

Report: 001582Website01837SERadclifferd Address:

Confidential Inspection Report 01837 SW Radcliffe RD Portland OR 97219



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 27, 2014

Clients

RE: 01837 SW Radcliffe Rd Portland OR 97219

Dear Tony and Dave:

A visual inspection of the above referenced property was conducted on 12/27/14. 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

Summary Of Conditions Encountered At The Above Location:

General condition of the home is very good. Most items noted in the report will be upgrades or improvements. Overall the home is well maintained without any signs of neglect.

Payment Information:

Total Fee:

600.00

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.

Please make payment at our website using paypal.

Go to: www.trunzhomeinspections.com

GROUNDS

Driveway

Conditions:

Appears serviceable

Drainage is noted and appears to be in serviceable condition.

Walls between driveway and sidewalks are damaged and deteriorating. Consider future improvements.

Sidewalks

Condition:

Deterioration is noted. Repairs are suggested to prevent trip hazards and ultimately reduce liability issues

Corrections are recommend.

Landscaping*Condition:*

Maintained

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

Grading:*Site*

Flat Site

Drainage is serviceable. Grade at foundation is satisfactory

Water appears to be draining away from building properly.

North sided basement access staircase allows for water to drain down stairs. A sump pump is installed at the bottom of the stairs. Pump was operated today and found to be in good working order

Check on this pump annually before the wet season starts.

Exterior Stairs/Stoops*Conditions:*

Handrails are missing.

Side access stairs are in good condition.

Maintain all paint at side stairs in good condition. Check for damage every year and make improvements as needed.

EXTERIOR-FOUNDATION-BASEMENTWalls*Conditions:*

All siding is in very good and well maintained condition. No signs of deterioration are noted anywhere.

A missing shingle is noted at dormer facing south. (Not an issue)

Consider adding caulking between siding and trim as well as at some inside corners.

Siding will need to be painted every 5 to 8 years. Caulking needs to be checked annually for damage. Complete any repairs as needed.

Insure caulking is in good condition between chimney and walls as well as between any siding and trim.

Trim:*Conditions:*

Trim is in serviceable condition.

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.

Monitor all door trim for signs of early deterioration. Paint on newer wood will need to be maintained in very good condition as this type of lumber tends to deteriorate faster than old growth lumber. Monitor and make improvements as needed

Some repairs are noted at porch overhangs. Repairs appear to be properly completed.

Basement And Crawlspace*Basement/Foundation Walls conditions:*

Visible areas of foundation are in good condition. Spray insulation is noted in several areas.

Walls and trim are inspected for any signs of moisture damage or staining. Neither is noted during this inspection today.

Sump pumps are installed and appear to be operational.

While it is save to say that today during the inspection there are no signs of any type of moisture related issues in the basement, I would like you to be aware of the fact that a completely dry basement simply does not exist in this climate. You may be lucky and never have any issues with moisture at all. **Sump pumps are installed and operational today and will need to be monitored and serviced to ensure proper operating conditions each season. Gutters will need to be maintained clear of debris. Clogged downspouts and gutters account for 90 % of all moisture related problems in basements.**

Sump pumps are connected to exterior drains at base. All other drainage is gravity fed.

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.

Minor signs of moss are noted. Recommend regular service to maintain roof clean and in good condition. Consider future improvements by replacing all flat roofing material with TPO liner type sheet goods.

GUTTERS AND DOWNSPOUTS:

Full gutters system is installed

Appears serviceable.

Subsurface drains are noted. Subsurface drains are not part of this home inspection. I recommend monitoring the drains for clogging.

Debris is noted in drain system above front porch. 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.

Screens are partially installed on gutters. Recommend removing and continued cleaning of the system.

Suspect clogged subsurface drain on east side near side stairs.

Monitor and make repairs as needed.

Attic & Ventilation:

Attic Accessibility and conditions:

Partial Attic areas are noted and accessed

Conventional Framing.

Framing is in good condition. Several attic areas are completely insulated.

Consider additional insulation in main upper attic area.

Additional ventilation is recommended.

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.

Insulation type and condition:

Fiberglass Bats and Fiberglass Blown In

In Floor and in walls.

Insulation is compacted, the true R Value can not be established

Consider adding insulation.

Chimney

Chimney

Conditions

Chimneys are in good condition.

Recommend maintaining both chimneys well sealed. (Sealer should be re applied every 8 to 10 years.

