

Report: 001521BergHolcomb421NE87th **Address:**

Confidential Inspection Report



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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September 3, 2014

Patrick, Client

RE:

Dear Client:

A visual inspection of the above referenced property was conducted on 9/3/14. 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:

450.00

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:

Paid in full.

Thank you very much!

Check # 229.

GROUNDS

Driveway

Conditions:

Steep driveway has moderate deterioration. Suggest installing trench drain at bottom to prevent draining into garage.

Sidewalks

Condition:

Minor damage is noted. Suggest repairs.

Landscaping

Condition:

Trim tree branches away from building and roof. Monitor and maintain trees properly trimmed to prevent hazardous conditions. Maintain at least one to two feet of clearance between building and plants.



Grading:

Site

Gentle slope.

Maintain proper clearance of six inches below any wood materials. Siding/trim etc. as well as below sills of crawlspace vents or basement windows.

Do not store wood near foundation. Minor corrections at grade are recommended.

Patio:

Condition:

Appears serviceable.

Porch is in serviceable condition.

Recommend sealing all cracks and gaps between concrete sidewalk, patios and foundation.

Exterior Stairs/Stoops

Conditions:

Rear stairs are deteriorating. Railing is loose. Improvements are recommended to prevent conducive conditions.

Recommend sealing between stairs and foundation.

EXTERIOR-FOUNDATION-BASEMENT

Walls

Conditions:

Appears serviceable

South side is in need of paint. Make corrections in the near future

Maintain all caulking between trim and siding in good condition. **Caulk between siding and chimney.**

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:

Paint deterioration is noted in several areas. Priming/painting and caulking are needed. to prevent further damage.

Fascia under gutters on west side of building appear to have some rot. **Corrections are needed.** A) Ensure all gutters are properly draining. B) Paint any areas needed and repair all damaged. Peeling paint is noted under eaves.

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

Other Observations

Oil lines are noted in basement. Ensure all lines and tanks are properly decommissioned.

ROOF & ATTIC

Roofing:

Condition of Roof Covering Material:

Advanced age related damage is noted at roof. Further evaluation/repairs or replacement are needed.

GUTTERS AND DOWNSPOUTS:

Full gutters system is installed

Debris has caused gutters to overflow resulting in damage to fascia. Minor leaks are suspected at joints and



Report: 001521BergHolcomb421NE87th Address:

corners or downspouts. Gutter tune up may be needed. Monitor and make repairs as needed. Subsurface drains are noted. Subsurface drains are not part of this home inspection. I recommend monitoring the drains for clogging. Suspect improperly draining gutters on west side of building. Monitor and add downspout if needed.

Attic & Ventilation:

Attic Accessibility and conditions:

Attic is full size. Conventional Framing.

Accessible. Minor dry stains are noted. **Improper venting is noted. Corrections are needed.**

Suggest lower smart vents in addition to upper roof vents. 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.

Pest control canisters are note in attic. Not sure what the infestation was but I suggest asking home owners about the issue.

Insulation type and condition:

Mineral Wool

Appears serviceable. In Floor

Consider adding insulation.

Chimney

Chimney

Conditions

Minor damage is noted at crown. Sloppy repairs are noted at chimney. Recommend contacting chimney contractor for further evaluation and repairs outside as well as at base in basement. Damage there may not be an issue but should be evaluated. Chimney appears to be in need of sealing.

Corrections are needed.

INTERIOR

DOORS: Main Entry Door:

Minor hardware improvements are recommended.

WINDOWS: Type and Condition

Wood

Windows as a group are generally serviceable.

Windows are painted shut or are difficult to open

Make repairs and adjustments as needed.

Fireplace/Woodburning Device

Location and condition:

Living room

Masonry

Minor joint deterioration is noted. **Suggest repairs.**

Chimney flue is in need of cleaning.

Smoke / Fire Detectors

Condition:

Smoke and Carbon monoxide detectors are installed and operational.

Test all detectors monthly

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

Carbon monoxide is heavier than air 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:

Porcelain

Faucet is operational

Monitor plumbing under sink for signs of leaks.

Ventilation:

Type and Condition

No ventilation is installed.

Exterior ventilation is recommended.

