

Octopus Home Inspections, LLC

Your Property Inspection Report



8888 SE Example St, Portland, OR
Inspection prepared for: Example Report
Date of Inspection: 5/19/2015 Time: 12:00
Age of Home: 1971 Size: 1700
Weather: overcast

Inspector: Christopher Barry
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We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**


Summary of Items of Concern

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Electric, Heat, Water Heater		
Page 27 Item: 1	Electrical Panel	<ul style="list-style-type: none"> • There is a Zinsco service panel present. Zinsco components are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter.
<div style="text-align: center;">  </div> <p>Zinsco service panel. Recommend removal due to age and inherent problems with materials used. panel screws missing. Unshielded wiring above panel.</p>		
Page 29 Item: 2	HVAC Unit	<ul style="list-style-type: none"> • Furnace plenum in garage made of plywood. This is a danger due to the combustibility of wood. Recommend replacement by a qualified HVAC professional. • Supply register located in garage at base of furnace plenum. This should be removed and the hole should be sealed as to not allow volatile organic compounds (VOC's) to enter the home. Recommend repair by an HVAC professional.



Plenum below furnace made of wood. This is not advised. recommend replacement with sheet metal by an HVAC technician

Page 31 Item: 3	Water Heater	<ul style="list-style-type: none"> • Water leak noted at water heater. • Corrosion noted at top of water heater. This may be a sign of poor or incomplete combustion exhaust draft. This is dangerous because carbon monoxide can build up in area and cause respiratory harm to those in contact. Recommend hiring a plumber to inspect further.
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Gas heated water heater in garage. Recommend replacement. Leaks observed.

Interior Features

Page 32 Item: 1	Kitchen	<ul style="list-style-type: none"> • Unshielded wire under sink for garbage disposal. Recommend hiring an electrician to install conduit to protect yourself from shock. • Garbage disposal operation switch under sink. this could be a danger if a persons hand is inside the unit as it could get energized by accident and cause harm. Recommend hiring an electrician to move operation switch to above counter level.
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Exterior Areas

As with **all** areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see www.gaf.com for roof info). Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We **certainly** recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Although rails are not required around drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

Open window wells should have either grates or, preferably, a weatherproof shield installed over them. This will keep rain and snow from building up inside the well and possibly leaking into the home, as well as minimizing your liability from children and non-residents falling inside them. An egress ladder should also be installed within the well, especially at below-grade bedrooms.

1. Roof

Materials: INSPECTION METHOD, Walked roof for inspection., Gable roof. They have two slopes and the ridge extends the length of the home. The lower, level edges of the roof are called the "eaves," and the sloped edges are called the "gables" or "rakes." (We use both terms)., Gambrel Roof. These have two slopes, each of which changes pitch in a convex manner. The point at which the roof changes pitch should have metal flashing., Architectural composition shingles (30 year life expectancy from time of installation)

Observations:

- Roof covering appears in good serviceable condition.
- Clean roof areas: Significant amounts of organic debris evident.
- Moss on roof. This can lead to the premature failure of the roof and subsequent leaks.

Recommend treating moss during its growing season (wet months) with a moss killer.

- This roof appears to be 2 layers thick.
- Some shingles &/or tabs loose. Recommend repair by a licensed professional.
- Roof vent(s) damaged. Recommend replacement by a licensed contractor.
- The roof **drip edge** flashing is in need of repair. Please consult a licensed contractor for further review and repair.
- "W" flashing used in gambrel **valley**
- Maintenance Tip: Weather permitting, keep debris cleared from roof valleys to extend life of roof.
- Ridge cap: Exposed nails without sealant. Recommend sealant applied.
- Shed roof on side of garage not properly flashed at ledger board/siding connection. Recommend Hiring a professional roofer to install flashing to avoid rot at the connection.
- Step flashing showing signs of sealant added. Recommend further inspection by a licensed professional after a rain.



Moss on roof. This can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer.

This roof appears to be 2 layers thick.



Satellite dish mounted on roof. Self Sealing membrane appears to have been used to avoid moisture penetration. Good Installtion.