Minor early signs of joint deterioration are noted at furnace chimney. Suggest future repairs. (4 to 6 years from now)

INTERIOR

WINDOWS: Type and Condition

Wood with aluminum storm windows. (Old)

New windows are wood. Ensure these windows are maintained in well painted condition as this type of lumber deteriorate rather fast if neglected

Damage is noted. Sash cords are missing.

Damaged hardware is noted.

Windows as a group are generally serviceable.
 Make minor improvements as needed.
 Some sliding windows are difficult to open as are some of the single hung windows.
 Sidelight in kitchen is screwed into frame and can not be opened.

Interior Walls

Material and Condition

Wood wainscoting, old wall paper, plaster and dry wall.
 Appears to be serviceable
 Cracks are noted in alder walls. Mostly in dining room area on south side of building. (Not an indication of any structural issues)

Stairs And Handrails:

Condition:

Handrail is missing. Corrections are recommended.

Fireplace/Woodburning Device

Location and condition:

Living room, Bedroom

Living room system is in operational condition. Damper is not installed. Gas system.

Bedroom system has minor damage in flue. Suggest repairs.

Damper is missing. Corrections are recommended.

Free standing system is installed in upper level. System appears to be serviceable and in compliance with DEQ regulations.

Smoke / Fire Detectors

Condition:

Smoke detector noted, carbon detector missing.

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

Most manufacturers specify where you should locate their CO detector. In general, the best place to put the detector is where you will hear it while sleeping. CO is roughly the same weight as air and distributes evenly throughout a room, so a detector can be placed at any height in any location, as long as its alarm can be heard. Additional units could be installed in several other locations around the home, such as a child's bedroom; check the list below before installing.

To avoid both damage to the unit and to reduce false alarms, do not install CO detectors:

in unheated basements, attics or garages

in areas of high humidity

where they will be exposed to chemical solvents or cleaners, including hair spray, deodorant sprays, etc.

near vents, flues or chimneys

within (6 ft.) of heating and cooking appliances

near forced-or unforced-air ventilation openings

within (6 ft.) of corners or areas where natural air circulation is low

where they can be damaged, such as an outlet in a high traffic area

where directly exposed to the weather."

Read more: [http://wiki.answers.com/Q/Is air lighter or heavier than carbon monoxide#ixzz1dEWPzyYP](http://wiki.answers.com/Q/Is_air_lighter_or_heavier_than_carbon_monoxide#ixzz1dEWPzyYP).

KITCHEN

Kitchen Sink:

Type and Condition:

Porcelain.

Appears to be in serviceable condition

Monitor all plumbing related systems under sink for signs of leaks in the future and make repairs as needed.

Range/Cook Top And Oven

Type and Condition:

Gas
Free standing
Appears to be serviceable

Refrigerator And Ice Maker

Fridge and Ice maker are serviceable

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

Laundry:

Condition:

110 is grounded. GFCI protected outlet is suggested at washing machine outlet.

220 is provided. Vent is provided. Recommend installing ridged metal vent for safety

Recommend installing pan under washing machine with plumbing draining to safe location at exterior of building or into plumbing drain. (Insure a trap is installed if plumbed into drain)

Bathrooms:

Bathroom:

Sink

All sinks are operational. Several sink do not have an overflow! Caution is recommended.

Monitor all sink drains, valves and supply lines for ay future leaks and make repairs as needed.

Several sinks do not have access to shut off valves.

Shower and Tub Faucets

Plumbing fixtures are operational at the time of the inspection. Monitor all valves and visible drains for sins of leaks and make repairs as needed.

Shower pan Tub and wall conditions

Appears to be serviceable

Maintain caulking in good condition

Recommend using tile and grout cleaner sealer on a regular basis to prevent early deterioration.

Venting and other notes

Bathroom on third floor is without proper ventilation. Consider corrections.

ELECTRICAL SYSTEM

Electrical Panels:

Inspectors Notes:

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

Wiring above panel is unprotected. Corrections are recommended.

Conductors:

Branch Wiring:

Copper

Wiring appears to be in serviceable condition. Improperly terminated wire is noted above panel. Minor corrections are recommended.

Knob and Tube wiring is noted in basement and is suspected throughout the building inside walls. Suspect K&T wiring under insulation in attic.

K&T wiring can not be covered by insulation. Suggest asking home owner about the presence of this type of wiring in attic and if it had possibly been removed.

