

# Home Inspection Report



57647 Cedar Springs Dr., Scappoose, OR 97056

**Inspection Date:**

Friday, March 24, 2017

**Prepared For:**

Tim Her

**Prepared By:**

Sherlock Home Inspections, Sewer Scope, Pest & Dry Rot, and Radon Testing LLC.

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**Report Number:**

mmy032417746

**Inspector:**

Matthew Yetter

**License/Certification #:**

CCB207438-OCHI1821

**Inspector Signature:**

**THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES, MAY RELY UPON ANY REPRESENTATION MADE IN THE REPORT.**

# Report Summary

## Limitations

### FIREPLACE:

-The inspection of the fireplace flue was limited. Recommend cleaning and re-evaluation by a licensed sweep

### PLUMBING:

-The inspection of the plumbing was limited due to finished basement walls

## Items Not Operating

### ELECTRICAL:

-Electrical outlet in the dining room

### BATHROOMS:

-Leaking toilet(basement bathroom)

-Leaking master bathroom shower operating valve(leaks while in use)

### PLUMBING:

-Rusted/corroded and leaking water piping at well pump

## Major Concerns

### ROOF:

-Roof covering concerns - active roof leaking in several areas(at chimney, kitchen, etc) - flashings pulling away from the chimney/roof - cracking of the roof covering above bedrooms - excessive roofing tar at penetrations

## Potential Safety Hazards

### ELECTRICAL:

-Missing weather covers and no overload GFCI protection on the exterior

-No overload GFCI protection in the garage

-No overload GFCI protection in the kitchen within 6 feet of the sink

-No overload GFCI protection in the bathrooms within 6 feet of the sinks

-Several missing outlet and switch covers

-Open grounds in the basement bonus room

-Reversed polarity and no overload GFCI protection in the basement kitchen within 6 feet of the sink

-Junction boxes need covers(attic(2) and under basement kitchen sink)

### GARAGE:

-Missing fire separation wall between the garage and living spaces

### WATER HEATER:

-Missing water heater earthquake/seismic straps

## Deferred Cost Items

### HEATING/COOLING/HVAC:

-Heat pump that is 13+years(current unit manufactured in 2004)

## Items Needing Attention

### EXTERIOR:

-Recommend replacing rotted wood flooring on walks and deck

-Recommend keeping up with the exterior painting maintenance to prolong the life and prevent damage

-Recommend keeping up with the caulking maintenance around windows, doors, corners, trim, siding seams, and utility penetrations to prevent moisture intrusion

### HEATING/COOLING/HVAC:

-Recommend heat pump preventative maintenance servicing by a licensed HVAC technician. Date of last servicing unknown.

### BATHROOMS:

-Recommend caulking maintenance in the bathrooms to prevent moisture intrusion

## Items To Monitor

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### FOUNDATION/SETTLING:

- Typical garage floor settling cracks
- Typical interior ceiling and wall settling cracks and nail pops
- Typical foundation settling cracks

### BASEMENT:

- It is estimated that at some point, moisture will make its way through most basement floors/walls

# Report Overview

## Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

## Main Entrance Faces

East

## State of Occupancy

Vacant

## Weather Conditions

Rain

## Recent Rain

Yes

## Ground Cover

Wet

## Approximate Age

Older

# Grounds

## Service Walks

Material  Concrete  
 Condition  Marginal  
 Photos



Recommend repairing rotted wood on exterior walk to laundry room



Recommend repairing rotted wood flooring where the walk meets the deck.



Wood walks and deck flooring has some moisture damage/rot. Recommend further evaluation and repair by a qualified contractor

## Driveway/Parking

Material  Gravel/Dirt  
 Condition  Satisfactory  Pitched towards home

## Porch

None

## Stoops/Steps

Material  Wood  
 Condition  Marginal  Safety Hazard  Rotted/Damaged  
 Photos



Recommend replacing rotted wood on deck/walks

## Patio

None

## Deck/Balcony

Material  Wood  
 Condition  Marginal

# Grounds

## Deck/Balcony cont.

**Finish**  Painted/Stained  **Safety Hazard**  
**Comments** Damaged wood on deck recommend repair and/or replacement.  
**Photos**



Balusters too far apart, for additional safety recommend balusters be a maximum of 4" apart - safety concern for small children.



Roof leaking at chimney flashings. Recommend further evaluation and repair by a licensed and qualified roofer



Evidence of roof leaking at chimney

## Deck/Patio/Porch Covers

**Condition**  Satisfactory  
**Recommend**  None

## Fence/Wall

Not evaluated

## Landscaping affecting foundation

**Negative Grade**  East  Trim back trees/shrubberies

**Comments** Recommend maintaining a positive drainage slope away from the foundation.  
 Recommend a clearance of 6-8" from the bottom of the siding to the grading  
 Recommend trimming and/or removal of vegetation away from home  
 Watering flowering beds next to house may cause moisture intrusion into home. Recommend removing

## Retaining wall

**Material** Other: tires  
**Condition**  Marginal

## Hose bibs

**Condition**  Satisfactory  No anti-siphon valve  Recommend Anti-siphon valve  
**Operable**  Yes

# Roof

**General**

**Visibility**  Partial Limited By: ~~weather/material~~

**Inspected From**  Roof  Ladder at eaves  Ground

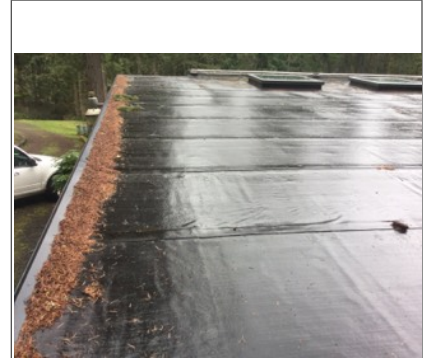
**Photos**



Roof covering was leaking and in need of repair. Recommend further evaluation and repair by a licensed and qualified roofer familiar with this type roof



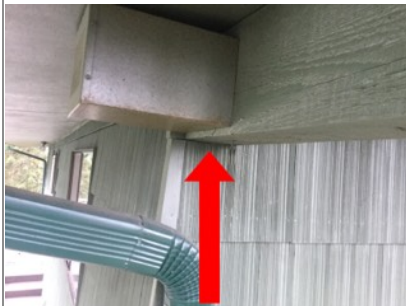
Roof covering on the North appeared to be newer and roof covering on the South appeared to be nearing the end of its useful life. Roof covering was leaking. Recommend evaluation by a qualified roofer for repair of the leaking and possible replacement of the South half.



