



## Home Inspection Report



5717 Bonita Rd, Lake Oswego , OR 97035

**Inspection Date:**

Saturday, October 17, 2015

**Prepared For:**

Sample Sample

**Prepared By:**

Drew Bender

Bonita Rd.

Lake Oswego, OR 97035

(503) 849-5886

pnwhomeinspection@gmail.com

**Report Number:**

101715

**Inspector:**

Drew Bender

**License/Certification #:**

1855

**Inspector Signature:**

*Drew Bender*

# Report Summary

## Items Not Operating

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None

## Major Concerns

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None

## Potential Safety Hazards

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- Improper railing on covered porch
- Improper pressure relief valve at water heater
- Dishwasher drain line should be looped above top of sink water level to eliminate gray water cross contamination
- One of two garage doors missing emergency release cord
- Recommend handrail at east exterior steps

## Deferred Cost Items

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- Air conditioner manufactured December 1993, approximately 23 years old. Typical life of air conditioner is 16-25 years. This AC appears to function properly

## Improvement Items

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- Gutters appear to overflow. Recommend making sure gutters are securely attached to fascia and debris cleaned out
- Chimney rain cap loose, recommend securing
- Sconce missing shroud or shade, recommend repair
- Recommend caulking around lower north west window
- Fascia end rotted at south east corner, recommend repair
- Recommend cleaning vent cover in main level bathroom
- Inadequate weather stripping at dining room door that leads to exterior
- cord for sump pump is inadequate and should be reinstalled by licensed electrician
- Lower level bathroom exhaust fan ducting terminated in adjacent room. Should exhaust to exterior space, recommend repair

## Items To Monitor

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- Old leak in roof appears to have been fixed. No current moisture, recommend monitoring

# Report Overview

## House in Perspective

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Average Quality/Well Maintained

### Scope of Inspection

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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

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South

### State of Occupancy

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Occupied

### Weather Conditions

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Cloudy

### Recent Rain

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Yes

### Ground Cover

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Damp

# Receipt/Invoice

**Drew Bender**  
**Bonita Rd.**  
**Lake Oswego, OR 97035**  
**(503) 849-5886**

**Property Address**  
**5717 Bonita Rd**  
**Lake Oswego , OR 97035**

Date: Sat. Oct. 17, 2015 5:30

Inspection Number: 101715

**Inspected By: Drew Bender**

Client: Sample Sample

<b>Inspection</b>	<b>Fee</b>
Home Inspection	\$400.00

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<b>Total</b>	<b>\$400.00</b>
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# Grounds

## Service Walks

- None  Not Visible  
**Material**  Concrete  Flagstone  Gravel  Brick  Other  
**Condition**  Satisfactory  Marginal  Poor  Trip hazard  Typical cracks  Pitched towards home  
 Settling cracks  Public sidewalk needs repair

## Driveway/Parking

- None  Not Visible  
**Material**  Concrete  Asphalt  Gravel/Dirt  Brick  Other  
**Condition**  Satisfactory  Marginal  Poor  Settling Cracks  Typical cracks  Pitched towards home  
 Trip hazard  Fill cracks and seal

## Porch

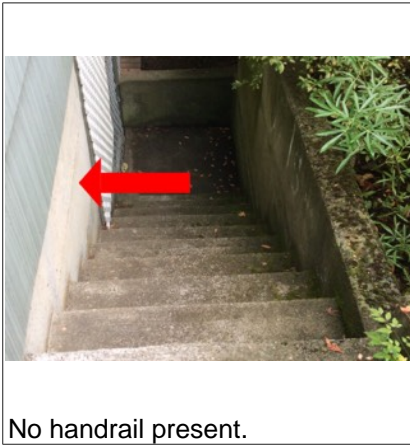
- None  Not Visible  
**Condition**  Satisfactory  Marginal  Poor  Railing/Balusters recommended  
**Support Pier**  Concrete  Wood  brick  
**Floor**  Satisfactory  Marginal  Poor  Safety Hazard

## Stoops/Steps

- None  
**Material**  Concrete  Wood  Other  Railing/Balusters recommended  
**Condition**  Satisfactory  Marginal  Poor  Safety Hazard  Uneven risers  Rotted/Damaged  
 Cracked  Settled

