides of the chimney. Evaluate the condition of the chimney and chimney liner for its condition and serviceability. Without knowing the last time the chimney was cleaned it is likely that this evaluation may recommend the chimney be cleaned.



Recommendation

Contact a qualified professional.

2.4.3 Skylights, Chimneys & Roof Penetrations

**DEQ CERTIFICATION**

The manufactured date of the wood stove in the sun-room creates air pollutants that are out of compliance with the air quality standards set by the DEQ. All wood burning stoves need to be certified and show this DEQ certification label. Recommend removal and replacement of this stove.

Recommendation

Contact a qualified fireplace contractor.

3: EXTERIOR

		IN	NI	NP	O
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			X
3.3	Decks, Balconies, Porches & Steps	X			X
3.4	Eaves, Soffits & Fascia	X			
3.5	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.6	Walkways, Patios & Driveways	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method

Visual

Siding, Flashing & Trim: Siding Material

Wood

Siding, Flashing & Trim: Siding Style

Tongue and Groove

Exterior Doors: Exterior Entry Door

Wood

Decks, Balconies, Porches & Steps: Appurtenance

Deck

Decks, Balconies, Porches & Steps: Material

Wood



Walkways, Patios & Driveways:

Driveway Material

Dirt, Gravel

Observations

3.1.1 Siding, Flashing & Trim

CRACKING - MINOR

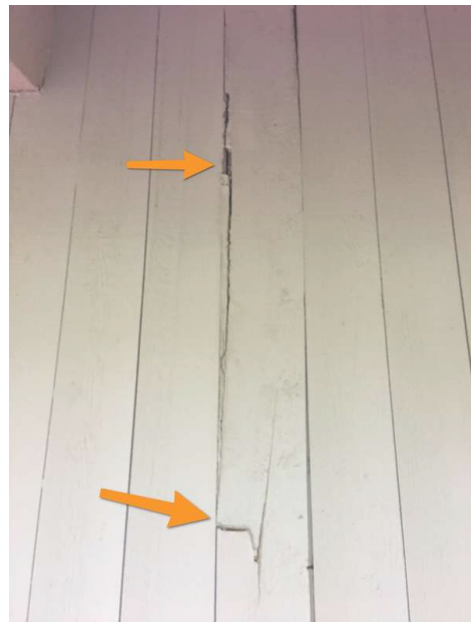
EXTERIOR MASTER BEDROOM



Siding showed cracking in one or more places. Recommend contractor evaluate and repair.

Recommendation

Contact a qualified siding specialist.



3.1.2 Siding, Flashing & Trim

 Recommendation

LOOSE BOARDS

SE SIDE OF HOME

Siding pieces on the SE side of the home were cracked and needs a be secured and sealed if necessary.

Recommendation

Contact a qualified handyman.



3.1.3 Siding, Flashing & Trim

 Recommendation

PAINT NEEDED

MIDDLE SECTION OF ROOF TRIM

A 6" bare spot on the roof trim needs to be painted for protection from rain.



Recommendation

Contact a qualified handyman.

3.1.4 Siding, Flashing & Trim

 Recommendation

WATER DAMAGE

SE SIDE OF HOME

The siding and beam above the sliding glass door on the east side of the home has significant water damage. There is a drainage issue that allows the water to run onto the siding and top of the exposed portion of the wood beam. This water should drain into the rain gutter. I recommend a building contractor evaluate, recommend, and repair damaged area.

The paint is bubbled on the East side above the window. The wood is in good condition, but the paint has bubbled. This area needs to be sanded, prepped, and painted.

Recommendation

Contact a qualified general contractor.



3.2.1 Exterior Doors

 Recommendation

DOOR DOESN'T LATCH

FRONT ENTRY STORM DOOR AND LOWER LEVEL STAIRS ENTRY

Storm door doesn't latch properly, Entry door to stairs needs to be pulled up before it will latch
Recommend handyman repair latch and/or strike plate.

