

Report: 001573Webclient4121NEAlameda Address:

## Confidential Inspection Report 4121 NE Alameda St Portland OR 97212



**Prepared for: Client**

**This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.**

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December 6, 2014

Client

RE: 4121 NE Alameda St Portland OR 97212

Dear Noak and Chris:

A visual inspection of the above referenced property was conducted on 12/04/14. An earnest effort was made on your behalf to discover all visible defects. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

### SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

Overall the home was constructed in a workmanlike manor, consistent with the local building trades and codes in effect at the time of construction and has average maintenance over the years. However in accordance with the local real estate purchase agreements, the following items should be addressed:

### GENERAL INFORMATION

Payment Information:

*Total Fee:*

475.00

Please be advised:

We do not charge for re inspections. The fee above covers inspection and return visits. Note that we can not comment on the quality of the repairs or their effectiveness. We merely comment whether or not the corrections have been completed.

Paid By:

Please make check out to THI and mail to:

Marc Trunz

2260 Rock View Glen

Escondido CA 92026.

### GROUNDS

Driveway

*Conditions:*

Minor cracks are noted. Consider future repairs.

Suggest sealing all cracks along foundation to prevent potential water penetration into basement.

Landscaping

*Condition:*

Maintained

Maintain at least one to two feet of clearance between building and plants.

Monitor large trees for dead branches. **Pruning is recommended.**

Grading:Site

## Flat Site

Ensure window wells are maintained clear of debris. Suggest potentially improving drainage in backyard. Pooling water is noted.

Exterior Stairs/StoopsConditions:

**Handrails are missing.** Minor age related deterioration is noted.

**EXTERIOR-FOUNDATION-BASEMENT**WallsConditions:

Minor early signs of damage are noted mostly on west side of building. Hairline cracks have been sealed and are not of concern at this time. It is very important to monitor stucco for any type of cracking and deterioration. Ensure all joints between siding and trim as well as between different siding materials are well sealed and maintained with caulking. Any damage needs to be addressed to prevent water penetration and future issues due to delamination of stucco..

Maintain all paint in good condition. Do not wait until building looks like it needs to be painted. Regular maintenance will help prevent future problems.

Minor damage is noted at cedar shingles. Suggest providing proper clearance between siding and roof at rake walls to prevent wicking of water into siding causing damage. **Consider repairs and improvements.**

Trim:Conditions:

Early signs of moisture related damage are noted at window sill mostly on south side of building. **Sills will need to be repaired and properly prepped for painting.**

Ensure all trim is properly painted and caulked to prevent water related damage in the future

Maintain Trim in well painted and caulked condition. (Check all doors and windows for damaged caulking)

Ensure annual inspections are conducted and touch up, caulking and repairs are completed as needed.

Basement And CrawlspaceSubfloor or decking:

Subfloor is not visible due to fixed ceilings. No staining indicating issues is noted.

**Asbestos is noted in some areas of the ceiling.** Suggest removing or sealing.

Basement/Foundation Walls conditions:

Foundation is serviceable and in good condition.

**Ensure all drainage issues at exterior are properly corrected.** It is a matter of time before this will result in moisture penetration into the basement.

Basement Windows:

**Wear is noted.** The windows as installed are not egress accessible. As a result of the lack of egress, the areas should not be considered as living space nor used as a sleeping area for safety reasons.

Other Observations

No visible defects or structural issues are noted. We do not anticipate future structural issues with any components of the substructure/basement of this building provided proper maintenance is completed regularly.

**ROOF & ATTIC**Roofing: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. No defects are noted at this time. Wet roofs however can

be deceiving. Minor early wear and related damage should be expected.  
We recommend servicing roofs once they are close to ten years old or older.  
**Regular service will help ensure good long overall conditions.**

#### **GUTTERS AND DOWNSPOUTS:**

Full gutters system is installed

**Subsurface drains are clogged. Corrections are needed.**

Ensure gutters are maintained clear of debris. Improper drainage of gutters is responsible for 90% of all basement and lower level moisture issues in homes.

**Extend down spouts away from building.**

#### Attic & Ventilation:

*Attic Accessibility and conditions:*

ADU: Suggest replacing mechanical vent with solar mechanical vent. Thermostatically controlled vent may be operational but a solar vent would be beneficial as it runs almost every day providing proper airflow on cold as well as on warm days.

Bath and kitchen vents need to be terminated to the outside. **Corrections are recommended.**

Insulation is provide. Truss framing is in good condition. Mold is noted at hatch . Ensure vents are used in bathroom and kitchen.

Main house attic: Attic is full size. Conventional Framing.