Recommend keeping debris off the roof covering to prevent pooling/standing water on the roof



Roof covering was leaking around the chimney and several other areas. Recommend further evaluation and repair by a licensed and qualified roofer



Roof structure is cantilevered, monitor for water penetration.



Excessive tarring of roof penetrations. Will require and ongoing maintenance to prevent leaks



South roof covering was showing aging/wear and cracking. Recommend evaluation for possible replacement by a qualified roofer



Drip edge flashings and chimney flashings pulling away in several areas. Recommend further evaluation and repair by a licensed roofer

**Style of Roof**

**Type**  Flat  
**Pitch**  Flat  
**Roof #1** Type:  
 Built-up  
 Layers:  
 Unknown  
 Age:  
 1-5+(North)  
 20-25+(South)  
 Location:  
 House and garage main  
**Roof #2**  None  
**Roof #3**  None

**Ventilation System**

**Type**  Roof  
**Comments** Roof  
 Recommend additional ventilation

**Flashing**

**Material**  Galv/Alum  
**Condition**  Marginal  Separated from chimney/roof  Recommend Sealing  
**Comments** Pulled away from roof - recommend sealing.  
 Pulled away from chimney - recommend sealing.  
 Roof joints at the chimney and flashings appeared to have been patched or tarred. Ongoing maintenance will be needed.  
 Recommend further evaluation and sealing roof flashings periodically to prevent moisture intrusion

**Valleys**

N/A

**Condition of Roof Coverings**

**Roof #1**  Marginal  Cracking  Alligatoring  Recommend roofer evaluate  Evidence of Leakage



# Roof

## Condition of Roof Coverings cont.

Roof #2  N/A

Roof #3  N/A

Comments Recommend roofer evaluate and repair roof

## Skylights

Condition  Satisfactory

Comments Recommend sealing flashing around the skylights.

## Plumbing Vents

Condition  Marginal

Comments Recommend sealing around plumbing vent flashings to prevent leaking

# Exterior

## Chimney(s)

**Location(s)** Middle of Roof  
**Viewed From**  Roof  
**Rain Cap/Spark Arrestor**  No  Recommended  
**Chase**  Brick  
**Evidence of Flue**  Cracked chimney cap  Loose mortar joints  
 Unlined  
**Evidence of Condition**  Creosote  Have flue(s) cleaned and re-evaluated  
 Marginal  Recommend Repair  
**Comments** Missing/loose mortar in the brick joints - recommend tuckpointing  
 Chimney chase is unlined - recommend chimney sweep or mason evaluate  
 Flashing has pulled away from the chimney - recommend repair  
 Flue covered with creosote, recommend cleaning and re-evaluate.

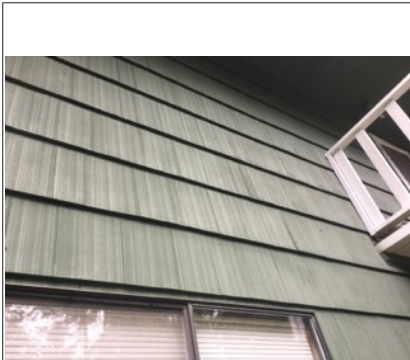
## Gutters/Scuppers/Eavestrough

**Condition**  Satisfactory  
**Material**  Galvanized/Aluminum  
**Leaking**  No apparent leaks  
**Attachment**  Satisfactory  
**Extension needed**  N/A  
**Comments** Gutters were in overall adequate condition.

## Siding

**Material**  Wood  Monitor  
**Condition**  Satisfactory  Recommend repair/painting  
**Comments** Siding appeared to be all intact and in overall satisfactory condition.  
 Siding was in need of normal painting

## Photos



Siding was showing normal aging/wear, but was in overall adequate condition

## Trim

**Material**  Wood  Recommend repair/painting  
**Condition**  Satisfactory

## Soffit

None

## Fascia

**Material**  Wood  Recommend repair/painting

# Exterior

## Fascia cont.

Condition  Satisfactory

## Flashing

Material  Aluminum/Steel

Condition  Marginal

Comments Flashing at doors/windows missing, recommend proper installation by a qualified contractor

## Caulking

Condition  Marginal

### Photos



Recommend keeping up with the caulking maintenance around windows, doors, corners, trim, siding seams, and utility penetrations to prevent moisture intrusion

## Windows/Screens

Condition  Satisfactory

Material  Metal

Screens  Satisfactory

Comments **\*PLEASE NOTE: We attempt to identify skylight, window and door panels with broken thermal seals, but we do not guarantee to be able to identify all panels with broken thermal seals, or warrant the integrity of insulated glass thermal pane panels.**

## Storms Windows

None

## Slab-On-Grade/Foundation

Foundation Wall  Poured concrete

Condition  Satisfactory

Concrete Slab  N/A

Comments Foundation (stem) wall contains typical cracks.