**Comments** [Recommend handrail at outside staircase on east side of house](#)

### Photos

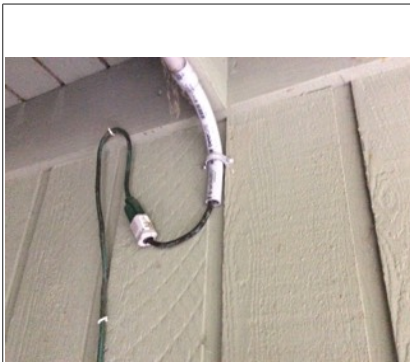


## Patio

- None  
**Material**  Concrete  Flagstone  Kool-Deck  Brick  Other  
**Condition**  Satisfactory  Marginal  Poor  Settling cracks  Trip hazard  
 Pitched towards home (see remarks)  Drainage provided  Typical cracks

**Comments** [-Typical cracks in concrete, recommend monitoring](#)  
[-Extension cord wiring, recommend repair by qualified electrician](#)

**Photos**



Handyman wiring for sump pump



Typical crack at back patio, recommend monitoring.

**Deck/Balcony**

- None  Not Visible
- Material**  Wood  Metal  Composite  Railing/Balusters recommended
- Condition**  Satisfactory  Marginal  Poor  Wood in contact with soil
- Finish**  Treated  Painted/Stained  Other  Safety Hazard  Improper attachment to house
- Railing loose  Not Applicable
- Comments** Improper hand rail with spaces exceeding 4" gaps and easy for children to climb on or fall through. Safety hazard.

**Photos**



Improper handrail, this is a safety hazard

**Deck/Patio/Porch Covers**

- None
- Condition**  Satisfactory  Marginal  Poor  Posts/Supports need Repair  Earth to wood contact
- Moisture/Insect damage
- Recommend**  Metal Straps/Bolts/Nails/Flashing  Improper attachment to house  None
- Comments**

**Fence/Wall**

- Not evaluated  None
- Type**  Brick  Block  Wood  Metal  Chain Link  Rusted  Vinyl
- Condition**  Satisfactory  Marginal  Poor  Typical cracks  Loose Blocks/Caps
- Gate**  N/A  Satisfactory  Marginal  Poor  Planks missing/damaged Operable:  Yes  No

**Landscaping affecting foundation**

- N/A
- Negative Grade**  East  West  North  South  Satisfactory  Recommend additional backfill
- Recommend window wells/covers  Trim back trees/shrubberies

# Grounds

## Landscaping affecting foundation cont.

**Negative Grade cont.**  Wood in contact with/improper clearance to soil

## Retaining wall

**Material**  None  
 Brick  Concrete  Concrete block  Railroad ties  Timbers  Other

**Condition**  Satisfactory  Marginal  Poor  Safety Hazard  Leaning/cracked/bowed  
 Drainage holes recommended

## Hose bibs

**Condition**  N/A  
 Satisfactory  Marginal  Poor  No anti-siphon valve  Recommend Anti-siphon valve

**Operable**  Yes  No  Not Tested  Not On

**Photos**

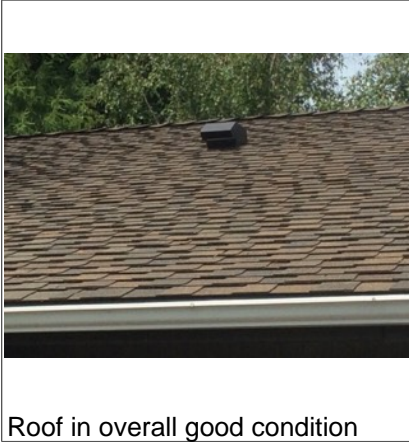


Water pressure measured at 80psi

# Roof

## General

**Visibility**  None  All  Partial  Other  
**Inspected From**  Roof  Ladder at eaves  Ground  With Binoculars  
**Photos**



Roof in overall good condition

## Style of Roof

**Type**  Gable  Hip  Mansard  Shed  Flat  Other  
**Pitch**  Low  Medium  Steep  Flat  
**Roof #1** Type:  
 Asphalt  
 Layers:  
 1 Layer  
 Age:  
 10-15+

## Ventilation System

None  N/A  
**Type**  Soffit  Ridge  Gable  Roof  Turbine  Powered  Other

## Flashing

**Material**  Not Visible  Galv/Alum  Asphalt  Copper  Foam  Rubber  Lead  Other  
**Condition**  Not Visible  Satisfactory  Marginal  Poor  Rusted  Missing  
 Separated from chimney/roof  Recommend Sealing  Other