Accessible. **Additional venting is needed.** Consider installing solar powered mechanical venting.

This type of vent will run every day rain or shine and promote proper ventilation at all times. In addition it will lower temperatures in living areas during summer months by ten to fifteen degrees.

Minor damage is noted at a rafter on west side at dormer. (Improper cut)

*Insulation type and condition:*

Fiberglass Bats are installed over **Vermiculite. Vermiculite contains asbestos.** Insulation is best contained by installing additional insulation on top, covering all areas and preventing vermiculite to be disturbed.

**Improvements are suggested.**

#### **Chimney**

Chimney

*Conditions*

Appears to be serviceable

It appears that both chimneys are in need of a proper crown. **Improvements are recommended.**

#### **INTERIOR**

*Interior Doors:*

Serviceable

Minor adjustments are recommended. (Hardware)

Doors Rub and Stick in some areas.

*WINDOWS: Type and Condition*

Metal/Aluminum

**Damage is noted. Some windows can not be opened. Windows need to be further evaluated to see if they can be repaired or if they need to be replaced.**

**Moisture is penetrating at windows in some areas. Corrections are needed.**

Ceilings:

*Material and condition:*

Plaster Dry wall. Minor staining is noted in garage. Staining is related to shower pan leak above and does not appear to be active at this time.

Suggest asking home owner about shower pan condition and possible repairs having been competed.

Fireplace/Woodburning Device*Location and condition:*

Living room, Basement. Masonry systems appear to be in serviceable condition with both dampers being operational. Some dirt appears to prevent full operation of dampers. **Recommend cleaning system including chimney before use.**

Smoke / Fire Detectors*Condition:*

**Ensure smoke and carbon monoxide detectors are installed in proper locations. Test systems monthly**

Smoke and carbon monoxide detector is noted in ADU

Carbon monoxide detectors should be installed either on ceiling (as per Code) or near floor. (plug in type)

Carbon monoxide is heavier than air (Mixed with other flue gases) and will collect on floor. Installing detectors on ceiling will help if carbon monoxide is delivered via heating ducts and air is hot. Eventually it will settle near floor.

Both systems should be installed for safety.

**KITCHEN**Kitchen Sink:*Type and Condition:*

Stainless and Porcelain in ADU

Sinks are in serviceable condition.

Minor improvements are recommended at kitchen faucet. Sprayer needs valve adjustment

Ventilation:*Type and Condition*

Exterior in main kitchen.

Vent controls in ADU are not located. Further information is needed.

ADU vent terminates into attic. **Corrections are needed.**

Dishwasher:*Conditions*

A high loop or air gap is not installed. **Corrections are needed**

**Dishwasher needs to be attached to counters properly to prevent falling forward.**

Refrigerator And Ice Maker

Fridge and Ice maker are serviceable

Recommend monitoring fridge for signs of leaks at water connection

I recommend installing electronic shut off valve that would prevent flooding should the supply line ever leak.

Interior Components:*Switches/Fixtures/Outlets and other Observations:*

**Recommend installing GFCI units in all outlets of kitchen. Including at bar area in basement.**

Laundry:*Condition:*

110 is grounded and GFCI protected.

220 is provided.

Recommend installing ridged metal vent for safety.

**Bathrooms:**Bathroom:*Shower and Tub Faucets*

Improvements are needed at upstairs bathroom fixtures. Shower faucet handle control is leaking in J&J bathroom. **Repairs are needed.**

Slow drain is noted in master bathroom. **Overflow is leaking into walls causing water to drain into ceiling of entry area and subsequently into basement.**  
**Repairs are needed.**

*Shower pan Tub and wall conditions*

Walls and tubs have been painted. Paint will scratch and wear will be noted.

Ensure all tub and shower areas are properly maintained with caulking. Recommend using tile and grout cleaner sealer on a regular basis to prevent early deterioration.

Pan of ADU shower has had or may have an active leak. **Staining on floor indicates moisture.** Non was noted today but leak may only be active when someone is actually in the shower. (Flexing pan causing leak)  
**Further evaluation is recommended.** Suspect damage to sub floor of bathroom. (Swelling)

*Venting and other notes*

ADU **vent needs to terminate at exterior.**

Bathroom vents inside main building are ducted to roof. Runs are too long and moisture will condensate inside ducts eventually draining back into fans where mold will grow. Suggest improvements.

## ELECTRICAL SYSTEM

Electrical Panels:

*Panel Location and Condition:*

Basement and garage.

Panels are labeled in both locations.

Main inside the home is 200 amp

Secondary main in garage is 100 amp.