## Service Entry

Location  Underground  Overhead

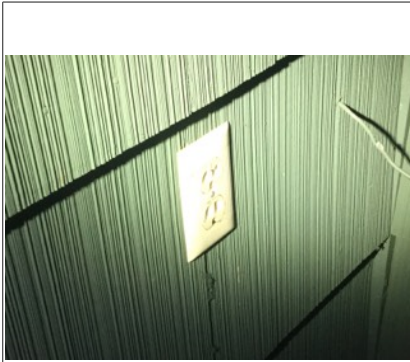
Condition  Satisfactory

Exterior receptacles  Yes Operable:  Yes

GFCI present  Yes  Safety Hazard  Recommend GFCI Receptacles

Comments -No overload GFCI protection on the exterior

**Photos**



Missing weather covers and no overload GFCI protection on the exterior. -safety issue

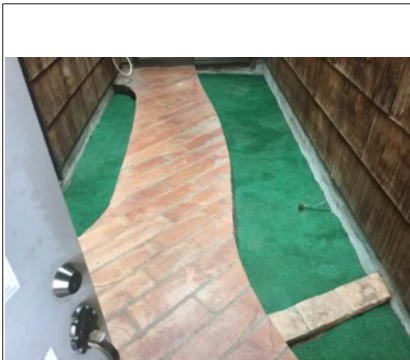
**Building(s) Exterior Wall Construction**

**Type**  Framed  
**Condition**  Not Visible  
**Comments** Building structure not visible due to siding, not evaluated.

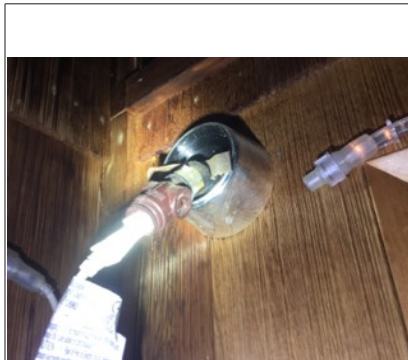
**Exterior Doors**

**Main Entrance** Weatherstripping:  Satisfactory Door condition:  Satisfactory  
**Patio** Weatherstripping:  Marginal Door condition:  Satisfactory  
**Rear door** Weatherstripping:  Marginal Door condition:  Satisfactory  
**Other door** Weatherstripping:  Marginal Door condition:  Satisfactory

**Photos**



Atrium



Potential safety hazard in atrium electrical fixture. Recommend use caution

**Exterior A/C - Heat pump #1**

**Unit #1** Location:  
 On the side yard exterior wall  
 Brand:  
 Carrier  
 Model #:  
 Pictured  
 Serial #: pictured  
 Approximate Age:  
 10-15+  
**Condition**  Marginal  
**Energy source**  Electric

# Exterior

## Exterior A/C - Heat pump #1 cont.

**Unit type**  Heat pump

**Outside Disconnect**  Yes Maximum fuse/breaker rating (amps): 50 Fuses/Breakers installed (amps): 50

**Level**  Yes

**Condenser Fins**  Need cleaning

**Insulation**  Yes

**Improper Clearance (air flow)**  No

**Comments** Due to low outdoor ambient temperatures, the AC unit was not tested in the cooling mode as this is outside the scope of this inspection. Operating cooling system equipment which has been "shut down" without proper preparation risks costly damage to the compressor or other components.

### Photos



## Exterior A/C - Heat pump #2

**Unit #2**  N/A

# Garage/Carport

**Type**

**Type**  Attached  2-Car

**Comments** 2-car

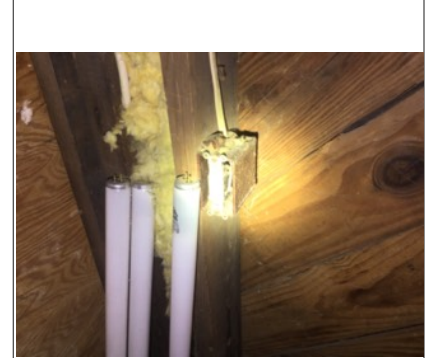
**Photos**



Missing outlet covers and no overload GFCI protection in the garage. -safety issue



Missing fire rated separation wall between garage and living space. -potential safety issue



Several missing outlet and switch covers in the garage. -safety hazard



Moisture staining in the garage ceiling. Didn't appear to be active at the time of inspection. Recommend monitoring and repair as needed