Recommendation

Contact a qualified handyman.



3.2.2 Exterior Doors

 Recommendation

DOOR IS DAMAGED

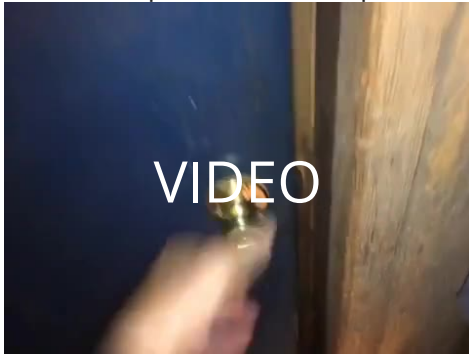
LOWER LEVEL ENTRY BONUS/LAUNDRY ROOM

The door to the lower entry has 3 issues. The door does not latch properly when closed. The metal strike plate is missing, and the door is cracked in the middle. Recommend qualified handyman install a new door with proper hardware.

[Here is a DIY troubleshooting article](#) on fixing door issues.

Recommendation

Contact a qualified door repair/installation contractor.



3.2.3 Exterior Doors

 Recommendation

MISSING SREEN

The sliding glass door in the sun room is missing the screen.

Recommendation

Contact a qualified professional.



3.3.1 Decks, Balconies, Porches & Steps

DECK - SOFT BOARDS

FRONT, REAR, SE (SUN-ROOM)



Deck boards are showing signs of decay. Recommend a qualified deck contractor evaluate, advise and quote cost of repairs if needed.

Recommendation

Contact a qualified deck contractor.



3.3.2 Decks, Balconies, Porches & Steps

EARTH CONTACT

DECK OFF OF SUN ROOM



The outside board for the deck off the sun room was rotted and needs to be replaced.

Recommendation

Contact a qualified professional.



3.3.3 Decks, Balconies, Porches & Steps

CHAULKING NEEDED

UPPER MASTER BEDROOM DECK



Where the deck and the glass slider for the upper level master bedroom meet needs to have the old caulking removed and new caulking installed.

Recommendation

Contact a qualified professional.



3.5.1 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service company evaluate and recommend the safety of the current trees.

Recommendation

Contact a qualified tree service company.



4: STRUCTURAL COMPONENTS

		IN	NI	NP	O
4.1	Foundation, Basement & Crawlspaces	X			X
4.2	Floor Structure	X			X
4.3	Wall Structure	X			
4.4	Ceiling Structure	X			
4.5	Roof Structure & Attic	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method

Crawlspace Access, Visual

Foundation, Basement & Crawlspaces: Material

Concrete



Floor Structure:

Basement/Crawlspace Floor

Concrete, Dirt

Floor Structure: Material

Wood I-Joists

Floor Structure: Sub-floor

Plank

Wall Structure: Material

Wood

Ceiling Structure: Material

Wood

Roof Structure & Attic: Material

No Attic

Roof Structure & Attic: Type

Shed

Observations

4.1.1 Foundation, Basement & Crawlspaces

 Recommendation

MISSING VAPOR BARRIER

CRAWLSPACE

A section of the vapor barrier was missing in the crawlspace. The vapor barrier helps prevent moisture from the ground to enter into the crawlspace. Recommend a qualified person install plastic vapor barrier to cover bare dirt.

Recommendation

Contact a qualified handyman.



4.1.2 Foundation, Basement & Crawlspaces

 Recommendation

IMPROPER SUPPORT

A tree stump and 4x4 post was used as one of the main floor supports. Recommend a qualified person install the proper support for flooring.

Recommendation

Contact a qualified professional.



4.1.3 Foundation, Basement & Crawlspaces

 Recommendation

OPEN TO ANIMALS

DECK OFF OF SUN-ROOM

The opening under the SE deck allows small animals to gain access nest and breed in the crawlspace under the home. Multiple problems can be created by this. My recommendation is to seal the open area.

Recommendation

Contact a qualified professional.