If still installed, corrections will be needed.

Consider protecting all exposed wiring in attic areas.

Switches And Outlets:

Conditions:

All grounded type outlets tested on second and third floor as well as in main areas outside kitchen and bathrooms appear to be ungrounded. **Corrections are recommended.**

Reversed polarity outlet is noted in entrance of building at north wall to right of stairs. **Minor corrections are suggested**

Reset for GFCI protected outlets in kitchen is located in main panel.

HEATING, VENTILATION & AIR CONDITIONING

System And Conditions

Primary Unit

Both system are dirty but in operational condition. **Suggest cleaning.**

Filter

Filters are installed and is serviceable. Filters should be changed every 30 to 45 days, depending on conditions. Consider minor alterations so a high efficiency box filter can be installed on the system. High efficiency filters need to be changed only once 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.

PLUMBING

Main Line Material

Meter and material

Main line is not visible inside the building. Suspect material to be plastic. Suggests asking home owner.

Shut off valve is noted.

Water filtration system is installed. (Not part of this inspection) Suggest asking for proper maintenance advice. Inquire with home owner.

Supply Lines

Condition

No leaks are noted today but monitor plumbing in the future.

Waste Lines

Conditions

System is in operational condition

Vents are noted and properly installed

Sum Pumps are noted and are in operational condition. **Pumps need to be inspected periodically to ensure proper operating conditions and to prevent flooding.**

Water Heater

Condition

TPR drains are not draining by gravity. While oregon code has made several changes to its originally properly revised code disallowing draining up and out rather than by gravity only, it is preferable and safer to drain the TPR line by gravity only. (Oregon code inspectors will not take any responsibility should something not perform properly, therefore I advice you to make the changes and redirect the drain for safety) Suggest draining tpr line to within six inches above floor in sump pump room.

Code requires a pan to be installed under a water heater in any stick framed building. Corrections are recommended. (Drain pan to sump pump room)

A shut off valve is noted and is in serviceable condition

Vent is properly installed

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.

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.

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: 12/27/14.
Time Of Inspection: 10:00.
Client: Client.
City and State/Zip: Portland OR.
Inspection Site: 01837 SW Radcliffe Rd.
Inspection Site City State and Zip: Portland OR 97219.
E-Mail: @client.com.

Climatic Conditions:

Weather: Overcast and light rain at times.
Soil Conditions: Wet.
Approximate temperatures: outside 40-50.

Building Characteristics:

Main Entry Faces: South.
Estimated Age: 1907.
Building Type: 1 family.
Stories: 3.
Space Below Grade: Full finished basement.

Utility Services:

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

Other Information:

Area: Suburbs.
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:

General condition of the home is very good. Most items noted in the report will be upgrades or improvements. Overall the home is well maintained without any signs of neglect.

Payment Information:

Total Fee: 600.00

Please be advised:

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Paid By:

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:

Appears serviceable
Drainage is noted and appears to be in serviceable condition.
Walls between driveway and sidewalks are damaged and deteriorating. Consider future improvements.

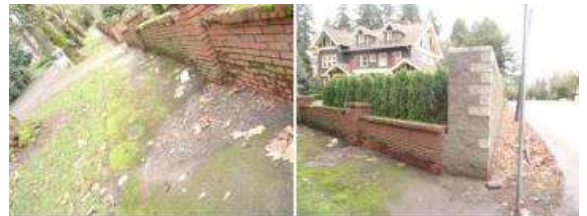


Sidewalks

Type:

Condition:

Concrete and paved.
Deterioration is noted. Repairs are suggested to prevent trip hazards and ultimately reduce liability issues
Corrections are recommend.



Landscaping

Condition:

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

Retaining Walls

Type:

Concrete and rock walls are installed on wes side of the property. Walls are in good condition without ay signs of displacement.



Grading:

Site

Flat Site
 Drainage is serviceable.
 Grade at foundation is satisfactory
 Water appears to be draining away from building properly.
 North sided basement access staircase allows for water to drain down stairs. A sump pump is installed at the bottom of the stairs. Pump was operated today and found to be in good working order
 Check on this pump annually before the wet season starts.



Patio:

Type

Concrete patio is installed along building. A brick patio is noted in backyard.
 Concrete patio appears to be flashed properly at foundation. No signs of moisture penetration are noted inside basement.
 Patio is slopping away from building allowing for proper drainage.
 Front porch is tied into this patio and is in good condition.



