

Home Inspection Report

Property Address Here

Inspection Date:

June 12, 2005

Prepared For:

Your Name Here



Prepared By:

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Report Number:

2106

Inspector:

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ASHI - American Society of Home Inspectors

OAH - Oregon Association of Home Inspectors

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Report Overview

THE HOUSE IN PERSPECTIVE

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: denotes improvements which are recommended but not required.

Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

- **Repair:** Minor repairs to the roofing are needed. Damaged ridge shingles should be sealed to prevent water intrusion.
- **Monitor:** The design of the roofing system is such that several vulnerable areas exist. There is a higher potential for leaks. Annual inspections and ongoing maintenance will be critical.
- **Repair:** Opening at windowsill should be sealed to prevent water intrusion. Location right side of office window.
- **Improve:** Corner board caulking should extend all the way down to roofline. Location above front valley.
- **Monitor:** The front exterior covering is EIFS, which is prone to moisture intrusion problems. Recommend employing a EIFS inspector to verify the integrity of the EIFS. See www.hometechllc.com, links button, EIFS information.
- **Monitor:** Minor cracks were noted in the front cultured stone. Monitor for moisture intrusion.
- **Repair:** Evidence of carpenter ant activity was observed, at the base of the front porch post. Recommend treating the ground at the base of the front porch posts
- **Improve:** The moisture (vapor) barrier in the crawl space floor should be adjusted to cover all areas of exposed soil
- **Improve:** Soil has filled up around the low point drain in the crawl space. Recommend clearing soil to allow water to properly drain.
- **Monitor:** There is evidence of past water in the crawl space. Wet crawl spaces risk building damage from rot and insects and can cause interior mold or mildew. This condition may vary seasonally and/or with precipitation intensity. Roof and lot drainage repairs or improvements should be addressed as a first step to controlling water in the crawl space (see “Exterior”). This condition should then be monitored to determine if additional, potentially costly measures are necessary to protect the building interior from water and moisture damage.

THE SCOPE OF THE 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.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete in Crawl Space Configuration
Floor Structure:	•Wood Post and Beam
Wall Structure:	•Wood Frame
Ceiling Structure:	•Truss
Roof Structure:	•Trusses OSB Sheathing
Method of Crawl Observation:	•Viewed from Within the Crawl Space
Method of Attic Observation:	•Viewed from the Access opening

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good.

RECOMMENDATIONS / OBSERVATIONS



Wood Boring Insects

- **Repair:** Evidence of carpenter ant activity was observed, at the base of the front porch post. Recommend treating the ground at the base of the front porch posts.
- **Monitor:** There is evidence of past water in the crawl space. Wet crawl spaces risk building damage from rot and insects and can cause interior mold or mildew. This condition may vary seasonally and/or with precipitation intensity. Roof and lot drainage repairs or improvements should be addressed as a first step to controlling water in the crawl space (see "Exterior"). This condition should then be monitored to determine if additional, potentially costly measures are necessary to protect the building interior from water and moisture damage.
- **Improve:** Soil has filled up around the low point drain in the crawl space (center photo.) Recommend clearing soil to allow water to properly drain.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle •One Layer of Asphalt Shingles
Roof Flashings:	•Metal
Chimneys:	•None
Roof Drainage System:	•Gutters & Downspouts •Downspouts discharge below grade
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings are found to be in generally good condition. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings.

RECOMMENDATIONS / OBSERVATIONS



Sloped Roofing

- **Repair:** Minor repairs to the roofing are needed. Damaged ridge shingles should be repaired to prevent water intrusion (left photo above.)
- **Monitor:** The design of the roofing system is such that several vulnerable areas exist (center photo.) There is a higher potential for leaks. Annual inspections and ongoing maintenance will be critical.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Other installed accessories.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Artificial Stone •EIFS •Cementitious Composite
Eaves, Soffits, And Fascias:	•Open Rafters
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Vinyl-Covered •Asphalt •Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Treated Wood
Overhead Garage Door(s):	•Steel
Surface Drainage:	•Level Grade
Fencing:	•Wood

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. Window frames are clad, for the most part, with a low maintenance material. The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information. The driveway and walkways are in good condition. The garage appears to be fully insulated.