5: INSULATION AND VENTILATION

		IN	NI	NP	O
5.1	Attic Insulation		X		
5.2	Vapor Barriers Attic		X		
5.3	Vapor Barriers Crawlspace	X			X
5.4	Ventilation	X			
5.5	Exhaust Systems			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Dryer Power Source

220 Electric

Dryer Vent

Metal, Metal (Flex)

Flooring Insulation

Batt, Fiberglass, Unfaced

Attic Insulation: Insulation Type

No Attic

Vapor Barriers Attic: Vaulted

Ceiling

Throughout

Ventilation: Ventilation Type

None Found

Exhaust Systems: Exhaust Fans

Fan with Light

6: ELECTRICAL

		IN	NI	NP	O
6.1	Service Entrance Conductors	X			
6.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			X
6.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage	X			X
6.4	Connected Devices and Fixtures	X			X
6.5	Polarity and Grounding of Receptacles	X			
6.6	GFCI & AFCI	X			X
6.7	Smoke Detectors	X			X
6.8	Carbon Monoxide Detectors	X			X

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Information

Branch Wire 15 and 20 AMP

Copper

Wiring Method

Romex

Service Entrance Conductors: Electrical Service Conductors

Below Ground, 220 Volts

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Capacity

200 AMP

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Locations

Lower Level

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Manufacturer

Federal Pacific

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type

Fuses

Observations

6.2.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels



Safety Hazard

FEDERAL PACIFIC PANEL

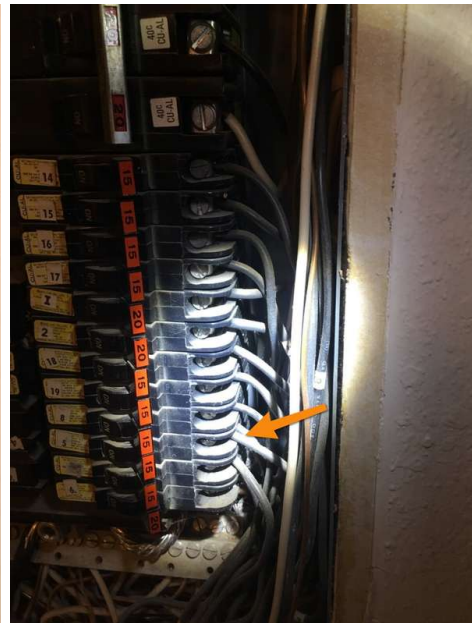
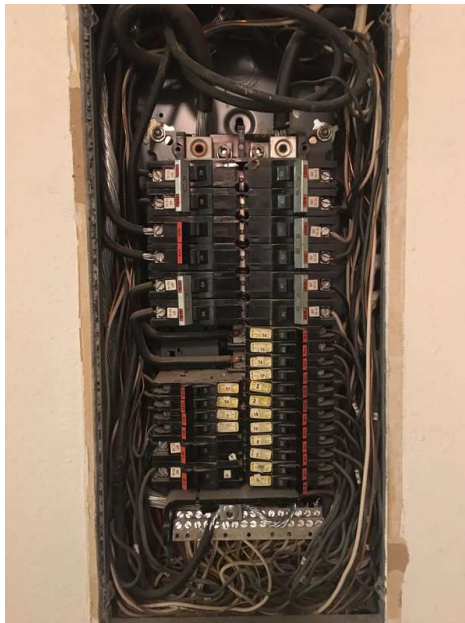
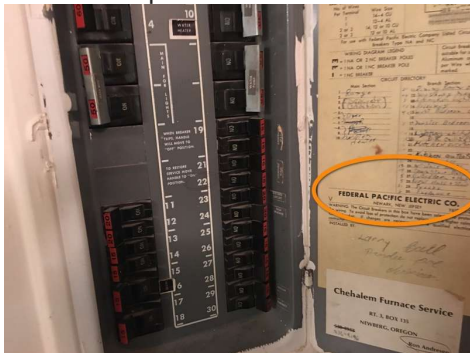
LOWER LEVEL

Federal Panels have had class action lawsuits that state this panels are a safety hazard. It is my recommendation that you consult with a licensed electrician to evaluate and recommend. My recommendation is to have the electrical panel replaced with a new panel. Research Federal Pacific Panels safety on-line, then make your decision.