Roof covering appears in good serviceable condition.



Sway in ridge beam is where the 2006 addition met the barge rafter. Appears to be done correctly.



Roof covering change where addition roof meets older roof covering.



Maintenance Tip: Weather permitting, keep debris cleared from roof valleys to extend life of roof.



Moss on roof. This can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer.



Roof vent(s) damaged. Recommend replacement by a licensed contractor.



This roof vent appears to have been sealed post installation, but the sealant has failed. Recommend a licensed roofing contractor review further after it has rained.



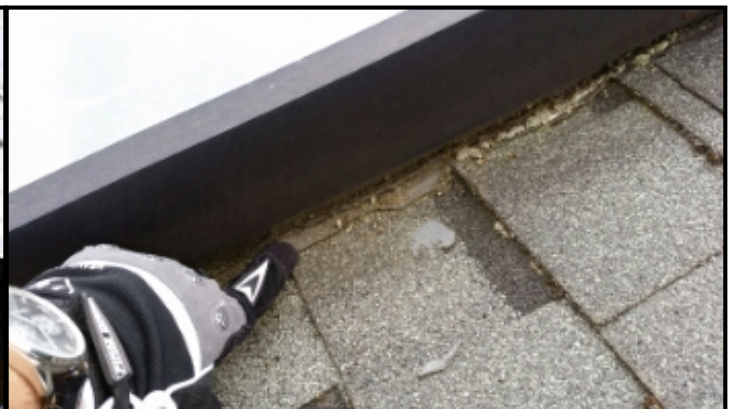
Questionable flashing at chimney. there appears to be a gap at the step flashing. Recommend having a licensed roofer inspect further after it has rained.



one or more areas where drip edge flashing has come loose. Recommend having a licensed roofer inspect and repair.



One roof shingle loose. Recommend having a roofer repair.



Step flashing at sky light appears to have been sealed. Recommend further inspection after a rain.

2. Chimney

Observations:

- Chimney is made of brick and mortar.
- No Spark Arrestor visible from inspection level; potential fire hazard. Verify that one exists, or have one installed.
- Chimney Mortar shows sign of deterioration. Recommend having repaired as necessary.
- Mortar has been deteriorated by weather. Recommend further inspection and repair by a licensed professional.

- Cap is broken and in need of repair/replacement. Recommend further inspection and repair by a licensed professional.



Terra cotta chimney liner. Chimney missing rain cap. Recommend installing chimney cap with spark arrestor to keep birds out and hot cinder off your roof.



Chimney cap is failing. Recommend having a chimney expert review and repair if necessary.



Chimney is made of brick and mortar.



Chimney Mortar shows sign of deterioration. Recommend having repaired as necessary.



3. Gutters & Grading

Information: Gutters inspected, Aluminum Gutters

Observations:

- Gutters full of debris. Recommend removal of debris in order for water to channel towards the downspout.
- Extensions / Splash blocks missing or insufficient at down spouts: Install to divert water away from the foundation.
- Soil level covering foundation vents. This should be remediated by pulling the soil away from the foundation and its vents for proper clearance and air flow.
- Soil level is higher than the foundation vents. This both blocks the foundation vent and allows water to more easily enter the crawlspace. Both could result in elevated moisture levels in the crawlspace.
- Soil level is high near the foundation and siding. Recommend a 6 to 8 inch clearance between soil and siding.
- Gutter leak(s) noted. Potential ice hazard in winter; repairs recommended.
- Gutters in need of re-attachment or replacement. Consult a professional for further review if necessary.
- Retaining wall between properties would benefit from a detailed cleaning of organic growth to elongate its life.



Gutter fasteners have pulled out of rafter tails.
Recommend having them re-secured.



Gutter not under drip edge. possible opportunity for rafter tail dry rot. Recommend having them re-secured.



Apron flashing at roof vent peeling up. Recommend having a roofer inspect and repair if necessary.