Refrigerator And Ice Maker

Fridge is older but still operational. If providing water to the system: Recommend monitoring fridge for signs of leaks at water connection.

Interior Components:

Switches/Fixtures/Outlets and other Observations:

GFCI outlets need to be installed in all locations except at refrigerator.

Laundry:

Condition:

110 is not grounded or GFCI protected. Corrections are highly recommended for safety!

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

Older style sink is provided. Monitor plumbing for leaks.

Bathrooms:

Bathroom:

Toilet

Older sink is installed. Wear is noted. Monitor plumbing for leaks in the future.

Shower and Tub Faucets

Shower fixtures and tub area including walls and faucets are in need of upgrading. Messy caulking in inferior wall materials are noted. Conducive conditions are present. Repairs and improvements are needed.

Ensure new plumbing is properly installed and provide sealer for tile walls if installed.

Monitor all caulked areas for damage in the future and make improvement and corrections as needed. Check plumbing for leaks periodically and repair as needed.

Improvements are needed

Venting and other notes

No outlets have been located in bathroom. Consider corrections

A vent is not installed. Consider installing exterior ventilation.

Cabinet is noted behind mirror.

ELECTRICAL SYSTEM

Switches And Outlets:

Conditions:

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

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

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bathrooms and kitchen outlets.

Corrections are needed. Additional outlets with similar issues are suspected behind furniture.



HEATING, VENTILATION & AIR CONDITIONING

System And Conditions

Filter

Filter is dirty and needs to be changed

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, Asbestos tape noted is in good condition, no loose materials are noted. Consider sealing tape by painting or wrapping in new tape to prevent any future deterioration.

Improvements at register in hallway is recommended.

PLUMBING

Supply Lines

Condition

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

Water Heater

Condition

Earthquake straps need to be installed

TPR valve is installed and is in serviceable condition. (Tpr valves are not operated since they tend to remain open after operation)

A shut off valve is noted and is in serviceable condition

System has outlived its usefulness but is still operational. Monitor water heater and replace as needed.

We expect water heaters to last about 12 to 15 years. **(Water heater is 19 years old)** Monitor water heater for damage and leaks or rust and replace when signs of damage are noted.

Ants appear to be nesting inside heater insulation.

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

Garage Door:

Door Operator:

Door needs to be replaced.

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.



Report: 001521BergHolcomb421NE87th **Address:**

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
2260 Rock View Glen
Escondido CA 92026



GENERAL INFORMATION

Client & Site Information:

Inspection Date: 9/3/14.
Time Of Inspection: 9:00.
Client: Client Information.
Mailing Address: 1520 Rainy day lane.
City and State/Zip: Portlandia OR 97212.
Inspection Site: 708 NE Downpour Ave.
Inspection Site City State and Zip: Stomptown OR 97220.
E-Mail: hip@earthlink.com.

Climatic Conditions:

Weather: Overcast.
Soil Conditions: Dry.
Approximate outside temperatures: 60-70.

Building Characteristics:

Main Entry Faces: East.
Estimated Age: 1949.
Building Type: 1 family.
Stories: 2.
Space Below Grade: Basement and garage.

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.



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Payment Information:

Total Fee: 450.00

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Paid By: Paid in full.

Thank you very much!

Check # 229.

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:

Steep driveway has moderate deterioration. Suggest installing trench drain at bottom to prevent draining into garage.



Sidewalks

Type:

Concrete.

Condition:

Minor damage is noted. Suggest repairs.



Landscaping

Condition:

Trim tree branches away from building and roof. Monitor and maintain trees properly trimmed to prevent hazardous conditions. Maintain at least one to two feet of clearance between building and plants.



Retaining Walls

Type:

Rock.

Condition:

Appears serviceable. Minor cracking and deterioration is noted.



Grading:

Site

Gentle slope.
 Maintain proper clearance of six inches below any wood materials. Siding/trim etc. as well as below sills of crawlspace vents or basement windows.
 Do not store wood near foundation. Minor corrections at grade are recommended.