There were 2 wires on circuit 31. Unless the breaker is designed to have 2 wires terminated on this breaker it is a improper installation. Excess heat can make this a safety hazard. Read more information at: <http://www.ismypanelsafe.com/fpe.php>

Recommendation

Contact a qualified electrical contractor.



6.3.1 Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage

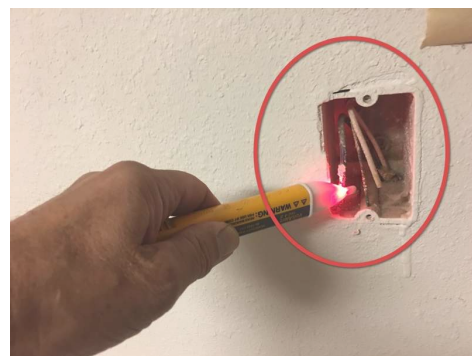


EXPOSED ENDS & SPLICES

The wires in the box are energize. All wire connections & charged wires with exposed ends and splices should be covered in junction boxes for safety. Recommend a qualified electrician correct.

Recommendation

Contact a qualified electrical contractor.



6.3.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage

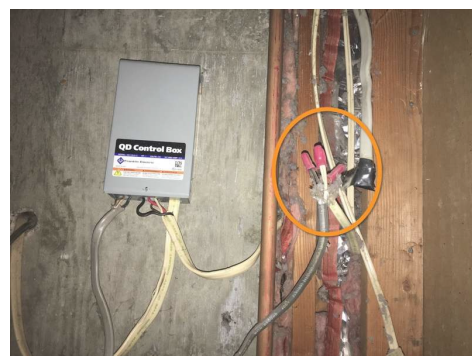


IMPROPER WIRING

Improper wiring was observed at the time of inspection. Recommend a licensed electrician evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



6.3.3 Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage



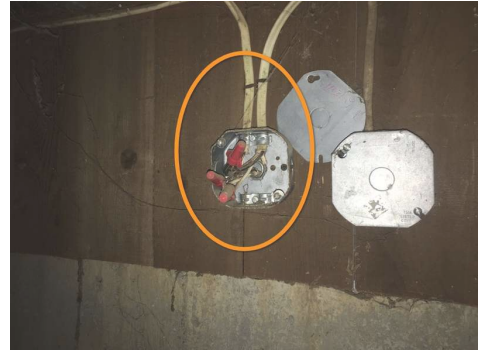
COVER NEEDED

CRAWLSPACE

The electrical box in the crawlspace needs a blank cover installed.

Recommendation

Contact a qualified handyman.



6.4.1 Connected Devices and Fixtures



Recommendation

LIGHT INOPERABLE

The light fixture in the hallway on the upper level was missing. Recommend a qualified person install new light fixture.

Recommendation

Contact a qualified electrical contractor.



6.4.2 Connected Devices and Fixtures



Recommendation

LOOSE LIGHT

The light for the crawlspace needs to be secured to the box. recommend a qualified person repair.

Recommendation

Contact a qualified professional.



6.4.3 Connected Devices and Fixtures



Recommendation

LIGHT SWITCHES UNKNOWN

The home had push button light switches installed. It was confusing for me to tell what each switch controlled. There is a bank of switches in the hallway on the upper level. I asked the home owner what their function were and he said he could never figure out what the switches did? I recommend that a licensed electrician evaluate the switches and their function.

Recommendation

Contact a qualified electrical contractor.