Exterior Stairs/Stoops

Conditions:

Handrails are missing.
Side access stairs are in good condition.
Maintain all paint at side stairs in good condition.
Check for damage every year and make improvements as needed.



EXTERIOR-FOUNDATION-BASEMENT

Walls

Material:

Conditions:

Cedar shingles and stucco walls are installed.

All siding is in very good and well maintained condition. No signs of deterioration are noted anywhere.

A missing shingle is noted at dormer facing south. (Not an issue)

Consider adding caulking between siding and trim as well as at some inside corners.

Siding will need to be painted every 5 to 8 years. Caulking needs to be checked annually for damage. Complete any repairs as needed.

Insure caulking is in good condition between chimney and walls as well as between any siding and trim.



Trim:

Material

Conditions:

Wood.

Trim is in serviceable condition.

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.

Monitor all door trim for signs of early deterioration. Paint on newer wood will need to be maintained in very



good condition as this type of lumber tends to deteriorate faster than old growth lumber. Monitor and make improvements as needed

Some repairs are noted at porch overhangs. Repairs appear to be properly completed.

Basement And Crawlspace

Basement and crawlspace accessibility:

Basement is fully finished Stairs to basement are serviceable.

Subfloor or decking:

Sub floor or decking is in serviceable condition.

Sill Plates conditions:

Visible portion of Sill plate is in serviceable condition.

Foundation Type:

Concrete.

Basement/Foundation Walls conditions:

Visible areas of foundation are in good condition. Spray insulation is noted in several areas. Walls and trim are inspected for any signs of moisture damage or staining. Neither is noted during this inspection today.



Sump pumps are installed and appear to be operational.

While it is save to say that today during the inspection there are no signs of any type of moisture related issues in the basement, I would like you to be aware of the fact that a completely dry basement simply does not exist in this climate. You may be lucky and never have any issues with moisture at all. Sump pumps are

installed and operational today and will need to be monitored and serviced to ensure proper operating conditions each season.

Gutters will need to be maintained clear of debris. Clogged downspouts and gutters account for 90 % of all moisture related problems in basements. Sump pumps are connected to exterior drains at base. All other drainage is gravity fed.

Beams:

Not fully visible.

Floor Joists:

Appear serviceable.



Columns Condition:

Not visible.

Basement Windows:

The windows as installed appear to be satisfactory.

ROOF & ATTIC

Roofing:

Type Roof:

Gable.

Roof Covering Materials:

Composition Shingles rolled heavy comp/ice and weather shield Bitumen rolled roofing on front porch roof area.

Roof Access

Inspected roof from windows, walked on roof where safe and via binoculars from ground.

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.



Minor signs of moss are noted. Recommend regular service to maintain roof clean and in good condition.

Consider future improvements by replacing all flat roofing material with TPO liner type sheet goods.

FLASHING TYPE: and conditions

Metal, rubber and comp Flashing is serviceable.



GUTTERS AND DOWNSPOUTS: Full gutters system is installed. Appears serviceable. Subsurface drains are noted. Subsurface drains are not part of this home inspection. I recommend monitoring the drains for clogging. Debris is noted in drain system above front porch. 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. Screens are partially installed on gutters. Recommend removing and continued cleaning of the system. Suspect clogged subsurface drain on east side near side stairs. Monitor and make repairs as needed.



Attic & Ventilation:

Attic Accessibility and conditions:

Partial Attic areas are noted and accessed. Conventional Framing. Framing is in good condition. Several attic areas are completely insulated. Consider additional insulation in main upper attic area. Additional ventilation is recommended. 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.

Insulation type and condition:

Fiberglass Bats and Fiberglass Blown In In Floor and in walls. Insulation is compacted, the true R Value can not be established Consider adding insulation.



Depth and R- Factor

4 to 6 Inches.

Chimney

Chimney

Material

Conditions

Masonry chimneys are installed.

Chimneys are in good condition.

Recommend maintaining both chimneys well sealed. (Sealer should be re applied every 8 to 10 years.

Minor early signs of joint deterioration are noted at furnace chimney. Suggest future repairs. (4 to 6 years from now)



INTERIOR

DOORS: Main Entry Door:

Appears to be in good condition. Suggest minor hardware adjustments.



Other Exterior Doors:

All side doors are in good condition.



Interior Doors:

Mostly serviceable. Some closet doors are not shutting properly. Minor delamination is noted on some doors.