A small sub panel made by Federal Pacific is installed directly next to main. Panel hold a single 220 breaker.

Federal Pacific breakers are known to malfunction and we generally recommend having these panels replaced.

Suggest improvements. (Minor)

*Inspectors Notes:*

Circuit and wire sizing correct so far a visible. Grounding system is noted and appears to be serviceable. Bond is noted.

Multiple wires are installed in single lug. This is not allowed on this particular panel. **Minor corrections are needed.**

Conductors:

*Entrance Cables:*

Garage main wiring is in need of some anti oxidant

**Minor corrections are needed.**

Both main wires are Aluminum.

*Branch Wiring:*

Copper

Improper conditions are noted in attic. **Corrections are needed.**

**Open and or missing Junction Boxes are noted. (2) Abandoned wiring is noted. (2) Terminate wiring properly.**

Switches And Outlets:

*Conditions:*

Additional GFCI units are recommended for installation in kitchen as well as at bar downstairs.

Improperly grounded outlets are noted and are marked with flag or dot centered on outlet.

Reversed Polarity is noted and marked with flag or dot to left of outlet

**Minor corrections and improvements are needed.**



## HEATING, VENTILATION & AIR CONDITIONING

### Air Conditioning

#### *Recommendations and system conditions*

For optimum performance, the air conditioning system should be serviced annually prior to the cooling season.

### Heating

#### *Second Heating System and conditions*

**Space heaters are considered a fire hazard** and should not be installed where contact with combustibles is possible. Many of them have been recalled due to safety related issues.

I recommend considering a safer more efficient type of heat such as ceramic flat panel heaters or oil filled radiant heat units. Improvements are suggested.

### System And Conditions

#### *Filter*

Filter is installed and is serviceable. High Efficiency filter will need to be changed every year.

#### *General Suggestions*

**Recommend servicing the heating system annually.** Consider starting a service contract with a HVAC contractor. This will insure proper operating conditions.

### Duct System

#### *Duct/Air Supply and Conditions*

Proper air flow is noted throughout the building

Recommend Cleaning Ducts. Asbestos tape is noted at ducts. Consider sealing tape by painting or wrapping in new tape to prevent any future deterioration. Or remove entirely.

## PLUMBING

### Main Line Material

#### *Meter and material*

While it appears that a new line had been installed, checking for main indicates that the material is galvanized. Lines are however somewhat hidden and the new line may not actually be visible. A minor leak is noted at a connection directly above galvanized material. **Repairs are needed.**

**Suggest further evaluation and inquiry with home owner about the document stating that line had been replaced.**

#### *Condition*

Meter. Minor movement was noted at meter. Due to some activity in the home it was not clear if movement is related to minor plumbing leaks inside the home.

(Suspect this to be the case) Recommend making all needed repairs to plumbing system inside followed by main line check and subsequent repairs of movement at meter is still present. **Repairs and improvements are needed.**

### Supply Lines

#### *Condition*

Corrosion and other age related issues are noted at galvanized lines.

**Leaks are noted and need to be repaired.** Consider upgrading the system to modern WIRSBO in the near future. Discolored water indicates heavy corrosion in lines. It is my opinion that the lines are close to having outlived their usefulness.

**Improvements are recommended.**

### House Faucets

#### *Condition*

Operational. Consider upgrading to all any siphoning spigots in the near future.



Water Heater

Condition

Please follow the link below for information on you electric water heater.

[http://efficientelectricwaterheaters.com/Downloads/AE115-AE125\\_English\\_08.2008.pdf](http://efficientelectricwaterheaters.com/Downloads/AE115-AE125_English_08.2008.pdf)

Also:

Proper Maintenance for on demand water heater. Follow link

<http://www.wholehousetankless.com/how-to/maintaining-a-tankless-water-heater/>

Main house water heater is 10 years old.

**Earthquake straps need to be installed.**

Vent has not been changed to B type vent as required by code. **Suggest corrections.**

Monitor Water Heater. We expect this type of system to last about 12 to 15 years. Look for rust staining and corrosion at top and at fitting. Monitor heater for minor leaks. Replace unit if damage is noted.

Incomplete combustion is noted to excessive condensation drip. This results in inefficient heating of the water and subsequently in added cost to utility bill.

Consider having the water heater replaced with a efficient new system.

**GARAGE - CARPORT**

Type:

Detached Garage is generally not a part of the home inspection. Garage has been inspected due to the ADU unit located above.

Building is in solid and serviceable condition. Moisture is penetrating at both south facing corners due to improperly draining downspouts. Corrections are needed.

Garage door and walls are in serviceable condition.