6.6.1 GFCI & AFCI



Recommendation

NO GFCI PROTECTION INSTALLED

GARAGE

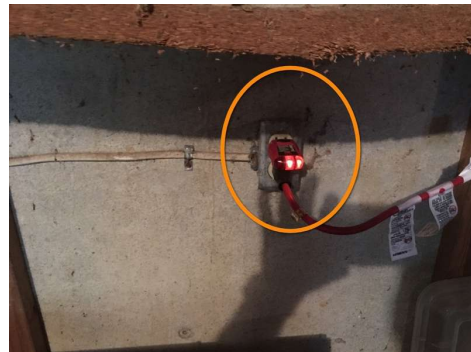
There are several outlets that need to be updated to the GFCI (ground fault circuit interrupt) type. All outlets that services the kitchen counter, garage, outside, bathrooms or are located 6' from a water source need to be GFCI protected.

The bathroom on the lower level, The two outlets in the upper bathroom, the three in the kitchen, the garage outlets. Recommend licensed electrician upgrade all of these outlets to GFCI type.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



6.7.1 Smoke Detectors

SMOKE ALARMS 10 YEARS OR OLDER THROUGHOUT HOME



Based on the age of this structure and the appearance of existing smoke alarms, the alarms have been installed 10 or more years ago. According to [National Fire Protection Association](#), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms need to be replaced when they reach 10 years or older. It is important to know that 120 volt smoke alarms can not be replaced with battery type smoke alarms. Test all smoke alarms when moving into a new residence for proper working order. for more information, visit: [SMKALRMLS](#)

Recommendation

Contact a handyman or DIY project



6.8.1 Carbon Monoxide Detectors

NOT INSTALLED



There were no carbon monoxide alarm(s) installed. Each habitable level of a home must have a working carbon monoxide alarm present. Install 15 feet maximum distance from all bedrooms. Recommend installing new carbon monoxide alarm(s). For more information read:

<https://www.oregon.gov/osp/SFM/Pages/CommedCOProg.aspx>

Recommendation

Contact a handyman or DIY project

7: HEATING

		IN	NI	NP	O
7.1	Heating Equipment	X			
7.2	Distribution Systems	X			
7.3	Vents, Flues & Chimneys	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Heating Equipment: Brand

Thermo Pride

Heating Equipment: Energy Source

Oil

Heating Equipment: Filter Type

Unknown

Heating Equipment: Heat Type

Forced Air

Distribution Systems: Ductwork

Non-insulated

AFUE Rating

Lower Level

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Observations

7.3.1 Vents, Flues & Chimneys

 Recommendation

LOOSE FROM CEILING

Downstairs bathroom heat register is loose from the ceiling.

Recommendation

Contact a qualified professional.



8: AIR CONDITIONING

		IN	NI	NP	O
8.1	Cooling Equipment			X	
8.2	Distribution System			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Type

No A/C

9: INTERIORS

		IN	NI	NP	O
9.1	Walls	X			X
9.2	Ceilings	X			X
9.3	Floors	X			X
9.4	Steps, Stairways & Railings	X			
9.5	Countertops & Cabinets	X			
9.6	Doors	X			X
9.7	Windows	X			X
9.8	Garage Door	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Walls: Wall Material

Gypsum Board, Wood

Ceilings: Ceiling Material

Popcorn, Wood

Floors: Floor Coverings

Brick, Carpet, Hardwood, Linoleum, Tile

Countertops & Cabinets: Cabinetry

Wood

Countertops & Cabinets: Countertop Material

Laminate

Windows: Window Manufacturer

Unknown

Windows: Window Type

Casement, Sliders, Storm, Fixed

Garage Door: Material

Metal

Garage Door: Type

Roll-Up, Automatic, Manuel



Observations

9.1.1 Walls

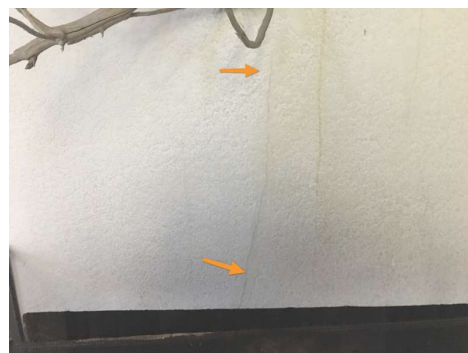
MINOR CORNER CRACKS

VARIOUS LOCATIONS

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.