## Valleys

N/A  
**Material**  Not Visible  Galv/Alum  Asphalt  Lead  Copper  Other  
**Condition**  Not Visible  Satisfactory  Marginal  Poor  Holes  Rusted  Recommend Sealing

## Condition of Roof Coverings

**Roof #1**  Satisfactory  Marginal  Poor  Curling  Cracking  Ponding  Burn Spots  
 Broken/Loose Tiles/Shingles  Nail popping  Granules missing  Alligating  Blistering  
 Missing Tabs/Shingles/Tiles  Moss buildup  Exposed felt  Cupping  
 Incomplete/Improper Nailing  Recommend roofer evaluate  Evidence of Leakage

## Skylights

N/A  Not Visible  
**Condition**  Cracked/Broken  Satisfactory  Marginal  Poor

## Plumbing Vents

Not Visible  Not Present



# Roof

Plumbing Vents cont.

Condition  Satisfactory  Marginal  Poor

# Exterior

## Chimney(s)

 None

**Location(s)** [North](#)
**Viewed From**  Roof  Ladder at eaves  Ground (Inspection Limited)  With Binoculars

**Rain Cap/Spark Arrestor**  Yes  No  Recommended

**Chase**  Brick  Stone  Metal  Blocks  Framed

**Evidence of**  Holes in metal  Cracked chimney cap  Loose mortar joints  Flaking  Loose brick  Rust  
 No apparent defects

**Flue**  Tile  Metal  Unlined  Not Visible

**Evidence of**  Scaling  Cracks  Creosote  Not evaluated  Have flue(s) cleaned and re-evaluated

 Recommend Cricket/Saddle/Flashing  No apparent defects

**Condition**  **Satisfactory**  Marginal  Poor  Recommend Repair

**Comments**

## Gutters/Scuppers/Eavestrough

 None

**Condition**  Satisfactory  **Marginal**  Poor  Rusting  Downspouts needed  Recommend repair/replace

 Needs to be cleaned

**Material**  Copper  Vinyl/Plastic  Galvanized/Aluminum  Other

**Leaking**  Corners  Joints  Hole in main run  No apparent leaks

**Attachment**  Loose  Missing spikes  Improperly sloped  Satisfactory

**Extension needed**  North  South  East  West  N/A

**Comments** [Rain runoff appears to flow over the gutters. Recommend refastening to fascia and monitor.](#)
**Photos**


Rain water dripping over gutter edge

## Siding

**Material**  Stone  Slate  Block/Brick  Fiberboard  Fiber-cement  Stucco  EIFS\* Not Inspected

 Asphalt  Wood  Metal/Vinyl  Other  Typical cracks  Peeling paint  Monitor

 Wood rot  Loose/Missing/Holes

**Condition**  **Satisfactory**  Marginal  Poor  Recommend repair/painting

## Trim

**Material**  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting

 Damaged wood  Other

**Condition**  **Satisfactory**  Marginal  Poor

**Comments**

## Soffit

 None

**Material**  Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting

# Exterior

## Soffit cont.

**Material cont.**  Damaged wood  Other  
**Condition**  Satisfactory  Marginal  Poor

## Fascia

**Material**  None  
 Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting  
 Damaged wood  Other  
**Condition**  Satisfactory  Marginal  Poor  
**Comments** Fascia end rotted at south east corner, recommend repair  
**Photos**



Rotted wood on fascia end at south east corner

## Flashing

**Material**  None  
 Wood  Fiberboard  Aluminum/Steel  Vinyl  Stucco  Recommend repair/painting  
 Damaged wood  Other  
**Condition**  Satisfactory  Marginal  Poor

## Caulking

**Condition**  None  
 Satisfactory  Marginal  Poor  
 Recommend around windows/doors/masonry ledges/corners/utility penetrations  
**Comments** Recommend caulking around lower north west window exterior

## Windows/Screens

**Condition**  Satisfactory  Marginal  Poor  Wood rot  Recommend repair/painting  
 Recommend repair/replace damaged screens  Failed/fogged insulated glass  
**Material**  Wood  Metal  Vinyl  Aluminum/Vinyl clad  
**Screens**  Torn  Bent  Not installed  Satisfactory

## Storms Windows

**Condition**  None  Not installed  
 Satisfactory  Broken/cracked  Wood rot  Recommend repair/painting  
**Material**  Wood  Clad comb.  Wood/Metal comb.  Metal  
**Putty**  Satisfactory  Needed  N/A