Missing weather stripping

**Automatic Opener**

**Operation**  Operable

**Safety Reverse**

**Operation**  Operable  Photo eyes and pressure reverse tested

**Roofing**

**Material**  Same as house

**Gutters/Eavestrough**

**Condition**  Satisfactory

**Siding**

**Material**  Same as house  Wood

**Condition**  Satisfactory  Recommend painting

**Comments** Siding was intact and in overall adequate condition.

# Garage/Carport

## Trim

**Material**  Same as house  Wood

**Condition**  Satisfactory

**Comments** Trim was intact and in overall adequate condition.

## Floor

**Material**  Concrete

**Condition**  Satisfactory  Typical cracks

**Source of Ignition within 18" of the floor**  No

**Comments** The foundation is overall adequate with no major defects evident.

## Sill Plates

**Type**  Not Visible

Floor level

## Overhead Door(s)

**Material**  Wood

**Condition**  Satisfactory  Weatherstripping missing/damaged

**Recommend Priming/Painting Inside & Edges**  Yes

**Comments** Garage door and opener was in normal working order.

## Exterior Service Door

None

## Electrical Receptacles

Yes Operable:  Yes

**Reverse polarity**  No

**Open ground**  No

**GFCI Present**  No  Recommend GFCI Receptacles

**Comments** -No overload GFCI protection in the garage

## Fire Separation Walls & Ceiling

Missing

**Condition**  Recommend repair  Safety hazard(s)

**Moisture Stains Present**  Yes

**Typical Cracks**  No

**Fire door**  Not verifiable

**Self closure**  Missing

**Comments** Firewall between garage and living area not present - Potential Safety Hazard

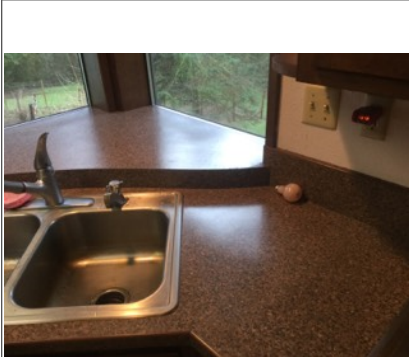
# Kitchen

## Countertops

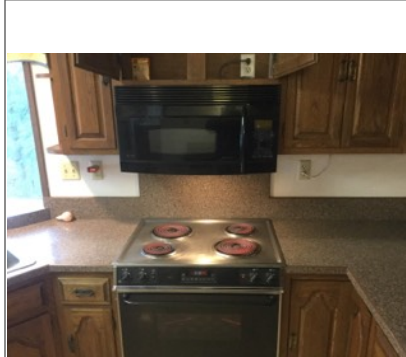
**Condition** ❌ Satisfactory

**Comments** No anti-tip bracket installed on stove. -Safety issue for children  
Counter top has normal wear.

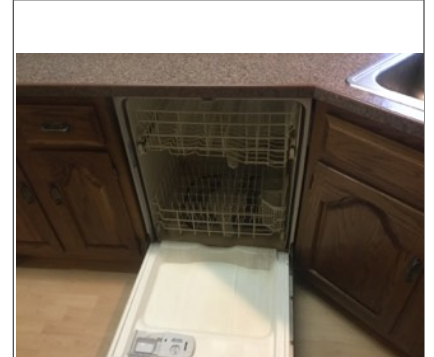
## Photos



No overload GFCI protection in the kitchen within 6 feet of the sink



Electric range, microwave, and refrigerator were older but operating



Dishwasher was older, but operating at the time of inspection. Also, there was moisture staining on the ceiling of the basement room below the dishwasher. Possibly due to leaking. Recommend monitoring and further evaluation and repair as needed by a qualified contractor



Evidence of active moisture/roof leaking in the kitchen. Recommend further evaluation and repair by a licensed and qualified roofer. Potential for concealed damage



Galvanized drains under the kitchen sink corroded. Recommend monitoring



Evidence of roof leaking and repairs in the kitchen.

## Cabinets

**Condition** ❌ Satisfactory

**Comments** Cabinets have normal wear.



# Kitchen

## Plumbing

- Faucet Leaks  No  
 Pipes leak/corroded  Yes  
 Sink/Faucet  Satisfactory  
 Functional drainage  Satisfactory  
 Functional flow  Satisfactory

**Comments** Water flow was normal with several fixtures operated at the same time.  
 There were no visible active piping leaks at the time of the inspection.  
 Some minor corrosion around the joints, but no visible leaks at this time.  
 Drain lines had no visible leaks or signs of backup at the time of inspection.

## Walls & Ceiling

- Condition  Marginal  Typical cracks  Moisture stains  
**Comments** Moisture stains present.  
 Typical settling cracks

## Heating/Cooling Source

- Yes

## Floor

- Condition  Satisfactory

### Photos



Improper electrical outlet in the kitchen wall.

## Appliances

- Disposal  N/A  
 Oven Operable:  Yes  
 Range Operable:  Yes  
 Dishwasher Operable:  Yes  
 Trash Compactor  N/A  
 Exhaust fan Operable:  Yes  
 Refrigerator Operable:  Yes  
 Microwave Operable:  Yes  
 Other Operable:  No  
 Dishwasher airgap  No  
 Dishwasher drain line looped  Yes  No  
 Receptacles present  Yes  
 GFCI  No Operable:  No  
 Open ground/Reverse polarity:  No

**Comments** Appliances only tested for operation, working or not. Quality or extent of operation not part of testing or inspection  
 -No overload GFCI protection in the kitchen

# Kitchen

Appliances cont.

# Laundry Room

## Laundry

Faucet leaks  No

Pipes leak  Not Visible

Cross connections  No

Heat source present  Yes

Room vented  No

Dryer vented  Wall

Electrical Open ground/reverse polarity:  No

GFCI present  No

Appliances  Washer  Dryer

Washer hook-up lines/valves  Satisfactory

Gas shut-off valve  N/A

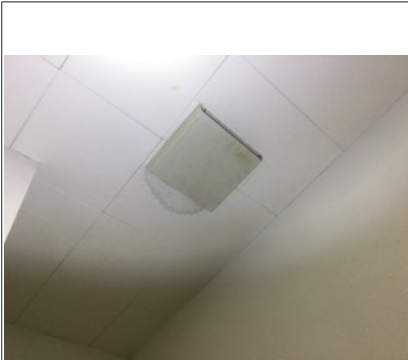
Comments Washer and dryer only tested for operation, working or not. Quality or extent of operation not part of testing or inspection  
-Recommend drip tray under washing machine

# Bathroom

## Bath

**Location** Master bath  
**Sinks** Faucet leaks:  No Pipes leak:  No  
**Tubs**  N/A  
**Showers** Faucet leaks:  No Pipes leak:  Not Visible  
**Toilet** Bowl loose:  No Operable:  Yes  
**Whirlpool**  No  
**Shower/Tub area**  Fiberglass Condition:  Satisfactory Caulk/Grouting needed:  Yes  
**Drainage**  Satisfactory  
**Water flow**  Satisfactory  
**Moisture stains present**  Yes  Ceilings  
**Doors**  Satisfactory  
**Window**  None  
**Receptacles present**  Yes Operable:  Yes  
**GFCI**  No  Recommend GFCI  
**Open ground/Reverse polarity**  No  
**Heat source present**  No  
**Exhaust fan**  Yes Operable:  Yes  Noisy  
**Comments** Recommend caulking/grouting in shower/tub area  
 Moisture stains present.  
 -No overload GFCI protection in the bathrooms