Patio:

Type

Condition:

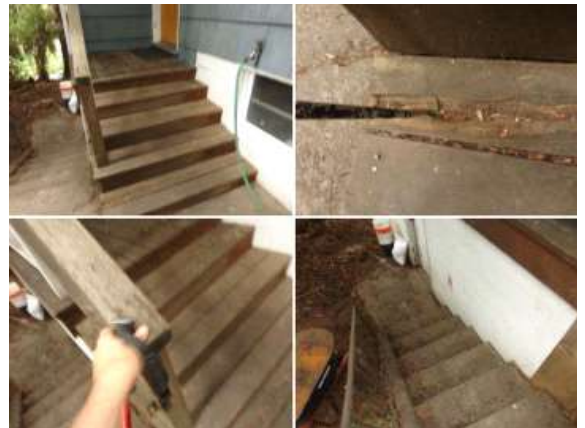
Stone pavers.
 Front porch is concrete.
 Appears serviceable.
 Porch is in serviceable condition.
 Recommend sealing all cracks and gaps between concrete sidewalk, patios and foundation.



Exterior Stairs/Stoops

Conditions:

Rear stairs are deteriorating. Railing is loose. Improvements are recommended to prevent conducive conditions.
 Recommend sealing between stairs and foundation.



EXTERIOR-FOUNDATION-BASEMENT

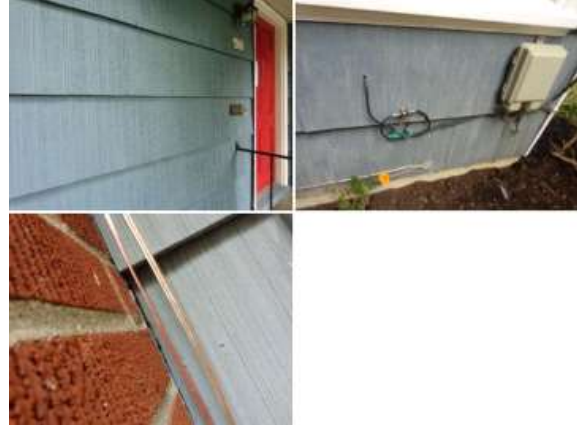
Walls

Material:

Wood/Cedar siding shingles.

Conditions:

Appears serviceable south side is in need of paint. Make corrections in the near future
 Maintain all caulking between trim and siding in good condition. Caulk between siding and chimney.
 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

Wood.

Conditions:

Paint deterioration is noted in several areas. Priming/painting and caulking are needed. to prevent further damage. Fascia under gutters on west side of building appear to have some rot. Corrections are needed.
 A) Ensure all gutters are properly draining. B) Paint any areas needed and repair all damaged.
 Peeling paint is noted under eaves.
 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:*

Subfloor or decking:

Sill Plates conditions:

Foundation Type:

*Basement/Foundation Walls
conditions:*

Beams:

Floor Joists:

Unfinished basement
Stairs to basement are serviceable.

Limited view of sub floors or decking due to insulation or fixed
ceilings.

However areas viewed appear serviceable.

Visible portion of Sill plate is in serviceable condition.

Concrete.

Foundation is
serviceable. Minor
efflorescence is noted.
(Normal)



Appear serviceable
Typical Cracks are noted.



Appear serviceable
Typical Cracks are noted.



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Columns Condition:

Columns and posts are in serviceable condition
Typical Cracks are noted.



Floor conditions:

Cracks were noted in the slab floor. Unless otherwise noted, the cracks appeared to be nothing more than curing cracks.

Basement Windows:

The windows as installed appear to be satisfactory.

Other Observations

Oil lines are noted in basement. Ensure all lines and tanks are properly decommissioned.

ROOF & ATTIC

Roofing:

Type Roof: Hip.

Roof Covering Materials: Composition Shingles.

Roof Access: Walked on roof.

Cover Layers: Several layers of roofing materials are noted (3)

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: Advanced age related damage is noted at roof. Further evaluation/repairs or replacement are needed.



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

GUTTERS AND DOWNSPOUTS: Full gutters system is installed
 Debris has caused gutters to overflow resulting in damage to fascia. Minor leaks are suspected at joints and corners or downspouts. Gutter tune up may be needed. Monitor and make repairs as needed. Subsurface drains are noted. Subsurface drains are not part of this home inspection. I recommend monitoring the drains for clogging. Suspect improperly draining gutters on west side of building. Monitor and add downspout if



needed.