Staining is noted at ceiling below shower area. A leak is not observed today but may be present under certain conditions.

Suggest asking sellers about history and if repair had ever been completed.

Other minor items are also noted in the full inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Marc Trunz OCHI 818  
Lotus Beach Drive  
Portland OR 97217

Mailing address:  
2260 Rock View Glen  
Escondido CA 92026  
503 730-5250

## GENERAL INFORMATION

### Client & Site Information:

*Inspection Date:* 12/04/14.  
*Time Of Inspection:* 1:00.  
*Client:* Client .  
*City and State/Zip:* Portland OR.  
*Inspection Site:* 4121 NE Alameda Street.  
*Inspection Site City State and Zip:* Portland OR 97212q.  
*E-Mail:* Client Email.

### Climatic Conditions:

*Weather:* Rain rain rain....  
*Soil Conditions:* Very wet.  
*Approximate temperatures:* outside 30-40.

### Building Characteristics:

*Main Entry Faces:* South.  
*Estimated Age:* 1929.  
*Building Type:* 1 family.  
*Stories:* 2.  
*Space Below Grade:* Basement.

### Utility Services:

*Water Source:* Public.  
*Sewage Disposal:* Public.  
*Utilities Status:* All utilities on.

### Other Information:

*Area:* City.  
*House Occupied?* Yes.  
*Client Present:* Yes.  
*People Present* Buyers agent and clients.  
*Helpful information and other notes:* Recall checks on all your appliances can be ordered at <https://recallchek.com/recallchek/ConsumerSubmit?companyId=97541>

Simply write down serial numbers of any appliance and submit to the above website. The fee for this service is 29.99 payable directly to the online service. Due to liability issues we do not perform the service through THI.

### Summary Of Conditions Encountered At The Above Location:

We like to make sure you are aware that this inspection is reporting on the conditions as they are on 12/04/14.

Additional issues may arise as time goes on. We do our best to

shed light on all issues and we hope you'll contact us with questions in the following months when potential new issues arise. We are glad to help and look forward to being your go to guys. All older homes tend to have their quirks, especially larger homes such as this one.

**Payment Information:***Total Fee:*

475.00

Please be advised:

We do not charge for re inspections. The fee above covers inspection and return visits. Note that we can not comment on the quality of the repairs or their effectiveness. We merely comment whether or not the corrections have been completed.

*Paid By:*

Please make check out to THI and mail to:

Marc Trunz

2260 Rock View Glen

Escondido CA 92026.

**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. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the 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 non governmental 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.

# GROUNDS

## Driveway

Conditions:

Minor cracks are noted. Consider future repairs. Suggest sealing all cracks along foundation to prevent potential water penetration into basement.



## Sidewalks

Type:

Condition:

Concrete. Appears serviceable Typical cracks are noted.



## Landscaping

Condition:

Maintained Maintain at least one to two feet of clearance between building and plants. Monitor large trees for dead branches. Pruning is recommended.



## Grading:

Site

Flat Site Ensure window wells are maintained clear of debris. Suggest potentially improving drainage in backyard. Pooling water is noted.



**Exterior Stairs/Stoops**

*Conditions:*

Handrails are missing.  
Minor age related  
deterioration is noted.



## EXTERIOR-FOUNDATION-BASEMENT

### Walls

*Material:*

Stucco finish is installed over wood framed structure and stone veneer is installed.  
Some cedar shingles.

*Conditions:*

Minor early signs of damage are noted mostly on west side of building. Hairline cracks have been sealed and are not of concern at this time. It is very important to monitor stucco for any type of cracking and deterioration. Ensure all joints between siding and trim as well as between different siding materials are well sealed and maintained with caulking.

Any damage needs to be addressed to prevent water penetration and future issues due to delamination of stucco..

Maintain all paint in good condition. Do not wait until building looks like it needs to be painted. Regular maintenance will help prevent future problems.

Minor damage is noted at cedar shingles. Suggest providing proper clearance between siding and roof at rake walls to prevent wicking of water into siding causing damage. Consider repairs and improvements.



### Trim:

*Material*

Wood, Metal.



Conditions:

Early signs of moisture related damage are noted at window sill mostly on south side of building. Sills will need to be repaired and properly prepped for painting. Ensure all trim is properly painted and caulked to prevent water related damage in the future. Maintain Trim in well painted and caulked condition. (Check all doors and windows for damaged caulking) Ensure annual inspections are conducted and touch up, caulking and repairs are completed as needed.



**Basement And Crawlspace**

*Basement and crawlspace accessibility:*

Basement is finished. Stairs to basement are serviceable.