## Slab-On-Grade/Foundation

**Foundation Wall**  Concrete block  Poured concrete  Post-Tensioned concrete  Not Visible  Other  
**Condition**  Satisfactory  Marginal  Monitor  Have Evaluated  Not Evaluated  
**Concrete Slab**  N/A  Not Visible  Satisfactory  Marginal  Monitor  Have Evaluated

# Exterior

## Service Entry

**Location**  Underground  Overhead  
**Condition**  Satisfactory  Marginal  Poor  Weather head/mast needs repair  Overhead wires too low  
**Exterior receptacles**  Yes  No Operable:  Yes  No Condition:  Satisfactory  Marginal  Poor  
**GFCI present**  Yes  No Operable:  Yes  No  Safety Hazard  Reverse polarity  Open ground(s)  
 Recommend GFCI Receptacles

## Building(s) Exterior Wall Construction

**Type**  Not Visible  Framed  Masonry  Other  
**Condition**  Not Visible  Satisfactory  Marginal  Poor

## Exterior Doors

**Main Entrance**  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace  
 Door condition:  Satisfactory  Marginal  Poor  
**Patio**  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace  
 Door condition:  Satisfactory  Marginal  Poor  
**Rear door**  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace  
 Door condition:  Satisfactory  Marginal  Poor  
**Other door**  N/A Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace  
 Door condition:  Satisfactory  Marginal  Poor

## Exterior A/C - Heat pump #1

**Unit #1**  N/A  
 Location:  
 West exterior of house  
 Brand:  
 Ruud  
 Model #:  
 1092RPL77564  
 Serial #: 1293D01244  
 Approximate Age:  
 Air conditioner manufactured December 1993, approximately 23 years old  
**Condition**  Satisfactory  Marginal  Poor  Cabinet/housing rusted  
**Energy source**  Electric  Gas  Other  
**Unit type**  Air cooled  Water cooled  Geothermal  Heat pump  
**Outside Disconnect**  Yes  No Maximum fuse/breaker rating (amps): 20amps  
 Fuses/Breakers installed (amps): 20amps  Improperly sized fuses/breakers  
**Level**  Yes  No  Recommend re-level unit  
**Condenser Fins**  Damaged  Need cleaning  Damaged base/pad  Damaged Refrigerant Line  Satisfactory  
**Insulation**  Yes  No  Replace  
**Improper Clearance (air flow)**  Yes  No  
**Photos**



# Exterior

## Exterior A/C - Heat pump #2

- Unit #2**  N/A Serial #:
- Energy source**  Electric  Gas  Other
- Unit type**  Air cooled  Water cooled  Geothermal  Heat pump
- Outside Disconnect**  Yes  No Maximum fuse/breaker rating (amps): 200amps Fuses/Breakers installed (amps):  
 Improperly sized fuses/breakers
- Level**  Yes  No  Recommend re-level unit
- Condenser Fins**  Damaged  Need cleaning  Damaged base/pad  Damaged Refrigerant Line  Satisfactory
- Insulation**  Yes  No  Replace
- Condition**  Satisfactory  Marginal  Poor  Cabinet/housing rusted
- Improper Clearance (air flow)**  Yes  No

# Garage/Carport

## Type

None  
 Attached  Detached  1-Car  2-Car  3-Car  4-Car  Carport  
**Comments** -One of two garage doors missing emergency release cord, safety hazard  
 -Step between garage and living space not adequate, trip hazard

## Photos



## Automatic Opener

None  N/A  
 Operable  Inoperable  
**Comments**

## Safety Reverse

None  N/A  
 Operable  Not Operable  Need(s) adjusting  Safety hazard  
 Photo eyes and pressure reverse tested  
**Comments**

## Roofing

**Material**  Same as house Approx. age: Approx. layers:

## Gutters/Eavestrough

**Condition**  Satisfactory  Marginal  Poor  Same as house

## Siding

N/A  
 Same as house  Wood  Metal  Vinyl  Stucco  Masonry  Slate  Fiberboard  
**Condition**  Satisfactory  Marginal  Poor  Recommend repair/replace  Recommend painting

## Trim

N/A  
 Same as house  Wood  Aluminum  Vinyl  
**Condition**  Satisfactory  Marginal  Poor  Recommend repair/replace  Recommend painting