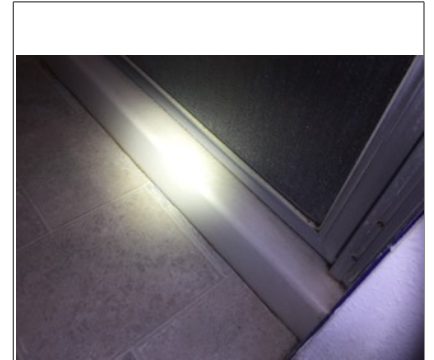
## Photos



Moisture stains in the ceiling of the master bathroom. Roof covering was leaking in several areas. Recommend further evaluation and repair by a qualified roofer



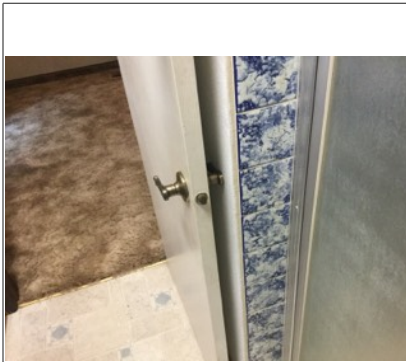
Marginal sink drainage. Possible clogged drain trap. Recommend further evaluation and repair by a licensed plumber



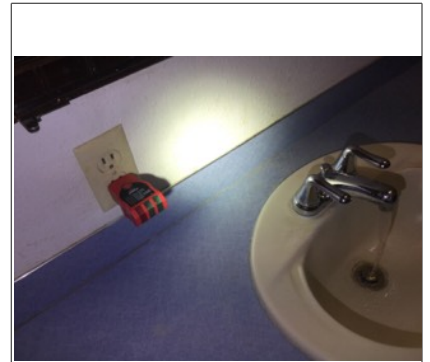
Recommend caulking at the shower to floor junction to prevent moisture intrusion



Several worn flushing mechanisms and flapper valves. Recommend replace as needed



Several missing door stops, poorly operating door knobs, and missing privacy locks



No overload GFCI protection in the bathrooms within 6 feet of the sinks. -safety issue



Master shower operating valve was leaking while shower was in use. Recommend further evaluation and repair by a qualified plumber



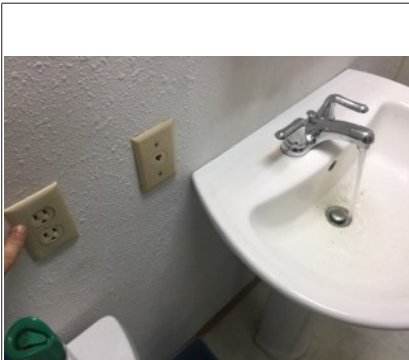
Recommend grout maintenance at the shower surround to prevent moisture intrusion

# Bathroom (1)

## Bath

**Location** First floor bath  
**Sinks** Faucet leaks:  No Pipes leak:  No  
**Tubs** Faucet leaks:  No Pipes leak:  Not Visible  
**Showers**  N/A  
**Toilet** Bowl loose:  No Operable:  Yes  
**Whirlpool**  Yes Operable:  Yes  
**Shower/Tub area**  Fiberglass Condition:  Satisfactory Caulk/Grouting needed:  No  
**Drainage**  Satisfactory  
**Water flow**  Satisfactory  
**Moisture stains present**  No  
**Doors**  Satisfactory  
**Window**  None  
**Receptacles present**  Yes Operable:  Yes  
**GFCI**  No  Recommend GFCI  
**Open ground/Reverse polarity**  No  
**Heat source present**  No  
**Exhaust fan**  Yes Operable:  Yes  Noisy  
**Comments** Drains show no signs of back-up during time of inspection.  
 -No overload GFCI protection in the bathrooms

## Photos



No overload GFCI protection in the bathrooms. -safety hazard



Heaters in bathrooms were in marginal condition.

# Bathroom (2)

## Bath

**Location** Basement bath  
**Sinks** Faucet leaks:  No  
**Tubs**  N/A  
**Showers** Faucet leaks:  No Pipes leak:  Not Visible  
**Toilet** Bowl loose:  No Operable:  Yes  Toilet leaks  
**Whirlpool**  No  
**Shower/Tub area**  Fiberglass Condition:  Satisfactory  
**Drainage**  Satisfactory  
**Water flow**  Satisfactory  
**Moisture stains present**  No  
**Doors**  Satisfactory  
**Window**  None  
**Receptacles present**  Yes Operable:  Yes  
**GFCI**  No  Recommend GFCI  
**Open ground/Reverse polarity**  No  
**Heat source present**  Yes  
**Exhaust fan**  Yes Operable:  Yes  Noisy  
**Comments** Drains show no signs of back-up during time of inspection.  
 -No overload GFCI protection in the bathrooms

## Photos



Bathroom exhaust fan was making loud bearing noises and maybe nearing the end of its useful life. Recommend replace as needed



Basement toilet was leaking. Recommend further evaluation and repair by a qualified plumber