*Subfloor or decking:*

Subfloor is not visible due to fixed ceilings. No staining indicating issues is noted. Asbestos is noted in some areas of the ceiling. Suggest removing or sealing.



*Sill Plates conditions:*

Not visible. No issues are anticipated.

*Foundation Type:*

Concrete.

*Basement/Foundation Walls conditions:*

Foundation is serviceable and in good condition. Ensure all drainage issues at exterior are properly corrected. It is a matter of time before this will result in moisture penetration into the basement.



*Beams:*

Not fully visible.

*Floor Joists:*

Not fully visible.

*Columns Condition:*

Not visible.

*Floor conditions:*

Drain is noted.



*Basement Windows:*

Wear is noted. The windows as installed are not egress accessible. As a result of the lack of egress, the areas should not be considered as living space nor used as a sleeping area for safety reasons.



*Other Observations*

No visible defects or structural issues are noted. We do not anticipate future structural issues with any components of the substructure/basement of this building provided proper maintenance is completed regularly. Areas under cabinets appear to be wet but are actually dry.



## ROOF & ATTIC

### Roofing:

*Type Roof:* Gable.

*Roof Covering Materials:* Composition Shingles.

*Roof Access* Inspected from edge of roof on ladder  
Unable to walk on or access roof by ladder due to height.  
Roof was inspected from ground and from ladder with Binoculars.

*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.

*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. No defects are noted at this time. Wet roof however can be deceiving. Minor early wear and related damage should be expected. We recommend servicing roof once they are close to ten years old or older. Regular service will help ensure good long overall conditions.

*FLASHING TYPE: and conditions* Metal, rubber and comp. Flashing is serviceable.



**GUTTERS AND DOWNSPOUTS:** Full gutters system is installed  
 Subsurface drains are clogged. Corrections are needed.  
 Ensure gutters are maintained clear of debris. Improper drainage of gutters is responsible for 90% of all basement and lower level moisture issues in homes.  
 Extend down spouts away from building.



**Attic & Ventilation:**

*Attic Accessibility and conditions:*

ADU: Suggest replacing mechanical vent with solar mechanical vent. Thermostatically controlled vent may be operational but a solar vent would be beneficial as it runs almost every day providing proper airflow on cold as well as on warm days.  
 Bath and kitchen vents need to be terminated to the outside. Corrections are recommended.  
 Insulation is provide.  
 Truss framing is in good condition. Mold is noted at hatch . Ensure vents are used in bathroom and kitchen.  
 Main house attic: Attic is full size. Conventional Framing.  
 Accessible. Additional venting is needed.  
 Consider installing solar powered mechanical venting.  
 This type of vent will run





every day rain or shine and promote proper ventilation at all times. In addition it will lower temperatures in living areas during summer months by ten to fifteen degrees.

Minor damage is noted at a rafter on west side at dormer. (Improper cut)

*Insulation type and condition:*

Fiberglass Bats are installed over Vermiculite. Vermiculite contains asbestos. Insulation is best contained by installing additional insulation on top, covering all areas and preventing vermiculite to be disturbed.

Improvements are suggested.

*Depth and R- Factor*

6 to 9 Inches.



## Chimney

### Chimney

*Material*

*Conditions*

Masonry.

Appears to be serviceable

It appears that both chimneys are in need of a proper crown.

Improvements are recommended.





# INTERIOR

DOORS: *Main Entry Door:*

Appears to be in good condition.  
Consider re finishing door.



*Other Exterior Doors:*

Side and Rear Doors.



*Interior Doors:*

Serviceable  
Minor adjustments are recommended.  
(Hardware)  
Doors Rub and Stick in some areas.



*WINDOWS: Type and Condition*

Metal/Aluminum  
Damage is noted. Some windows can not be opened. Windows need to be further evaluated to see if they can be repaired or if they need to be replaced.  
Moisture is penetrating at windows in some areas.  
Corrections are needed.



## Interior Walls

*Material and Condition*

Plaster Dry wall.  
Appears to be serviceable.

**Ceilings:**

*Material and condition:*

Plaster Dry wall. Minor staining is noted in garage. Staining is related to shower pan leak above and does not appear to be active at this time. Suggest asking home owner about shower pan condition and possible repairs having been completed.



**Floors:**

*Type and Conditions:*

Wood, Carpet, Pergo Type Floors and Vinyl Appear serviceable Staining is noted in ADU bathroom indicating potential leak at shower pan.



**Stairs And Handrails:**

*Condition:*

Stairs and handrails are in serviceable condition.