## Floor

Concrete  Gravel  Asphalt  Dirt  Other  
**Condition**  Satisfactory  Typical cracks  Large settling cracks  Recommend evaluation/repair  
 Safety hazard  
**Source of Ignition within 18" of the floor**  N/A  Yes  No

# Garage/Carport

## Sill Plates

None  Not Visible  
**Type**  Floor level  Elevated  
**Condition**  Rotted/Damaged  Recommend repair

## Overhead Door(s)

N/A  
**Material**  Wood  Fiberglass  Masonite  Metal  Recommend repair  
**Condition**  Satisfactory  Marginal  Poor  Hardware loose  Safety Cable Recommended  
 Weatherstripping missing/damaged  Loose/missing  
**Recommend Priming/Painting Inside & Edges**  Yes  No

## Exterior Service Door

None  
**Condition**  Satisfactory  Marginal  Poor  Damaged/Rusted

## Electrical Receptacles

Yes  No  Not Visible Operable:  Yes  No  
**Reverse polarity**  Yes  No  
**Open ground**  Yes  No  Safety Hazard  
**GFCI Present**  Yes  No Operable:  Yes  No  Handyman/extension cord wiring  
 Recommend GFCI Receptacles

## Fire Separation Walls & Ceiling

N/A  Present  Missing  Recommend repair  
**Condition**  Satisfactory  Recommend repair  Holes walls/ceiling  Safety hazard(s)  
**Moisture Stains Present**  Yes  No  
**Typical Cracks**  Yes  No  
**Fire door**  Not verifiable  Not a fire door  Needs repair  Satisfactory  
**Self closure**  N/A  Satisfactory  Inoperative  Missing

# Kitchen

## Countertops

Condition  Satisfactory  Marginal  Recommend repair/caulking

## Cabinets

Condition  Satisfactory  Marginal  Recommend repair/adjustment

Comments

## Plumbing

Faucet Leaks  Yes  No

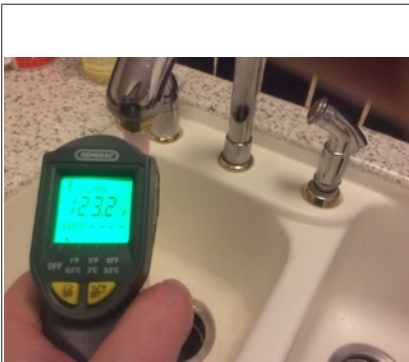
Pipes leak/corroded  Yes  No

Sink/Faucet  Satisfactory  Corroded  Chipped  Cracked  Recommend repair

Functional drainage  Satisfactory  Marginal  Poor

Functional flow  Satisfactory  Marginal  Poor

Photos



Kitchen faucet (farthest from water heater) reaches 123deg Fahrenheit.

## Walls & Ceiling

Condition  Satisfactory  Marginal  Poor  Typical cracks  Moisture stains

## Heating/Cooling Source

Yes  No

## Floor

Condition  Satisfactory  Marginal  Poor  Sloping  Squeaks

## Appliances

Disposal  N/A  Not tested Operable:  Yes  No

Oven  N/A  Not tested Operable:  Yes  No

Range  N/A  Not tested Operable:  Yes  No

Dishwasher  N/A  Not tested Operable:  Yes  No

Trash Compactor  N/A  Not tested Operable:  Yes  No

Exhaust fan  N/A  Not tested Operable:  Yes  No

Refrigerator  N/A  Not tested Operable:  Yes  No

Microwave  N/A  Not tested Operable:  Yes  No

Other : none Operable:  Yes  No

Dishwasher airgap  Yes  No

Dishwasher drain line looped  Yes  No

Receptacles present  Yes  No Operable:  Yes  No

GFCI  Yes  No Operable:  Yes  No Recommend GFCI Receptacles:  Yes  No

Potential Safety Hazard(s)

Open ground/Reverse polarity:  Yes  No  Potential Safety Hazard



# Kitchen

**Appliances cont.**

**Comments** Dishwasher drain line not looped beneath countertop. Possible cross contamination, safety hazard

**Photos**



Dishwasher drain line should be looped so sink gray water does not back up into the dishwasher.