Recommendation



9.2.1 Ceilings

 Recommendation**POPCORN CEILING**

A popcorn ceiling (slang), also known as a cottage cheese ceiling. It was the standard for bedroom and residential hallway ceilings for its bright, white appearance, ability to hide imperfections, and acoustical characteristics. In early formulations, it often contained white asbestos fibers. When asbestos was banned in ceiling treatments by the Clean Air Act of 1978 in the United States, popcorn ceilings fell out of favor in much of the country. However, in order to minimize economic hardship to suppliers and installers, existing inventories of asbestos-bearing texturing materials were exempt from the ban, so it is possible to find asbestos in popcorn ceilings that were applied through the 1980s. After the ban, popcorn ceiling materials were created using a paper-based or Styrofoam product to create the texture, rather than asbestos. Textured ceilings remain common in residential construction in the United States. Testing a sample of this ceiling material is the only way to know if it contains asbestos.

Recommendation

Contact a qualified professional.



9.3.1 Floors

 Recommendation**DAMAGED (GENERAL)**

The home flooring had general moderate damage visible at the time of the inspection. Recommend evaluation by a qualified flooring contractor.

Recommendation

Contact a qualified flooring contractor



9.3.2 Floors

 Recommendation**TILES LOOSE**

KITCHEN HEAT REGISTER

Loose tiles around the heat register. Recommend re-attach and secure with new grout.

Recommendation

Contact a qualified flooring contractor



9.6.1 Doors

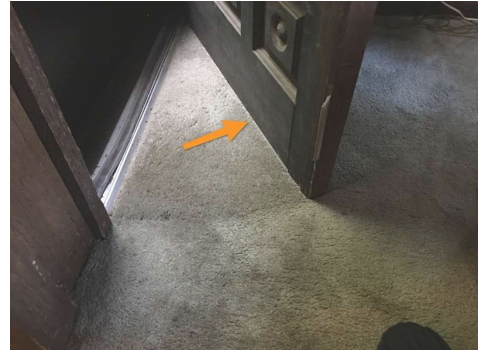
 Recommendation**DOOR DRAGS**

FRONT ENTRY

Front door drags on carpet when opening. Recommend trimming the bottom of the door.

Recommendation

Contact a qualified carpenter.



9.6.2 Doors

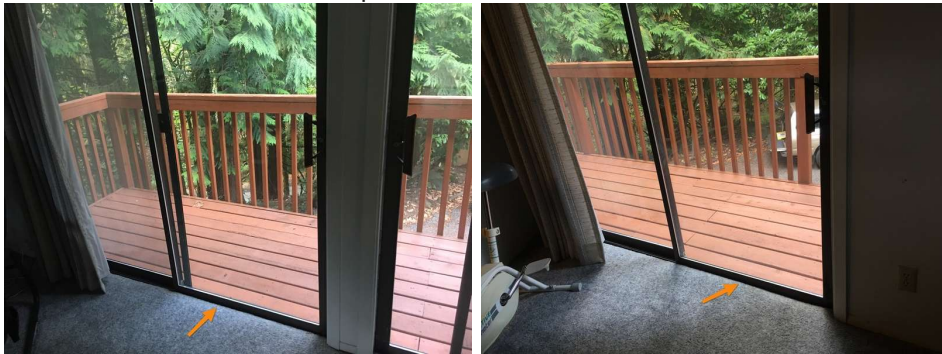
DOORS DO NOT OPEN PROPERLY

UPPER LEVEL MASTER BEDROOM

2 of the 3 sliding glass doors in the master bedroom are hard to open. The bottom rollers need adjustment or replaced. Recommend a qualified person evaluate and repair.