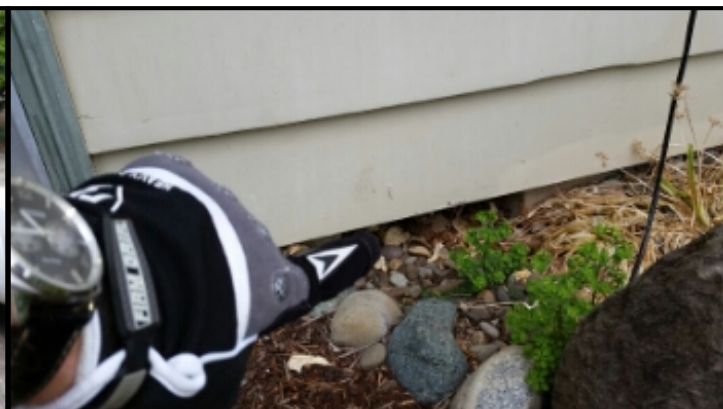


Gutters full of debris. Recommend removal of debris in order for water to channel towards the downspout.





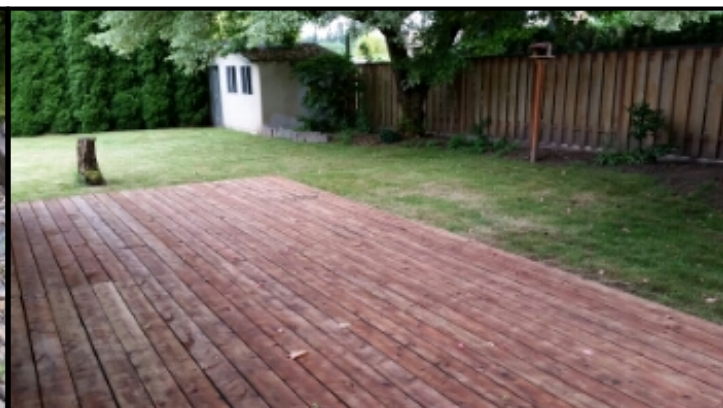
Gutter was used to run a coaxial cable. this adds additional strain to the gutter. recommend having the wires run in an alternate location.



One or more foundation vents below grade. Recommend pulling dirt back so water doesn't access crawlspace



Water feature very close to the house. monitor water levels as to not allow it to overflow into the foundation vents (foundation vent marked with an arrow)



Rear of lot appears level, but bordering lot line is higher. Monitor lot line for water run off during rains.



Grade appears flat, but lot is lower than rear bordering lot. monitor for water flow toward foundation from adjacent lot.



leak found in gutter above garage door



Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation.



Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation.



Soil level is higher than the foundation vents. this both blocks the foundation vent and allows water to more easily enter the crawlspace. Both could result in elevated moisture levels in the crawlspace.



Corrugated pipe sticking out of ground. Verification of use recommended.



Retaining wall on south side of house. Recommend cleaning to elongate life.

4. Drives & Walks

Information: Concrete driveway, No sidewalk.

Observations:

- Minor settlement cracks in driveway. Monitor for expansion and development of trip hazards.
- Potential Trip Hazard(s) at driveway. Recommend highlighting the elevation change at the front entrance as to call out the tripping hazard.
- Driveway slopes toward house. Drains have been installed to mitigate water accumulation/invasion, but one or more have been clogged with sediment. Recommend cleaning and monitoring for future clogs.
- Black corrugated pipe at street sticking out of ground. Material correlates to drain pipe observed at downspout adjacent garage. Further investigation needed to make sure water mitigation efforts are still intact.



Driveway slopes toward house. drains have been installed, and some are plugged. recommend cleaning out drain and monitoring water mitigation.

grade change outside front sliding door at driveway. Recmmend calling attention to it by painting it a bright color to avoid injuries.

5. Siding

Information: Poured cement foundation. Lap wood siding, wood frame construction.. T-111 wood sheathing siding over wood frame construction.. NOTE: This house was built before 1978 and has a significant possibility of lead paint being applied om paintable surfaces (both inside and out). Recommend having the paint tested for lead and lead safe practices should be used if the sample comes back positive and the homeowner chooses to abate the toxin.. Slab foundation under addition.