Attic & Ventilation:

Attic Accessibility and conditions:

Attic is full size. Conventional Framing. Accessible. Minor dry stains are noted. Improper venting is noted. Soffit vents are obstructed or not installed. Corrections are needed.



Suggest lower smart vents in addition to upper roof vents. 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.

Pest control canisters are note in attic. Not sure what the infestation was but I suggest asking home owners about the issue.

Insulation type and condition:

Mineral Wool
Appears serviceable. In Floor
Consider adding insulation.



Depth and R- Factor

4 to 6 Inches.

Chimney

Chimney

Material

Conditions

Masonry.

Minor damage is noted at crown. Sloppy repairs are noted at chimney. Recommend contacting chimney contractor for further evaluation and repairs outside as well as at base in basement. Damage there may not be an issue but should be evaluated. Chimney appears to be in need of sealing. Corrections are needed.



INTERIOR

DOORS: Main Entry Door:

Minor hardware improvements are recommended.



Other Exterior Doors:

Back door. Rubbing is noted.



Interior Doors:

Minor adjustments are recommended.



WINDOWS: Type and Condition

Wood
Windows as a group are generally serviceable.
Windows are painted shut or are difficult to open
Make repairs and adjustments as needed.



Interior Walls

Material and Condition

Plaster Wall covering
Appears to be serviceable
Typical minor cracks noted.

Ceilings:

Material and condition:

Plaster. Appears serviceable. Typical cracks noted.

Floors:

Type and Conditions:

Wood, Vinyl
Appear serviceable
Sloping from settling is noted.



Fireplace/Woodburning Device

Location and condition:

Living room
Masonry
Minor joint deterioration
is noted. Suggest
repairs.
Chimney flue is in need
of cleaning.



Smoke / Fire Detectors

Condition:

Smoke and Carbon monoxide
detectors are installed and
operational.
Test all detectors monthly
Carbon monoxide detectors
should be installed either on
ceiling (as per Code) or near
floor. (plug in type) Carbon
monoxide is heavier than air
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:

Porcelain
Faucet is operational
Monitor plumbing under sink for signs of leaks.



Range/Cook Top And Oven

Type and Condition:

Electric
Free standing. Appears to be serviceable. Oven is operational.



Ventilation:

Type and Condition

No ventilation is installed. Exterior ventilation is recommended.



Dishwasher:

Conditions

Dishwasher is in serviceable condition.



Refrigerator And Ice Maker

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Fridge is older but still operational. If providing water to the system: Recommend monitoring fridge for signs of leaks at water connection.



Interior Components:

Counters and Cabinets:

Formica, Counters are serviceable. Wear is noted. Cabinets are in good condition.



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:

GFCI outlets need to be installed in all locations except at refrigerator.



Laundry:

Location:

Basement.



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Condition:

110 is not grounded or GFCI protected. Corrections are highly recommended for safety! 220 is provided. Vent is provided. Recommend installing ridged metal vent for safety. Older style sink is provided. Monitor plumbing for leaks.



Bathrooms:

Bathroom:

Location

Hall.



Toilet

Older sink is installed. Wear is noted. Monitor plumbing for leaks in the future.



Shower and Tub Faucets

Shower fixtures and tub area including walls and faucets are in need of upgrading. Messy caulking in inferior wall materials are noted. Conducive conditions are present. Repairs and improvements are needed. Ensure new plumbing is properly installed and provide sealer for tile walls if installed. Monitor all caulked areas for damage in the future and make improvement and corrections as needed. Check plumbing for leaks periodically and repair as needed.



Venting and other notes

No outlets have been located in bathroom. Consider corrections. A vent is not installed. Consider installing exterior ventilation. Cabinet is noted behind mirror.



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, 220. Circuit Breakers.

Recommend that utility inspect meter and wiring inside meter every year. Contact utility and inquire when this was last completed. 110.

Electrical Panels:

Panel Location and Condition:

Garage.
 Appears serviceable.
 Panel is 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.



Of 110 Circuits

6.