**Fireplace/Woodburning Device**

*Location and condition:*

Living room, Basement. Masonry systems appear to be in serviceable condition with both dampers being operational. Some dirt appears to prevent full operation of dampers. Recommend cleaning system including chimney before use.



**Smoke / Fire Detectors**

*Condition:*

Ensure smoke and carbon monoxide detectors are installed in proper locations. Test systems monthly

Smoke and carbon monoxide detector is noted in ADU

Carbon monoxide detectors should be installed either on ceiling (as per Code) or near floor. (plug in type) Carbon monoxide is heavier than air (Mixed with other flue gases) and will collect on floor. Installing detectors on ceiling will help if carbon monoxide is delivered via heating ducts and air is hot. Eventually it will settle near floor. Both systems should be installed for safety.



## KITCHEN

**Kitchen Sink:**

*Type and Condition:*

Stainless and Porcelain in ADU  
Sinks are in serviceable condition.  
Minor improvements are recommended at kitchen faucet. Spryer needs valve adjustment



**Range/Cook Top And Oven**

*Type and Condition:*

Gas, Cook Top in main kitchen is operational with right side back burner needing adjustments in order to function properly.  
Oven is operational  
ADO is electric. Back right side burner is not operational.  
Oven element in bottom is not operational.



**Ventilation:**

*Type and Condition*

Exterior in main kitchen. Vent controls in ADU are not located. Further information is needed.  
ADU vent terminates into attic. Corrections are needed.



**Dishwasher:**

*Conditions*

A high loop or air gap is not installed. Corrections are needed  
Dishwasher needs to be attached to counters properly to prevent falling forward.





**Garbage Disposal**

*Conditions:*

Unit is operational with proper wiring installed.



**Refrigerator And Ice Maker**

Fridge and Ice maker are serviceable  
Recommend monitoring fridge for signs of leaks at water connection  
I recommend installing electronic shut off valve that would prevent flooding should the supply line ever leak.



**Interior Components:**

*Counters and Cabinets:*

Cabinets are in good condition  
Solid surface material.  
Counters are serviceable.  
Formica is installed in ADU  
Chunters and cabinets are serviceable.



*Walls/Ceilings and Floors*

Walls and ceilings are serviceable  
Floors are in serviceable condition.

*Windows and Doors*

Appear to be serviceable.

*Switches/Fixtures/Outlets and other Observations:*

Recommend installing GFCI units in all outlets of kitchen. Including at bar area in basement.



**Laundry:**

Location: Basement.



Condition: 110 is grounded and GFCI protected. 220 is provided. Recommend installing ridged metal vent for safety.



## Bathrooms:

### Bathroom:

*Location*

Main level, upstairs bathrooms and ADU as well as basement in main house. 5 total in main building.



*Sink*

Appears to be serviceable. Monitor all valves for leaks in the future. Staining and damage related to old leaks are noted.



*Toilet*

Appears to be serviceable. Monitor valves for future leaks.



*Shower and Tub Faucets*

Improvements are needed at upstairs bathroom fixtures. Shower faucet handle control is leaking in J&J bathroom. Repairs are needed. Slow drain is noted in master bathroom. Overflow is leaking into walls causing water to drain into ceiling of entry area and subsequently into basement. Repairs are needed.





*Shower pan Tub and wall conditions*

Walls and tubs have been painted. Paint will scratch and wear will be noted.

Ensure all tub and shower areas are properly maintained with caulking. Recommend using tile and grout cleaner sealer on a regular basis to prevent early deterioration.

Pan of ADU shower has had or may have an active leak. Staining on floor indicates moisture. Non was noted today but leak may only be active when someone is actually in the shower. (Flexing pan causing leak)

Further evaluation is recommended. Suspect damage to sub floor of bathroom. (Swelling)



*Venting and other notes*

ADU vent needs to terminate at exterior.

Bathroom vents inside main building are ducted to roof. Runs are too long and moisture will condensate inside ducts eventually draining back into fans where mold will grow.

Suggest improvements.



## ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

**Service:**

*Type and Condition:*

Overhead, 110. 220. Circuit Breakers. Appears Serviceable  
 Recommend that utility inspect meter and wiring inside meter every year.  
 Contact utility and inquire when this was last completed.