Recommendation

Contact a qualified door repair/installation contractor.



9.7.1 Windows

DAMAGED

THROUGH OUT HOME

The windows were installed at the time the home was built in 1972, so they are 46 years old. One or more windows appears to have general damage, but are operational. Several windows and sliding glass doors had bad thermo-seals that clouds or discolors the window from the inside of the window panes. These thermo-seals will need to be replace. One window in the living room was missing. Two large windows in the living room had long strips of tape on the sides of the windows. Recommend a window professional evaluate and repair necessary defects.

Recommendation

Contact a qualified window repair/installation contractor.





9.7.2 Windows

FAILED SEAL

LIVING ROOM

 Recommendation

Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

Recommendation

Contact a qualified window repair/installation contractor.





10: BUILT-IN APPLIANCES

		IN	NI	NP	O
10.1	Dishwasher	X			
10.2	Refrigerator	X			
10.3	Range/Oven/Cooktop	X			
10.4	Garbage Disposal	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Dishwasher: Brand

Panasonic

Refrigerator: Brand

KitchenAid

Range/Oven/Cooktop: Exhaust Hood Type

Re-circulate

Range/Oven/Cooktop:

Range/Oven Brand

Unknown

Range/Oven/Cooktop:

Range/Oven Energy Source

Electric

Observations

10.4.1 Garbage Disposal

 Recommendation

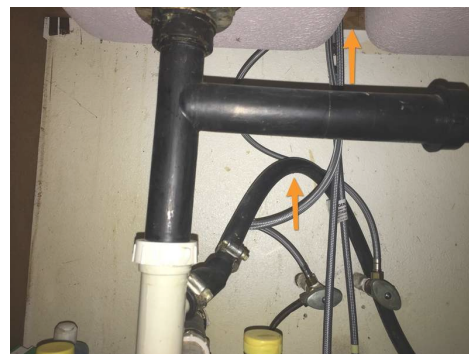
HIGH LOOP

UNDER KITCHEN SINK

The drain hose from the dishwasher to the garbage disposal needs to have a high loop somewhere in the line that makes this hose as high as the sink at some point. Recommend a Handyman install a bracket that creates a high loop in the hose to reach sink height in the middle section of the drain hose.

Recommendation

Contact a qualified handyman.



11: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	O
11.1	Fireplaces, Stoves & Inserts	X			X
11.2	Fuel-buring Accessories	X			
11.3	Chimney & Vent Systems	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Type

Wood, Woodstove

Observations

11.1.1 Fireplaces, Stoves & Inserts



Recommendation

FIREWALL CRACKED

UPPER MASTER BEDROOM

The brick lining of the fireplace was cracked in one or more places, which could lead to chimney damage or toxic fumes entering the home. Recommend a qualified fireplace contractor evaluate and repair.

Recommendation

Contact a qualified fireplace contractor.



11.1.2 Fireplaces, Stoves & Inserts



Recommendation

MAY NEED CLEANING

The photo of the flue is the fireplace in the living room. The photo of the fire grate is in the Upper master bedroom. The black substance in the photo is what fell out of the chimney when I opened the damper. Recommend a chimney sweep contractor clean both chimneys before use.

Recommendation

Contact a qualified chimney sweep.



11.1.3 Fireplaces, Stoves & Inserts

NO EPA CERTIFICATION

The wood stove in the sun room was manufactured before the DEQ set the standards for air pollution. All wood burning stove needs to have a DEQ Certification to be used in Oregon. It is hard to find Insurance companies that will insure a home with a stove that is out side of the air quality standards. This room has no other heating source, so the cost of stove removal and a new stove will need to be figured into the budget.

Recommendation

Contact a qualified fireplace contractor.