RECOMMENDATIONS / OBSERVATIONS



Exterior Walls

Windows

- **Repair:** Opening at window sill should be sealed to prevent water intrusion (left photo.) Location right side of office window.
- **Improve:** Corner board caulking should extend all the way down to roof line (center photo.) Location above front valley.
- **Monitor:** EIFS (Exterior Insulation and Finish Systems), also called synthetic stucco, refers to a multi-layered exterior finish. EIFS layers bond to form a covering that doesn't breathe. That's fine when no moisture is present behind the covering, but if moisture seeps in it can become trapped behind the layers. With no place to go, constant exposure to moisture can lead to rot in wood and other vulnerable materials within the home. EIFS moisture related problems have lead to individual and class action lawsuits by consumers. Signs of EIFS problems are mold or mildew on the interior or exterior of the house, swollen wood around door and window frames, blistered or peeling paint, cracked EIFS or cracked sealant. Newer EIFS systems include a drainage arrangement to help keep moisture from being trapped behind the covering. Checking EIFS for moisture intrusion requires specialized equipment and procedures and is beyond the scope of this inspection. Therefore, it is recommended that the exterior be checked by a licensed EIFS consultant.
- **Monitor:** Minor cracks were noted in the front cultured stone. Monitor for moisture intrusion.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL

Service Drop:	•Underground
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Breakers
Service Grounding	•Copper •Ufer Ground
Service Panel & Overcurrent Protection:	•Panel Rating: 200 Amp •Breakers
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Exterior •Garage •Kitchen
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

The electrical panel is well arranged and all fuses/breakers are properly sized. Generally speaking, the electrical system is in good order. All 3-prong outlets that were tested were appropriately grounded. Split receptacles are present in the kitchen. These outlets offer an added level of convenience, as there are separate circuits provided for each half of the outlet. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace •Manufacturer: Ruud
Vents, Flues, Chimneys:	•Metal-Multi Wall
Heat Distribution Methods:	•Ductwork

HEATING OBSERVATIONS

Positive Attributes

The heating system is in generally good condition. This is a high efficiency heating system. The heating system is controlled by a “set back” thermostat. This type of thermostat, if set up correctly, helps reduce heating costs.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:	•Electricity
Central System Type:	•Air Source Heat Pump System
Other Components:	•Condensate Pump

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

This is a relatively new system that should have years of useful life remaining. Regular maintenance will, of course, be necessary. Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly. The heat pump serves to air-condition the home and provide heat during cooler weather conditions.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R30 Fiberglass in Main Attic
Exterior Wall Insulation:	•R12
Crawl Space Insulation:	•R20 in Floor above Crawl Space
Vapor Retarders:	•Plastic
Roof Ventilation:	•Roof Vents •Fascia Vents
Crawl Space Ventilation:	•Exterior Wall Vents
Exhaust Fan/vent Locations:	•Bathroom •Dryer

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

This is a well insulated home.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- **Improve:** The moisture (vapor) barrier in the crawl space floor should be adjusted to cover all areas of exposed soil.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

Static Water Pressure:	•60 p.s.i. (normal range is 40-80 p.s.i)
Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Plastic
Main Water Valve Location:	•Garage
Interior Supply Piping:	•PEX Plastic
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Gas •Approximate Capacity (in gallons): 50
Other Components:	•Sump Pump •Backflow Preventers on Hose Bibs •Sprinkler System

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Wells, well pumps, or water storage related equipment.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Tile •Vinyl/Resilient •Wood
Window Type(s) & Glazing:	•Double/Single Hung •Sliders •Fixed Pane •Double Glazed
Doors:	•Wood-Hollow Core •Sliding Glass •French Doors

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas.

General Condition of Windows and Doors

The majority of the windows and doors are good quality.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

- Built-in Electric Oven •Gas Cooktop •Microwave Oven •Dishwasher
- Waste Disposer

Laundry Facility:

- Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer
- Waste Standpipe for Washer

APPLIANCES OBSERVATIONS

Positive Attributes

Most of the major appliances in the home are newer. The appliances are in generally good condition. All appliances that were tested responded satisfactorily. The kitchen cabinetry is above average quality. The appliances that have been installed in the kitchen are good quality.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces:	•Masonry Firebox
Vents, Flues, Chimneys:	•Masonry Chimney-Lined

FIREPLACES / WOOD STOVES OBSERVATIONS

On the whole, the fireplace and it's components are in above average condition. The installation of rain caps and vermin screens on chimneys is a logical improvement.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.