**Electrical Panels:**

*Panel Location and Condition:*

Basement and garage. Panels are labeled in both locations.  
 Main inside the home is 200 amp  
 Secondary main in garage is 100 amp.  
 A small sub panel made by Federal Pacific is installed directly next to main. Panel hold a single 220 breaker. Federal Pacific breakers are known to malfunction and we generally recommend having these panels replaced. Suggest improvements. (Minor)

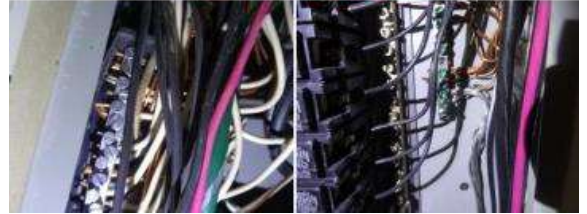


*Inspectors Notes:*

Circuit and wire sizing correct so far a visible. Grounding system is noted and appears to be serviceable. Bond is noted.



Multiple wires are installed in single lug. This is not allowed on this particular panel. Minor corrections are needed.



*# Of 110 Circuits*

17. (House panel) 8 (Garage)



*# Of 220 Circuits*

5. (House panel) 5 (garage)

**Conductors:**

*Entrance Cables:*

Garage main wiring is in need of some anti oxidant  
Minor corrections are needed Both main wires are Aluminum.



*Branch Wiring:*

Copper  
Improper conditions are noted in attic. Corrections are needed. Open and or missing Junction Boxes are noted. (2) Abandoned wiring is noted. (2) Terminate wiring properly.



**Switches And Outlets:**

Conditions:

Additional GFCI units are recommended for installation in kitchen as well as at bar downstairs.

Improperly grounded outlets are noted and are marked with flag or dot centered on outlet.

Reversed Polarity is noted and marked with flag or dot to left of outlet

Minor corrections and improvements are needed.





# HEATING, VENTILATION & AIR CONDITIONING

## Air Conditioning

Type:

Refrigerator/Split System.  
Electricity-powered.



Unit Tested:

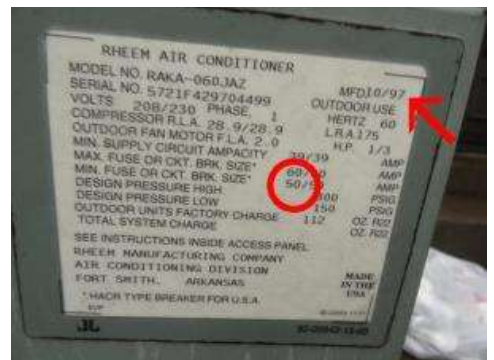
No - The air conditioning unit was not tested either due to ambient temperatures or because the unit was shut down. The inspector may not activate a unit that has been disconnected or does not activate using normal controls. The inspector may not activate a unit if the ambient temperature is below 65 degrees or below the temperature recommended by the manufacturer.

Power Source

220 Disconnect is present and in serviceable condition.

Compressor Age in Years

17.



Capacity of unit

7 ton.

Recommendations and system conditions

For optimum performance, the air conditioning system should be serviced annually prior to the cooling season.

## Heating

Heating System Location:

Basement.



Heating System Type:

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

Fuel Source:

The fuel source is natural gas. Electronic ignition is provided.



Capacity Of system

120000 Btu.



Age (Approximate)

17.



Second Heating System and conditions

Space heaters are considered a fire hazard and should not be installed where contact with combustibles is possible. Many of them have been recalled due to safety related issues. I recommend considering a safer more efficient type of heat such as ceramic flat panel heaters or oil filled radiant heat units. Improvements are suggested.



**System And Conditions**  
 Primary Unit

Appears Serviceable

*Burners*

Flame pattern and color are consistent with complete combustion.



*Pump and Blower*

Appears to be operational.

*Combustion Air*

Appears to be serviceable.

*Venting*

Ventilation is properly installed and appears to be serviceable.

*Air Plenum*

Air Plenum is serviceable.

*Filter*

Filter is installed and is serviceable. High Efficiency filter will need to be changed every year.



*Normal Controls*

System responded properly to the call for heat. Controls are serviceable.

*General Suggestions*

Recommend servicing the heating system annually. Consider starting a service contract with a HVAC contractor. This will insure proper operating conditions.



**Duct System**

*Type and Material*

Metal.



*Duct/Air Supply and Conditions*

Proper air flow is noted throughout the building. Recommend Cleaning Ducts. Asbestos tape is noted at ducts. Consider sealing tape by painting or wrapping in new tape to prevent any future deterioration. Or remove entirely.