 Safety Hazard



12: PLUMBING

		IN	NI	NP	O
12.1	Fixtures / Faucets	X			
12.2	Drain, Waste, & Vent Systems	X			
12.3	Water Heater	X			X
12.4	Vents, Flues, & Chimneys	X			
12.5	Sump Pumps / Sewage Ejectors			X	
12.6	Fuel Storage & Distribution Systems		X		

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Filters

None

Main Fuel Shut-Off (Location)

Electrical Panel

Main Water Shut-Off Device (Location)

Not Found

Material - Distribution

Copper

Material - Water Supply

Copper

Source

Well

Drain, Waste, & Vent Systems:

Drain Size

Unknown

Drain, Waste, & Vent Systems:

Material

ABS

Water Heater: Manufacturer

Republic, CraftMaster

Water Heater: Power Source

Electric

Water Heater: Capacity

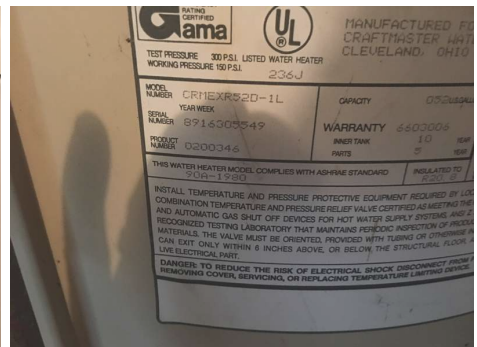
82 & 50 Gallons

Water Heater: Location

Downstairs bathroom

Garage, Lower Level

Menu facture republic serial number 5381 682 gallons electric needs seismic straps



Observations

12.3.1 Water Heater

 Recommendation

SEISMIC STRAPS

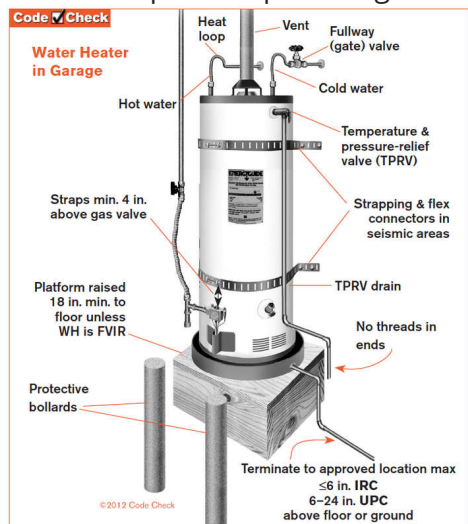
LOWER LEVEL & GARAGE

There are 2 water heaters for the home. One is located in the lower level and one is in the garage. Both water heaters need 2 seismic straps to be installed to the top and bottom of the water heaters. These straps help secure the water heater from movement in the event of an earthquake. Recommend a handyman install seismic straps.

Both water heaters functioned fine when tested, but both are at the end of their life expectancy. I could not find a manufacturing date for the water heater in the lower level of the home, but my guess is that it is past 20 years old. The one in the garage indicates that it was manufactured in 1989 which makes it 29 years old. This is well past the life expectancy of a water heater. Normal water heaters life expectancy is from 8 to 12 years. I would figure the cost of replacing both water heaters in the near future.

Recommendation

Contact a qualified plumbing contractor.



Seismic Straps

STANDARDS OF PRACTICE

Roofing

5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, uses, and chimneys that are not readily accessible. C. other installed accessories.

Exterior

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Structural Components

3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

Insulation and Ventilation

11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.

Electrical

7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

Heating

8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, uses, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

Air Conditioning

9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and

distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground source, water source, solar, and renewable energy technologies.

Interiors

10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Built-in Appliances

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Fireplaces and Fuel-Burning Appliances

12.1 The inspector shall: A. inspect: 1. fuel-burning replaces, stoves, and replace inserts. 2. fuel-burning accessories installed in replaces. 3. chimneys and vent systems. B. describe systems and components listed in 12.1.A.1 and .2. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and replace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning replaces and appliances located outside the inspected structures. B. determine draft characteristics. C. move fireplace inserts and stoves or firebox contents.

Plumbing

6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re-extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply low and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.