WINDOWS: Type and Condition

Wood with aluminum storm windows. (Old) New windows are wood. Ensure these windows are maintained in well painted condition as this type of lumber deteriorate rather fast if neglected Damage is noted. Sash cords are missing. Damaged hardware is noted.



Windows as a group are generally serviceable. Make minor improvements as needed.

Some sliding windows are difficult to open as are some of the single hung windows.

Sidelight in kitchen is

screwed into frame and can not be opened.

Interior Walls

Material and Condition

Wood wainscoting, old wall paper, plaster and dry wall. Appears to be serviceable. Cracks are noted in alder walls. Mostly in dining room area on south side of building. (Not an indication of any structural issues)



Ceilings:

Material and condition:

Dry wall, Plaster Wood, Open Beam. Appears serviceable.



Floors:

Type and Conditions:

Carpet, Wood, Tile, Appear serviceable.

Stairs And Handrails:

Condition:

Handrail is missing. Corrections are recommended.



Fireplace/Woodburning Device

Location and condition:

Living room, Bedroom. Living room system is in operational condition. Damper is not installed. Gas system. Bedroom system has minor damage in flue. Suggest repairs. Damper is missing. Corrections are recommended. Free standing system is installed in upper level.



System appears to be serviceable and in compliance with DEQ regulations.

Smoke / Fire Detectors

Condition:

Smoke detector noted, carbon detector missing.

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

Most manufacturers specify where you should locate their CO detector. In general, the best place to put the detector is where you will hear it while sleeping. CO is roughly the same weight as air and distributes evenly throughout a room, so a detector can be placed at any height in any location, as long as its alarm can be heard. Additional units could be installed in several other locations around the home, such as a child's bedroom; check the list below before installing.

To avoid both damage to the unit and to reduce false alarms, do not install CO detectors:

in unheated basements, attics or garages

in areas of high humidity where they will be exposed to chemical solvents or cleaners, including hair spray, deodorant sprays, etc.

near vents, flues or chimneys within (6 ft.) of heating and cooking appliances

near forced-or unforced-air ventilation openings

within (6 ft.) of corners or areas where natural air circulation is



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where they can be damaged,
such as an outlet in a high traffic
area
where directly exposed to the
weather."

Read more:
[http://wiki.answers.com/Q/Is_air
_lighter_or_heavier_than_carbo
n_monoxide#ixzz1dEWPzyYP](http://wiki.answers.com/Q/Is_air_lighter_or_heavier_than_carbon_monoxide#ixzz1dEWPzyYP).

KITCHEN

Kitchen Sink:

Type and Condition:

Porcelain.
Appears to be in serviceable condition
Monitor all plumbing related systems under sink for signs of leaks in the future and make repairs as needed.



Range/Cook Top And Oven

Type and Condition:

Gas
Free standing
Appears to be serviceable
Damage is noted.



Ventilation:

Type and Condition

Exterior
Fan and hood are serviceable.



Dishwasher:

Conditions

Dishwasher is in serviceable condition
A high loop or air gap is installed.



Garbage Disposal

Conditions:

Unit is operational with proper wiring installed.



Refrigerator And Ice Maker

Fridge and Ice maker are serviceable
I recommend installing electronic shut off valve that would prevent flooding should the supply line ever leak.



Interior Components:

Counters and Cabinets:

Solid surface material.
Counters are serviceable.
Cabinets are in good condition.



Walls/Ceilings and Floors

Floors are wood
Floors are in serviceable condition
Walls and ceilings are serviceable.

Windows and Doors

Appear to be serviceable.

*Switches/Fixtures/Outlets
other Observations:*

and Outlets are serviceable.

Laundry:

Location:

Utility room.



Condition:

110 is grounded. GFCI protected outlet is suggested at washing machine outlet.
220 is provided. Vent is provided. Recommend installing ridged metal vent for safety
Recommend installing pan under washing machine with plumbing draining to safe location at exterior of building or into plumbing drain. (Insure a trap is installed if plumbed into drain)



Bathrooms:

Bathroom:

Location

Basement, kitchen, upstairs west, upstairs east and third floor bathroom.

Sink

All sinks are operational. Several sink do not have an overflow! Caution is recommended.

Monitor all sink drains, valves and supply lines for ay future leaks and make repairs as needed. Several sinks do not have access to shut off valves.