Observations:

- Siding-Soil contact or proximity. This may provide entrance of moisture or insects to siding. Recommend grading soil so there is at least 6" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials.
- Foundation rebar supports not removed after slab floor poured are protruding around foundation. These ends can cause injury.
- Holes observed in siding. Recommend patching and painting to avoid moisture intrusion.
- Fascia not installed, or missing. This leaves the end wood grain exposed and in danger of dry rot, insect invasion or splitting. Monitor anually to make sure ends are properly sealed with paint.



Siding-Soil contact or proximity. This may provide entrance of moisture or insects to siding. Recommend grading soil so there is at least 6" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials.

holes drilled in siding between bathroom windows. recommend patching and painting.



Eave vents blocked with insulation and paint overspray. recommend having insulation baffles installed and replacing the screens

T1-11 siding in gable. Found to be in good condition



Wood lap siding. Good Condition.



Ivy growing up foundation behind siding. Recommend removing ivy from foundation and monitor for reoccurrence. This is an invasive species.



Soffit vent cover missing. Recommend replacement to avoid pests.



Addition in 2006 (per homeowner) is on a slab. Form holders never removed. this could be a trip hazard. Recommend removal.



Air conditioner coolant and power access hole. Conduit stops short of hole and should be reviewed by electrician for possible wear on cable. Recommend sealing



Shed roof attached to siding using framing nails. Recommend adding lag bolts for better dependability.



Shed roof flashing missing. This will invite rot. Recommend hiring a contractor to install in order to avoid water intrusion between ledger board and siding.



Dryer vent stuck open with lint. recommend cleaning so it can close and avoid pest intrusion.

6. Vegetation

Observations:

- Vegetation in contact with siding which doesn't allow for siding to dry out after a rain. Recommend trimming or removal to leave a 12 inch gap between vegetation and siding.
- Vegetation has grown underneath the siding in some areas
- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.
- Tree stump with possible Wood Destroying Organism (**WDO**) damage in proximity to home; recommend treatment or removal to keep wood destroying insects away from home. Consider professional pest treatment.
- Maintenance Tip: When landscaping keep plants, even at full growth, at least a foot from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways to wood destroying insects and prevent the exterior of the house from completely drying after rains.



Stump in back yard may be hosting wood destroying organisms (WDO). recommend removal and treatment of soil by a professional exterminator



Possible exit holes in wood stump in back yard. Recommend removal.



Vegetation in contact with siding which doesn't allow for siding to dry out after a rain. Recommend trimming or removal to leave a 12 inch gap between vegetation and siding.



Arborvitae in contact with house. Recommend removal of limb.

7. Decks & Steps

Observations:

- Wood – Soil Contact. This speeds up the decay process as well as entices wood destroying organisms (WDO) to enter your structure. Recommend pulling dirt away and inspecting further.
- Clean and Seal Deck: Recommend cleaning deck and treating with a waterproof sealant claiming to waterproof, block ultraviolet light, and stop mildew.
- Deck Substructure Inspection excluded, due to limited access because of low height or obstructions.



back deck is self supported and not in contact with house.

Wood – Soil Contact. This speeds up the decay process as well as entices wood destroying organisms (WDO) to enter your structure. Recommend pulling dirt away and inspecting further.

8. Electrical, Exterior

Observations:

- **GFCI** trip test failed on all exterior electric outlets. Recommend replacement by a licensed electrician.
- Hot-neutral reversed outlets present. This means that the black and white wires in the circuit have been reversed.
- Switch cover not waterproof at front entrance.
- All exterior lighting tested and was found functional at time of inspection.
- Exterior light loose from support in ground. Recommend repair or removal by a licensed electrician.



Electrical receptacle between garage doors is loose and wired incorrectly. Recommend having it repaired by a licensed electrician.

Hot-neutral reversed outlets present. This means that the black and white wires in the circuit have been reversed.