# Room

## Room

**Location** First floor

East

**Type** MASTER BEDROOM

**Walls & Ceiling**  Satisfactory

**Moisture stains**  Yes

**Floor**  Satisfactory

**Ceiling fan**  None

**Electrical** Switches:  Yes  Operable Receptacles:  Yes  Operable Open ground/Reverse polarity:  No

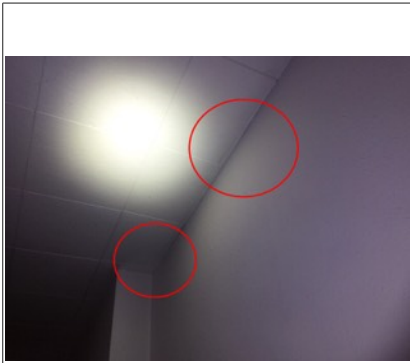
**Heating source present**  Yes

**Bedroom Egress restricted**  No

**Doors**  Satisfactory

**Windows**  Satisfactory

**Photos**



Moisture staining in the ceiling



# Room (1)

**Room**

**Location** First floor  
SE

**Type** BEDROOM

**Walls & Ceiling**  Satisfactory

**Moisture stains**  Yes

**Floor**  Satisfactory

**Ceiling fan**  None

**Electrical** Switches:  Yes  Operable Receptacles:  Yes  Operable Open ground/Reverse polarity:  No

**Heating source present**  Yes

**Bedroom Egress restricted**  No

**Doors**  Satisfactory

**Windows**  Satisfactory

**Comments** Stains on ceiling.

**Photos**



Moisture staining in the ceiling

# Room (2)

**Room**

**Location** Basement

SW

**Type** BEDROOM

**Walls & Ceiling**  Satisfactory

**Moisture stains**  Yes

**Floor**  Satisfactory

**Ceiling fan**  None

**Electrical** Switches:  Yes  Operable Receptacles:  Yes  Operable Open ground/Reverse polarity:  No

**Heating source present**  Yes

**Bedroom Egress restricted**  No

**Doors**  Satisfactory

**Windows**  Satisfactory

**Comments** Stains on ceiling.

**Photos**



Moisture stains

# Basement Room/Kitchen

**Room**

**Location** Basement  
 SE  
**Type** BONUS ROOM  
**Walls & Ceiling**  Satisfactory  
**Moisture stains**  Yes  
**Floor**  Satisfactory  
**Ceiling fan**  None  
**Electrical** Switches:  Yes  Operable Receptacles:  Yes  Operable  
 Open ground/Reverse polarity:  Yes  Safety hazard  
**Heating source present**  Yes Holes:  Walls  
**Bedroom Egress restricted**  No  
**Doors**  Satisfactory  
**Windows**  Satisfactory  
**Comments** Stains on ceiling.

**Photos**



Open ground in the bonus room near the kitchen. -safety hazard



Moisture staining under the washing machine. Recommend drip tray be installed under washing machine



Reversed polarity and no overload GFCI protection in the basement kitchen within 6 feet of the sink. Safety issue



Electric range in basement kitchen was operating



Junction box under the kitchen sink needs a cover. -safety issue



It is estimated that at some point moisture may make its way through most basement floors me/or walls. Recommend monitoring

# Interior

## Fireplace

**Location(s)** Living room  
Family room

**Type**  Wood

**Material**  Masonry

**Miscellaneous**  Open joints or cracks in firebrick/panels should be sealed

**Damper modified for gas operation**  N/A

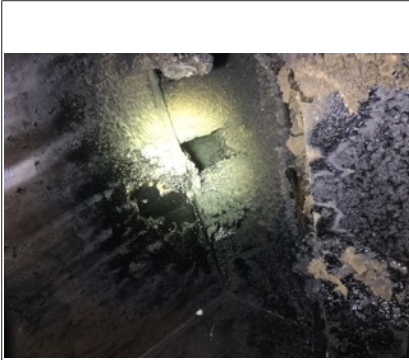
**Hearth extension adequate**  Yes

**Mantel**  Secure

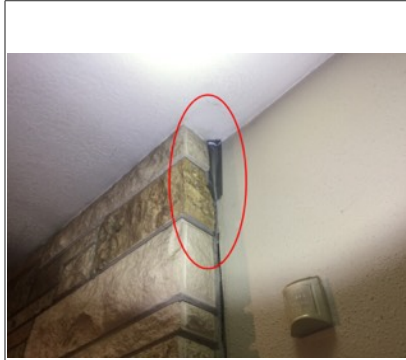
**Physical condition**  Marginal  Recommend having flue cleaned and re-examined

**Comments** Recommend having flue cleaned and reexamined.

## Photos



Creosote in chimneys.  
Recommend cleaning and re-evaluation by a licensed and qualified chimney sweep before using



Recommend properly sealing the wall junction and fireplace surround.

## Stairs/Steps/Balconies

**Condition**  Satisfactory

**Handrail**  Satisfactory

**Risers/Treads**  Satisfactory

## Smoke/Carbon Monoxide detectors

**Smoke Detector**  Present Operable:  Yes

**CO Detector**  Present Operable:  Yes

## Attic/Structure/Framing/Insulation

**Access**  Scuttlehole/Hatch

**Inspected from**  In the attic

**Location**  Hallway

**Flooring**  Partial

**Insulation**  Fiberglass  Batts Depth: approx.R24  Recommend additional insulation

**Installed in**  Underside of roof deck

**Vapor barriers**  Not Visible

**Ventilation**  Recommend additional ventilation

**Fans exhausted to**  Not Visible

**HVAC Duct**  Satisfactory

**Chimney chase**  Not Visible

**Structural problems observed**  No

**Roof structure**  Rafters  Wood

# Interior

## Attic/Structure/Framing/Insulation cont.

Ceiling joists  Wood

Sheathing  Plywood  Stained

Evidence of condensation  No

Evidence of moisture  No

Evidence of leaking  Yes

Firewall between units  N/A

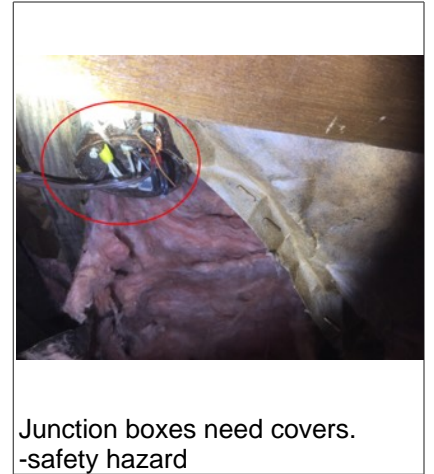
Electrical  Open junction box(es)  Safety Hazard

Comments Rafters appeared to be in overall adequate condition.  
Recommend junction boxes be covered-SAFETY HAZARD.