# Laundry Room

## Laundry

- Faucet leaks**  Yes  No  
**Pipes leak**  Yes  No  Not Visible  
**Cross connections**  Yes  No  Potential Safety Hazard  
**Heat source present**  Yes  No  
**Room vented**  Yes  No  
**Dryer vented**  N/A  Wall  Ceiling  Floor  Not vented  Plastic dryer vent not recommended  
 Not vented to exterior  Recommend repair  Safety hazard  
**Electrical** Open ground/reverse polarity:  Yes  No  Safety hazard  
**GFCI present**  Yes  No Operable:  Yes  No  Recommend GFCI Receptacles  
**Appliances**  Washer  Dryer  Water heater  Furnace/Boiler  
**Washer hook-up lines/valves**  Satisfactory  Leaking  Corroded  Not Visible  
**Gas shut-off valve**  N/A  Yes  No  Cap Needed  Safety hazard  Not Visible

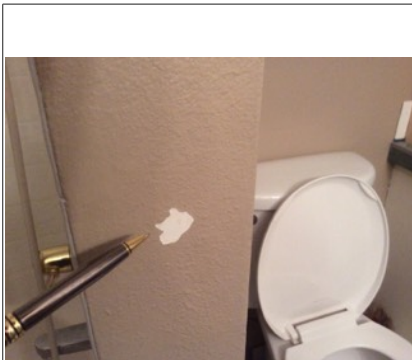
# Main level Bathroom

**Bath**

**Sinks**      Faucet leaks:  Yes  No    Pipes leak:  Yes  No  
**Toilet**      Bowl loose:  Yes  No    Operable:  Yes  No     Cracked bowl     Toilet leaks  
**Shower/Tub area**     Ceramic/Plastic     Fiberglass     Masonite     Other  
                          Condition:  Satisfactory     Marginal     Poor     Rotted floors  
                          Caulk/Grouting needed:  Yes     No     N/A  
**Drainage**       Satisfactory     Marginal     Poor  
**Water flow**     Satisfactory     Marginal     Poor  
**Moisture stains present**     Yes     No     Walls     Ceilings     Cabinetry  
**Doors**             Satisfactory     Marginal     Poor  
**Window**          None     Satisfactory     Marginal     Poor  
**Receptacles present**     Yes     No    Operable:  Yes     No  
**GFCI**             Yes     No    Operable:  Yes     No     Recommend GFCI  
**Open ground/Reverse polarity**     Yes     No     Potential Safety Hazard  
**Heat source present**     Yes     No  
**Exhaust fan**     Yes     No    Operable:  Yes     No     Noisy

**Comments**      -Recommend cleaning bathroom vent cover for proper air flow.  
                          -Paint peeling on wall.

**Photos**



Paint peeling in main level bathroom



Recommend cleaning vent cover

# Lower level Bathroom

## Bath

**Location** Lower level

**Sinks** Faucet leaks:  Yes  No Pipes leak:  Yes  No

**Showers**  N/A Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible

**Toilet** Bowl loose:  Yes  No Operable:  Yes  No  Cracked bowl  Toilet leaks

**Drainage**  Satisfactory  Marginal  Poor

**Water flow**  Satisfactory  Marginal  Poor

**Moisture stains present**  Yes  No  Walls  Ceilings  Cabinetry

**Doors**  Satisfactory  Marginal  Poor

**Window**  None  Satisfactory  Marginal  Poor

**Receptacles present**  Yes  No Operable:  Yes  No

**GFCI**  Yes  No Operable:  Yes  No  Recommend GFCI

**Open ground/Reverse polarity**  Yes  No  Potential Safety Hazard

**Heat source present**  Yes  No

**Exhaust fan**  Yes  No Operable:  Yes  No  Noisy

**Comments** Lower level bathroom exhaust fan ducting terminated in adjacent room. Should exhaust to exterior space.  
Recommend repair

## Photos



Bathroom vent terminated in adjacent room

# SW Main level Bedroom

## Room

**Location** South West main level

**Type** Bedroom

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable  
Open ground/Reverse polarity:  Yes  No  Safety hazard  Cover plates missing

**Heating source present**  Yes  No

**Bedroom Egress restricted**  N/A  Yes  No

**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

**Windows**  None  Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass  
 Broken/Missing hardware

# West Main level Bedroom

## Room

**Location** West main level

**Type** Bedroom

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable  
Open ground/Reverse polarity:  Yes  No  Safety hazard  Cover plates missing