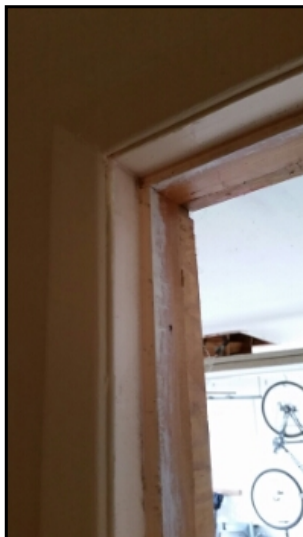
This is the switch for the front entry light. Switch cover not waterproof. Recommend repair by licensed electrician.

Light post not secured. Recommend securing post or removal by electrician.

9. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.
- pet damage
- Garage-house door weather strip missing.
- Clean sliding door tracks for smoother operation.



Garage-house door weather strip missing.

10. Window Condition

Observations:

- No major system safety or function concerns noted at time of inspection.
- Some window screens missing. Check with seller to determine if they are on the property.

Garage, Basement & Attic

Note that minor settlement or “hairline” cracks in garage or basement slabs are not noted in an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Residential inspections only include garages and carports that are physically attached to the house. They are not considered habitable, and conditions are reported accordingly.

Inspectors are not required to enter any crawlspace areas that are not readily accessible, less than 36” clearance, wet (electrical shock hazard), or where entry could cause damage or pose a hazard to the inspector.

We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that *every* attic has mold; mold is everywhere. Some attics have some minor *visible* mold. This is often a result of the building process, when materials get wet during construction. If there is *extensive* mold, or mold that appears to have grown due to poor maintenance conditions, we will report it to you, the client. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs; less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; walking, in the inspector’s opinion, may compromise the ceiling below; is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

1. Garage

Observations:

- - Fire wall between garage & house not continuous (pulldown stars). Recommend repair.
- Minor crack(s) on garage floor. This is often a common occurrence, but should be monitored for expansion.
- Garage-house door does not close automatically. This is to act as a fire stop, and keeps exhaust fumes out. Recommend installation.
- Garage vehicle door auto-reverse is inoperable.
- Garage Vehicle door weatherstripping is damaged or missing.
- Garage attic access pulldown steps are damaged and should be repaired or replaced prior to use.



Garage door open failed reverse test. This is dangerous. Recommend replacement.

Drop down stair broken- Fire wall between garage & house not continuous. Recommend replacement.



Minor settlement cracks in garage observed where linoleum had peeled up.

2. Basement / Crawlspace

Observations:

- Inspection Method: Traversed
- Vapor barrier is missing or damaged. Recommend installing black 6 mil polyethylene.
- Support Material: Poured cement
- Beam Material: Wood
- Uninsulated heating or cooling ducts in the crawl space. Recommend R11 fiberglass insulation.



Main water shutoff found inside crawlspace access door in back closet.