Toilet

Appears to be serviceable
Monitor all valves for signs of leaks.



Shower and Tub Faucets

Plumbing fixtures are operational at the time of the inspection. Monitor all valves and visible drains for sins of leaks and make repairs as needed.



Shower pan Tub and wall conditions

Appears to be serviceable
Maintain caulking in good condition
Recommend using tile and grout cleaner sealer on a regular basis to prevent early deterioration.



Venting and other notes

Bathroom on third floor is without proper ventilation. Consider corrections.



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:

Underground, 220.
Circuit Breakers. Appears
Serviceable



Electrical Panels:

Panel Location and Condition:

Basement. Two main
panels are installed and
servicing the home
Appears serviceable.
Panels are labeled.
200 amp service.



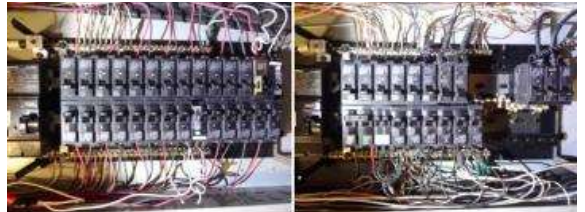
Inspectors Notes:

Circuit and wire sizing correct so far a visible. Grounding system is noted and appears to be serviceable. Bond is noted. Wiring above panel is unprotected. Corrections are recommended.



Of 110 Circuits

Panel 1) 28. Panel 2)17.



Of 220 Circuits

Panel 1) 0. Panel 2) 2.

Conductors:

Entrance Cables:

Aluminum. Appears serviceable.

Branch Wiring:

Copper
Wiring appears to be in serviceable condition. Improperly terminated wire is noted above panel. Minor corrections are recommended.
Knob and Tube wiring is noted in basement and is suspected throughout the building inside walls. Suspect K&T wiring under insulation in attic. K&T wiring can not be covered by insulation. Suggest asking home owner about the presence of this type of wiring in attic and if it had possibly been removed. If still installed, corrections will be needed.
Consider protecting all exposed wiring in attic



areas.

Switches And Outlets:

Conditions:

All grounded type outlets tested on second and third floor as well as in main areas outside kitchen and bathrooms appear to be ungrounded. Corrections are recommended.

Reversed polarity outlet is noted in entrance of building at north wall to right of stairs. Minor corrections are suggested

Reset for GFCI protected outlets in kitchen is located in main panel.



HEATING, VENTILATION & AIR CONDITIONING

Heating

Heating System Location:

Two systems are located in basement utility area.



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

110000 Btu and 66000 Btu for upstairs unit.



Age (Approximate)

12.



System And Conditions

Primary Unit

Both system are dirty but in operational condition. Suggest cleaning.



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

Filters are installed and is serviceable. Filters should be changed every 30 to 45 days, depending on conditions. Consider minor alterations so a high efficiency box filter can be installed on the system. High efficiency filters need to be changed only once 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.

PLUMBING

Main Line Material

Meter and material

Main line is not visible inside the building. Suspect material to be plastic. Suggests asking home owner.

Shut off valve is noted.

Water filtration system is installed. (Not part of this inspection) Suggest asking for proper maintenance advice. Inquire with home owner.



Condition

Meter, South. Serviceable.



Supply Lines

Material

Condition

Plastic. CPVC and PEX/WIRSBO.

No leaks are noted today but monitor plumbing in the future.



Waste Lines

Material

Conditions

ABS Plastic.

System is in operational condition

Vents are noted and properly installed

Sum Pumps are noted and are in operational condition. Pumps need to be inspected periodically to ensure proper operating conditions and to prevent flooding.



House Faucets
Condition

Operational. Proper type faucets are noted.



Water Heater
Type
Size

Two gas water heaters are installed.
50 Systems are 11 years old.



Location
Condition

Basement, Utility.
TPR drains are not draining by gravity. While Oregon code has made several changes to its originally properly revised code disallowing draining up and out rather than by gravity only, it is preferable and safer to drain the TPR line by gravity only. (Oregon code inspectors will not take any responsibility should something not perform properly, therefore I advice you to make the changes and redirect the drain for safety)
Suggest draining tpr line to within six inches above floor in sump pump room. Code requires a pan to be installed under a water heater in any stick



framed building.
Corrections are recommended. (Drain pan to sump pump room)
A shut off valve is noted and is in serviceable condition
Vent is properly installed
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.

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.



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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