### Photos



Wire splices in contact with insulation. -safety hazard



Junction boxes need covers. -safety hazard

# Plumbing

## Water service

**Main shut-off location** Pump house

**Water entry piping**  Not Visible

**Lead other than solder joints**  No

**Visible water distribution piping**  Copper  CPVC Plastic

**Condition**  Satisfactory

**Flow**  Satisfactory

**Pipes Supply/Drain** Cross connection:  No  Satisfactory

**Drain/Waste/Vent pipe**  ABS

**Condition**  Satisfactory

**Support/Insulation** Type:

No support

**Traps proper P-Type**  P-traps recommended

**Drainage**  Satisfactory

**Interior fuel storage system**  N/A

**Fuel line**  N/A

**Condition**  N/A

## Main fuel shut-off location

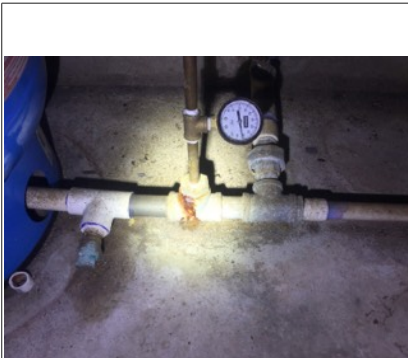
N/A

## Well pump

**Type**  Submersible

**Pressure gauge operable**  Yes Well pressure: 84

### Photos



Water piping from pump rusted and leaking/seeping. Recommend further evaluation and repair by a qualified plumber. Also, pressure appeared to be over 80 psi. Recommend evaluation and repair as needed

## Sanitary/Grinder pump

N/A

## Water heater #1

**General** Serial #: pictured

Capacity:

50

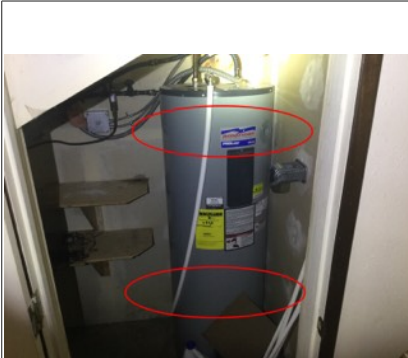
Approx. age:

1-5+

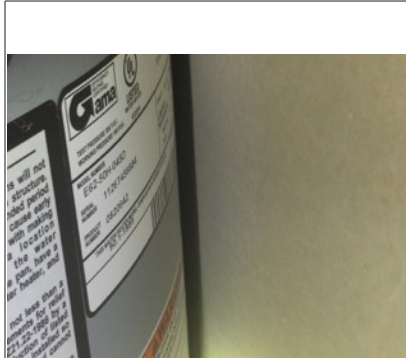
# Plumbing

## Water heater #1 cont.

Type  Electric  
 Combustion air venting present  N/A  
 Seismic restraints needed  Yes  
 Relief valve  Yes Extension proper:  Yes  
 Vent pipe  Satisfactory  
 Condition  Marginal  
 Photos



Missing seismic straps. -safety issue



Manufactured in 2001. Electric water heater 50 gallon capacity

## Water heater #2

N/A

## Water softener

Loop installed  Yes  
 Plumbing hooked up  Yes  
 Plumbing leaking  No  
 Photos



Recommend inquiring with the sellers about the water softener maintenance. Sulfur smell on the interior possible due to maintenance needed

# Heating System

## Heating system

**Unit #1** Brand name:  
Carrier heat pump with electric heat strips as emergency/supplemental heat  
Approx. age:  
10-15+  
Model #: unknown Serial #: unknown  Satisfactory  Recommended HVAC technician examine

**Unit #2**  None

**Energy source**  Electric

**Warm air system**  Central system

**Heat exchanger**  N/A

**Carbon monoxide**  N/A

**Combustion air venting present**  N/A

**Controls** Disconnect:  Yes  Normal operating and safety controls observed Gas shut off valve:  No

**Distribution**  Metal duct  Cold air returns

**Flue piping**  N/A

**Filter**  Standard  Needs cleaning/replacement

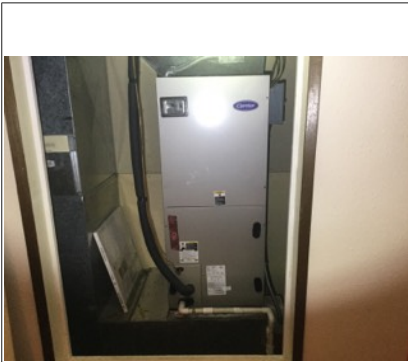
**When turned on by thermostat**  Fired Proper operation:  Yes

**Heat pump**  Supplemental electric

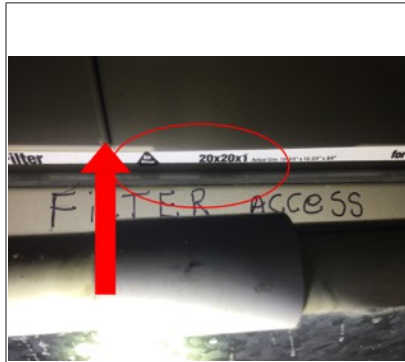
**Sub-slab ducts**  N/A

**System not operated due to**  N/A

## Photos



Heat pump was in normal operating condition. Recommend servicing by a licensed and qualified HVAC condition