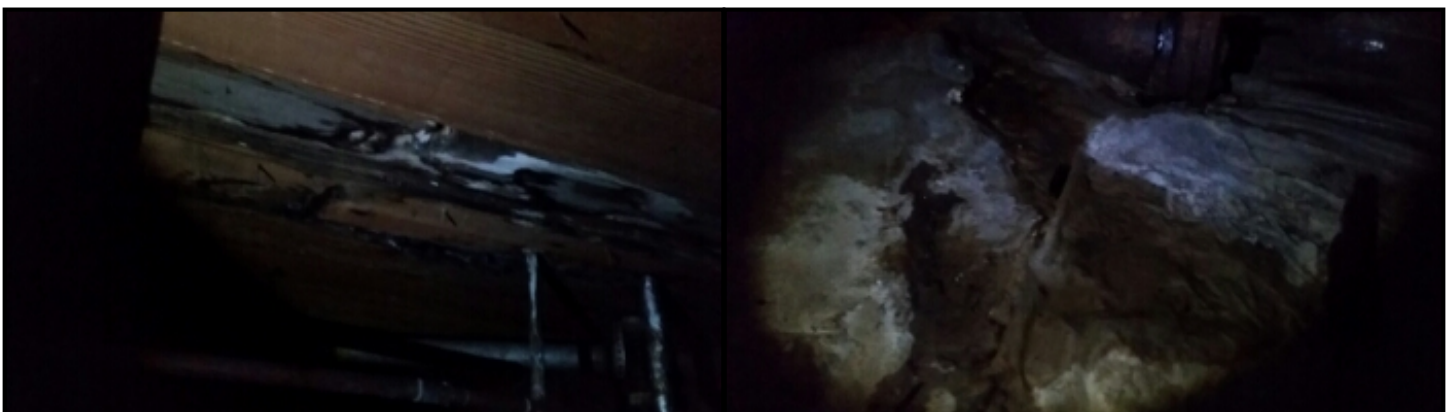


Post and beam construction. No floor insulation. Recommend insulating floor to avoid heat loss



Vapor barrier incomplete. Recommend replacement

Bathtub leaks at drain. Recommend having this inspected and repaired by a licensed plumber.



Signs of water leakage at master shower. Unclear if this is a current leak. recommend having plumber review further.

Dried water stains under master shower supply plumbing.

3. Attic

Observations:

- Attic traversed.
- Garage firewall missing between garage attic and house attic; recommend having sealed for fire safety precautions.
- **Cellulose** Insulation
- Insulation averages 3 to 4 inches. Recommend installing more.
- Eave (lower) ventilation covered by insulation. Recommend baffled be installed to ventilate attic properly.
- Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard.



Access door to attic found open. This should be closed to slow the course of fire that may start in garage.



Sky lights are not insulated. this is a sizeable heat loss. Recommend having them insulated.



Cellulose Insulation



Insulation averages 3 to 4 inches. Recommend installing more.



Duct to addition and uninsulated kneewall. Recommend having kneewall insulated to avoid heat loss.



Brick and mortar missing at kitchen wall. recommend sealing to avoid heat loss.



Master bathroom exhaust fan does not vent to exterior. Recommend having the duct run to vent outside attic space.

Electric, Heat, Water Heater

Electric: Note that only actual GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Confirm with owner that apparent non-GFCI outlets within 6' of wet areas are thus protected. Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built before 1990, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. If your home does not have a carbon monoxide detector (few do!), we recommend making that investment. Any home that has a Bulldog Pushmatic, Zinsco, Sylvania Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires.

Heat: The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will test the heating and air conditioner using the thermostat or other controls. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

1. Electrical Panel

Materials: Unknown Amperage. Not Marked, Main Disconnect in panel box, Main panel box located in garage, Zinsco panel. The earliest Zinsco panels had busses made of copper bars and were very reliable. However, during the copper shortages of the mid-1960s, the copper was replaced with anodized aluminum bars. This led to problems of poor contact between the breaker and the bus bar, and many have failed since due to arcing between the components. The problems continued after Zinsco's sale to Sylvania in the early 1970s. Due to the frequent failure of the connection between the breaker and its bus, the inspector recommends full evaluation and possible replacement of the panel.

Observations:

- Access to panel box blocked; interior not evaluated due to safety issues.
- Panel cover screw(s) missing.
- Wiring and breakers not inspected. Access blocked.
- Unshielded wiring above electric panel. Recommend shielding wires from accidental contact.
- **There is a Zinsco service panel present. Zinsco components are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter.**



Zinsco service panel. Recommend removal due to age and inherent problems with materials used. panel screws missing. Unshielded wiring above panel.



Open junction box in attic. Recommend having it covered by a professional electrician.



Improper cover over J box. Recommend having it repaired by electrician.

2. HVAC Unit

Information: York, Natural Gas, in garage., Gas furnace, Forced Air/ Blower, Main shutoff: Breaker, 80% efficiency, Induced Draft, Gas

Observations:

- Furnace fired with no complications.
- Fuel Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. Consider having unit inspected by certified HVAC technician.
- Air conditioner engaged with no complications.
- Air conditioner compressor lines not insulated. This will compromise the energy efficiency of the unit and drip condensation which could create a moisture related problem under the house.
- **Furnace plenum in garage made of plywood. This is a danger due to the combustibility of wood. Recommend replacement by a qualified HVAC professional.**
- **Supply register located in garage at base of furnace plenum. This should be removed and the hole should be sealed as to not allow volatile organic compounds (VOC's) to enter the home. Recommend repair by an HVAC professional.**



Plenum below furnace made of wood. This is not advised. recommend replacement with sheet metal by an HVAC technician



Warm air return found smushed. Recommend further review by an HVAC professional.