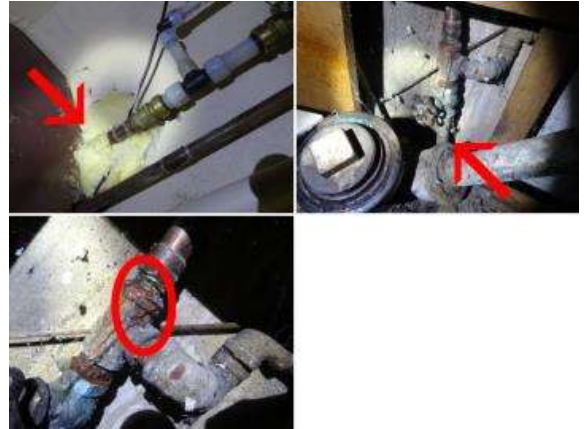


# PLUMBING

## Main Line Material

*Meter and material*

While it appears that a new line had been installed, checking for main indicates that the material is galvanized. Lines are however somewhat hidden and the new line may not actually be visible. A minor leak is noted at a connection directly above galvanized material. Repairs are needed.



Suggest further evaluation and inquiry with home owner about the document stating that line had been replaced.

*Condition*

Meter. Minor movement was noted at meter. Due to some activity in the home it was not clear if movement is related to minor plumbing leaks inside the home. (Suspect this to be the case) Recommend making all needed repairs to plumbing system inside followed by main line check and subsequent repairs of movement at meter is still present. Repairs and improvements are needed.

## Supply Lines

*Material*

Galvanized, Copper, Plastic CPVC< WIRSBO, Combination.



*Condition*

Corrosion and other age related issues are noted at galvanized lines. Leaks are noted and need to be repaired. Consider upgrading the system to modern WIRSBO in the near future.



Discolored water indicates heavy corrosion

in lines. It is my opinion that the lines are close to having outlived their usefulness.

Improvements are recommended.

**Waste Lines**

*Material*

Cast Iron, Galvanized. ABS Plastic.

*Conditions*

System is in operational condition  
Vents are noted and properly installed.

**House Faucets**

*Condition*

Operational. Consider upgrading to all any siphoning spigots in the near future.



**Water Heater**

*Type*

Gas and Electric on demand.



*Size*

50 Gallons.



*Location*

Basement and garage.

*Condition*

Please follow the link below for information on you electric water heater.

[http://efficientelectricwaterheaters.com/Downloads/AE115-AE125\\_English\\_08.2008.pdf](http://efficientelectricwaterheaters.com/Downloads/AE115-AE125_English_08.2008.pdf)

Also:

Proper Maintenance for on demand water heater.

Follow link

<http://www.wholehouse tankless.com/how-to/maintaining-a-tankless-water-heater/>

Main house water heater is 10 years old.

Earthquake straps need to be installed.

Vent has not been changed to B type vent as required by code.

Suggest corrections.

Monitor Water Heater.

We expect this type of system to last about 12 to 15 years. Look for rust staining and corrosion at top and at fitting. Monitor heater for minor leaks. Replace unit if damage is noted.

Incomplete combustion is noted to excessive condensation drip. This results in inefficient heating of the water and subsequently in added cost to utility bill.

Consider having the water heater replaced with a efficient new system.



**Fuel System**

*Meter, Tank, Location and condition*

Exterior Location, System appears to be serviceable. Recommend contacting your local Utility, request a gas meter shut off wrench and install the wrench behind meter for emergency.



## GARAGE - CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

### Type:

Detached Garage is generally not a part of the home inspection. Garage has been inspected due to the ADU unit located above. Building is in solid and serviceable condition. Moisture is penetrating at both south facing corners due to improperly draining downspouts. Corrections are needed. Garage door and walls are in serviceable condition. Staining is noted at ceiling below shower area. A leak is not observed today but may be present under certain conditions. Suggest asking sellers about history and if repair had ever been completed.





Description and meaning of frequently used terms and words in the inspection Report.

**"Appears to be serviceable"**

**"Serviceable"**

Indicates that a system or component is without signs of damage that could lead to imminent failure or additional deterioration.

Cosmetic damage may be present. Cosmetic damage may have been caused by serviceman, tools, exterior forces, such as occupants, pets, or forces of nature, or may be age related.

But none hamper to proper functionality of the system or component.

**"Needs to be corrected"**

**"Repairs are needed"**

**"Corrections are needed"**

**Any sentence or recommendation with the word "needs" or "needed"**

All of the above indicate that the issue noted needs immediate attention in order to prevent further damage or hazardous conditions. Delaying repairs may result in unforeseen complications.

**"Repairs are recommended"**

**"Suggest corrections"**

**"Consider repairs"**

Corrections of identified area are recommended in the near future. Neglecting to complete repairs may eventually cause additional issues.

**"Further evaluation is need"**

**"Contact licensed"**

(any service man, electrician, roofer, HVAC, etc)

**"Additional information is needed"**

Please contact Marc if you find any other terms needing to be clarified at 503 730-5250

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