20x20x1  
Please note the direction of air flow

## Boiler system

N/A

## Other systems

N/A

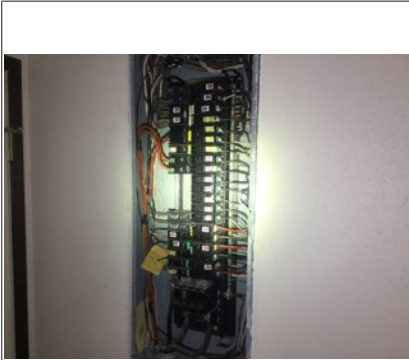


# Electric/Cooling System

## Main panel

**Location** Bedroom  
**Condition**  Satisfactory  
**Adequate Clearance to Panel**  Yes  
**Amperage/Voltage**  200a  
**Breakers/Fuses**  Breakers  
**Appears grounded**  Yes  
**GFCI breaker**  No  
**AFCI breaker**  No  
**Main wire**  Aluminum Condition:  Satisfactory  
**Branch wire condition**  Satisfactory  
**Branch wire**  Copper  Aluminum  
**Comments** Panel size appeared to be compatible to service size.  
 Main wires are aluminum - recommend no-oxidation paste be applied to wires to prevent corrosion  
 Branch breaker distribution appeared normal.  
 No signs of overheating were evident at the time of the inspection.

## Photos



200 amp service. 120/240 V.  
 Proper breaker distribution.  
 Aluminum service wires. Copper  
 distribution wires. No visible signs  
 of overheating or scorching at the  
 time of inspection

## Sub panel(s)

None apparent

## Evaporator Coil Section Unit #1

**General**  Central system  
 Location:  
 In the plenum below the furnace  
 Age:  
 10-15+  
 Serial #: unknown  
**Evaporator coil**  Not Visible  
**Refrigerant lines**  Satisfactory  
**Condensate line/drain**  To exterior  
**Secondary condensate line/drain** Present:  No Needed:  No  
**Operation** Differential: not operated due to outside temperature  
**Condition**  Marginal  Recommend HVAC technician examine/clean/service  
 Not operated due to exterior temperature

# Electric/Cooling System

## Evaporator Coil Section Unit #1 cont.

**Comments** A/C was not operated due to outside temperature.  
Recommend an HVAC contractor examine for regular servicing

## Evaporator Coil Section Unit #2

N/A

# Living Room

## Living Room

**Location** First floor

NW

**Walls & Ceiling**  Satisfactory  Typical cracks

**Moisture stains**  No

**Floor**  Satisfactory  Squeaks

**Ceiling fan**  Satisfactory

**Electrical** Switches:  Yes  Operable Receptacles:  Yes  Operable Open ground/Reverse polarity:  No

**Heating source present**  Yes

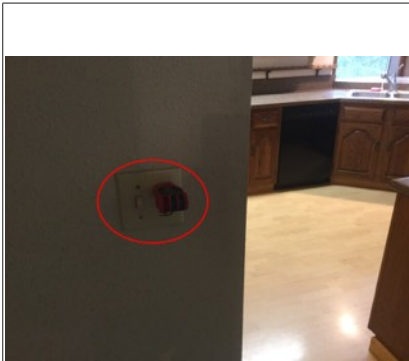
**Bedroom Egress restricted**  No

**Doors**  Satisfactory

**Windows**  Satisfactory

**Comments** Typical cracks.

## Photos



Outlet not operating. Recommend further evaluation and repair by a qualified electrician



Typical interior ceiling and wall settling cracks. Recommend repair and monitoring for future movement/expansion

# Family Room

## Living Room

**Location** Basement

NW

**Walls & Ceiling**  Satisfactory

**Moisture stains**  No

**Floor**  Satisfactory

**Ceiling fan**  None

**Electrical** Switches:  Yes  Operable Receptacles:  Yes  Operable Open ground/Reverse polarity:  No

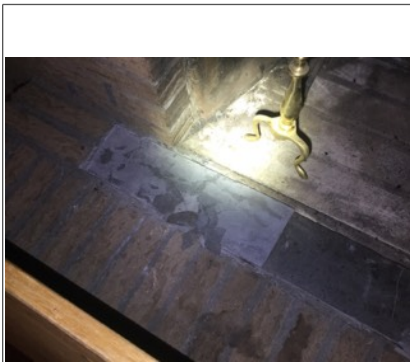
**Heating source present**  Yes

**Bedroom Egress restricted**  No

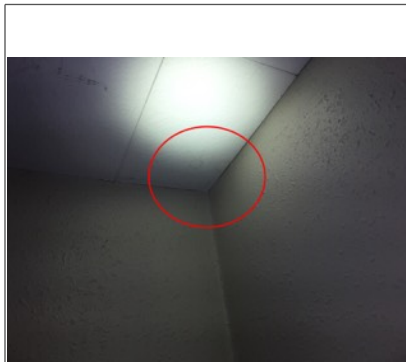
**Doors**  Marginal

**Windows**  Satisfactory

## Photos



Damaged tile on fireplace Heath



Ceiling has staining

# Dining Room

## Dining Room

**Location** First floor

North

**Walls & Ceiling**  Satisfactory  Typical cracks

**Moisture stains**  No

**Floor**  Satisfactory

**Ceiling fan**  None

**Electrical** Switches:  Yes  Operable Receptacles:  Yes  Operable Open ground/Reverse polarity:  No

**Heating source present**  Yes

**Bedroom Egress restricted**  No

**Doors**  None

**Windows**  Satisfactory