Warm Air return has sizable leaks. recommend having this inspected and repaired by an HVAC professional.



Soft duct laying on floor. Recommend suspending this duct from the floor joists for a longer lasting product.



Signs of duct leakage. Recommend having your ducts tested and sealed.



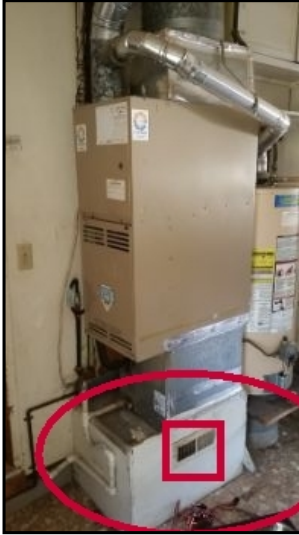
Bottom plenum at the furnace is made of wood. Recommend replacement by an HVAC professional.



Air conditioner appears to be level, but it is not supported correctly. Only half of this unit is on solid ground. Recommend further inspection and support by a HVAC professional.



Condensate line (larger line) is not completely insulated. REcommend insulating to avoid rusting the exterior of the HVAC unit.



Gas furnace in garage.



Supply duct to addition has an oversized hole and should be sealed to avoid heat loss and possible pest intrusion.

3. Water Heater

Information: American, Garage, Natural Gas water heater (fuel shutoff at meter and in-line), 50 +/- gallons, Copper supply lines, Water Heater Shut off: Adjacent to Water heater, **IPR Valve** Inspected, Seismic strapping not installed around water heater. Recommend seismic strapping be installed (one high and one low) to reduce chance of water heater turning over in an earthquake. , Main water shut off under crawl space access.

Observations:

- Corrosion evident; monitor for leaks. Recommend replacement of this unit. It has reached the end of its service life.
- Rust noted around base of water heater. This water heater should be replaced due to age and obvious exterior signs of rusting.
- Flue Pipe of gas water heater loose or corroded. Repair immediately to prevent carbon monoxide poisoning. Recommend hiring a licensed contractor to make repair.
- Water Source: Public
- **Water leak noted at water heater.**
- **Corrosion noted at top of water heater. This may be a sign of poor or incomplete combustion exhaust draft. This is dangerous because carbon monoxide can build up in area and cause respiratory harm to those in contact. Recommend hiring a plumber to inspect further.**



Gas heated water heater in garage. Recommend replacement. Leaks observed.

Interior Features

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.

All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

1. Kitchen

Observations:

- Refrigerator and freezer turned on to to verify power and cooling during time of inspection.
- **Unshielded wire under sink for garbage disposal. Recommend hiring an electrician to install conduit to protect yourself from shock.**
- **Garbage disposal operation switch under sink. this could be a danger if a persons hand is inside the unit as it could get energized by accident and cause harm. Recommend hiring an electrician to move operation switch to above counter level.**

2. Master Bath

Observations:

- No major system safety or function concerns noted at time of inspection.
- Shower has fresh caulking. This could be a sign of a problem. Other small areas of poor caulking noted at the bottom of the shower entrance from the interior.
- Cracked tile(s) noted in shower. Could be a sign of moisture intrusion and swelling.
- Water hard to turn off completely. Recommend having a plumber inspect further.
- Exhaust fan operates poorly and rattles whenever the door to the master bedroom and master bathroom are opened. Recommend replacement.