Of 220 Circuits

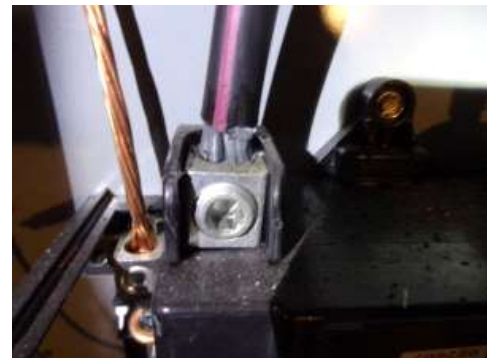
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Conductors:

Entrance Cables:

Aluminum.
serviceable.

Appears



Branch Wiring:

Copper. Older cloth insulated wiring is noted.
Wiring is in serviceable condition.

Switches And Outlets:

Conditions:

Reversed Polarity is noted and marked with flag or dot to left of outlet
Improperly grounded outlets are noted and are marked with flag or dot centered on outlet
Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bathrooms and kitchen outlets.
Corrections are needed.
Additional outlets with similar issues are suspected behind furniture.



HEATING, VENTILATION & AIR CONDITIONING

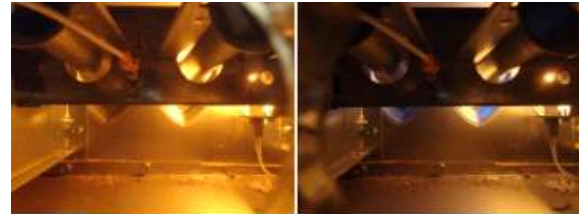
Heating

Heating System Location: Basement.



Heating System Type: A forced air furnace is installed as the primary source of heat.

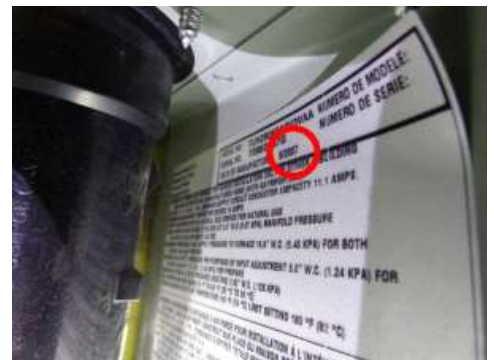
Fuel Source: The fuel source is natural gas. Electronic ignition is provided.



Capacity Of system 60000 Btu.



Age (Approximate) 7.



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 dirty and needs to be changed
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, Asbestos tape noted is in good condition, no loose materials are noted. Consider sealing tape by painting or wrapping in new tape to prevent any future deterioration.

Improvements at register in hallway is recommended.



PLUMBING

Main Line Material

Meter and material

Copper.



Condition

Meter, East Serviceable.



Supply Lines

Material

Galvanized and some copper.

Condition

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

Waste Lines

Material

Cast Iron, Galvanized, ABS Plastic.

Conditions

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

House Faucets

Condition

Operational.

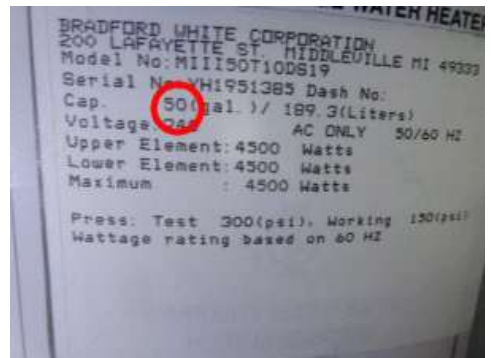
Water Heater

Type

Electric.

Size

50. Water heater is 19 years old.



Location
Condition

Basement.
Earthquake straps need to be installed
TPR valve is installed and is in serviceable condition. (Tpr valves are not operated since they tend to remain open after operation)
A shut off valve is noted and is in serviceable condition
System has outlived its usefulness but is still operational. Monitor water heater and replace as needed.
We expect water heaters to last about 12 to 15 years. Monitor water heater for damage and leaks or rust and replace when signs of damage are noted.
Ants appear to be nesting inside heater insulation.



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:

Under main house roof, One car.

Roof:

Condition:

Same as house.

Garage Door:

Door Operator:

Door needs to be replaced.



Floor:

Condition:

Typical cracks noted.



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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