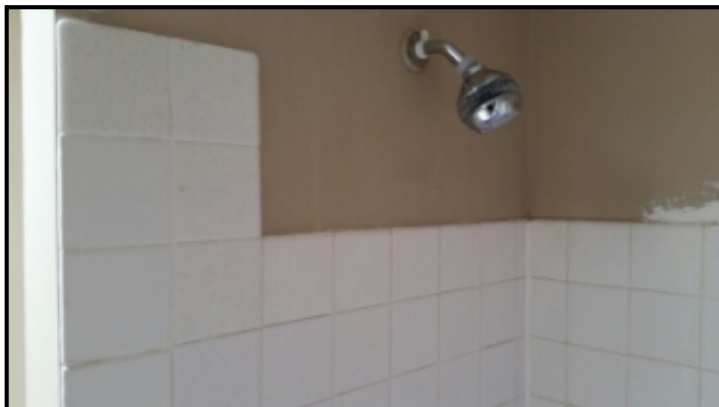


master bathroom exhaust fan is under powered. Recommend replacement.

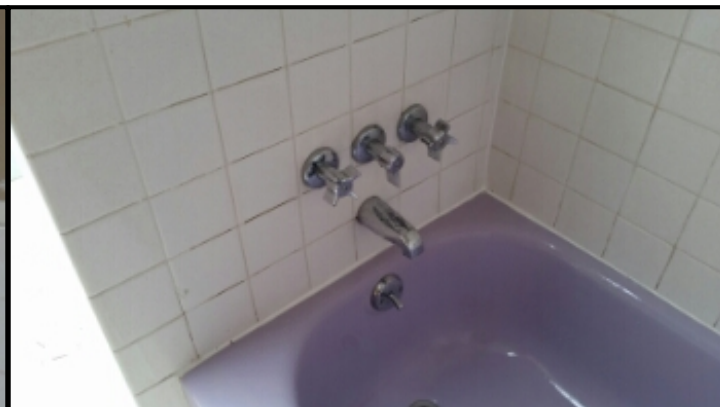
3. Bath #2

Observations:

- Tub faucet(s) drip(s) when water is running.
- Tub drain plug needs repair or replacement. Tub does not hold water.
- Tile shower surround is lower than recommended. This could aid in the wetting of the walls and possibly create a moisture issue. Recommend increasing the height of the tile to 6 feet.
- Storage cabinet is located behind entry door. Bottom shelf is broken. Recommend replacement.



Bathtub splash guard is not at the recommended 6 feet in height. This could enable the walls to get wet and create a moisture issue. Recommend further review by a contractor.



Bathtub drain does not hold water. Recommend replacement.

4. Plumbing & Laundry

Observations:

- No major system safety or function concerns noted at time of inspection.

5. Interior Electric

Observations:

- SMOKE/ CO DETECTORS: Inspected and found operable.
- Switch next to garden window in kitchen- purpose unknown. Check with seller.
- All light fixtures found in operation condition.



Switch purpose unknown. Check with seller. This is located next to the garden window.

Control for security system. Unsure of its operation

6. Floors, Ceilings & Walls

Observations:

- No major system safety or function concerns noted at time of inspection.

7. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.
- Accordion closet doors in bedroom difficult to operate and glass is cracked. Recommend replacement.



Accordion closet doors operate poorly and the glass is cracked at accordion closet doors. Recommend replacement.

8. Windows

Observations:

- Condensation present in some double-paned windows, indicating a broken gas seal.
- Sliding glass doors difficult to operate. Recommend further inspection by a window specialist.



Duel glazed sliding glass door in master bedroom appears to have a broken seal. Recommend replacement.



Duel glazed garden window in kitchen appears to have broken seals.

9. Fireplaces & Stoves

Observations:

- Fire bricks cracked/damaged; recommend evaluation by qualified technician.
- Damper hardware damaged. Damper is stuck in the open position. Recommend repair by a licensed chimney specialist.



Fire bricks cracked/damaged; recommend evaluation by qualified technician.



Damper hardware damaged. It is stuck in the open position. This is both an energy waste and an opening for pests. Recommend repair by licensed professional.

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

General Notes

Glossary

Term	Definition
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves
Valley	The internal angle formed by the junction of two sloping sides of a roof.
WDO	Wood Destroying Organisms such as carpenter ant, termites, fungus, mold, etc..