**Heating source present**  Yes  No

**Bedroom Egress restricted**  N/A  Yes  No

**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

**Windows**  None  Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass  
 Broken/Missing hardware

# NW Main level Bedroom

<b>Room</b>	
<b>Location</b>	North West main level
<b>Type</b>	Bedroom
<b>Walls &amp; Ceiling</b>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
<b>Moisture stains</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Floor</b>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard
<b>Ceiling fan</b>	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
<b>Electrical</b>	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
<b>Heating source present</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Bedroom Egress restricted</b>	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Doors</b>	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
<b>Windows</b>	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass <input type="checkbox"/> Broken/Missing hardware

# North Lower level bedroom

## Room

**Location** North lower level

**Type** Master Bedroom

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable  
Open ground/Reverse polarity:  Yes  No  Safety hazard  Cover plates missing

**Heating source present**  Yes  No

**Bedroom Egress restricted**  N/A  Yes  No

**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

**Windows**  None  Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass  
 Broken/Missing hardware



# Interior

## Fireplace

- None
- Location(s)** -Living room  
-Master bedroom
- Type**  Gas  Wood  Solid fuel burning stove  Electric  Ventless
- Material**  Masonry  Metal (pre-fabricated)  Metal insert  Cast Iron
- Miscellaneous**  Blower built-in Operable:  Yes  No Damper operable:  Yes  No  
 Open joints or cracks in firebrick/panels should be sealed  Fireplace doors need repair
- Damper modified for gas operation**  N/A  Yes  No  Damper missing
- Hearth extension adequate**  Yes  No
- Mantel**  N/A  Secure  Loose  Recommend repair/replace
- Physical condition**  Satisfactory  Marginal  Poor  Recommend having flue cleaned and re-examined  
 Not evaluated
- Comments**

## Stairs/Steps/Balconies

- None
- Condition**  Satisfactory  Marginal  Poor  Loose/Missing
- Handrail**  Satisfactory  Marginal  Poor  Safety hazard  Hand Rail/Railing/Balusters recommended
- Risers/Treads**  Satisfactory  Marginal  Poor  Risers/Treads uneven  Trip hazard
- Comments** Sconce missing shroud or shade, recommend repair
- Photos**



## Smoke/Carbon Monoxide detectors

- Smoke Detector**  Present  Not Present Operable:  Yes  No  Not tested  Recommend additional  
 Safety Hazard
- CO Detector**  Present  Not Present Operable:  Yes  No  Not tested  Recommend additional  
 Safety Hazard

## Attic/Structure/Framing/Insulation

- N/A
- Access**  Stairs  Pulldown  Scuttlehole/Hatch  No Access  Other  
Access limited by:
- Inspected from**  Access panel  In the attic  Other
- Location**  Hallway  Bedroom Closet  Garage  Other
- Flooring**  Complete  Partial  None
- Insulation**  Fiberglass  Batts  Loose  Cellulose  Foam  Other  Vermiculite  Rock wool  
Depth: 10-15 inches  Damaged  Displaced  Missing  Compressed  
 Recommend additional insulation
- Installed in**  Rafters/Trusses  Walls  Between ceiling joists  Underside of roof deck  Not Visible
- Vapor barriers**  Kraft/foil faced  Plastic sheeting  Not Visible  Improperly installed
- Ventilation**  Ventilation appears adequate  Recommend additional ventilation  Recommend baffles at eaves

# Interior

## Attic/Structure/Framing/Insulation cont.

**Fans exhausted to Attic:**  Yes  No  Recommend repair Outside:  Yes  No  Not Visible

**HVAC Duct**  N/A  Satisfactory  Damaged  Split  Disconnected  Leaking  Repair/Replace  
 Recommend Insulation

**Chimney chase**  N/A  Satisfactory  Needs repair  Not Visible

**Structural problems observed**  Yes  No  Recommend repair  Recommend structural engineer

**Roof structure**  Rafters  Trusses  Wood  Metal  Collar ties  Purlins  Knee wall  Not Visible  
 Other

**Ceiling joists**  Wood  Metal  Not Visible

**Sheathing**  Plywood  OSB  Planking  Rotted  Stained  Delaminated

**Evidence of condensation**  Yes  No

**Evidence of moisture**  Yes  No

**Evidence of leaking**  Yes  No

**Firewall between units**  N/A  Yes  No  Needs repair/sealing

**Electrical**  No apparent defects  Open junction box(es)  Handyman wiring

Knob and tube covered with insulation  Safety Hazard

**Comments** -Apparent fixed roof leak, recommend monitoring

**Photos**



Apparent water damage, no new moisture present.

# Basement

## Stairs

- Condition**  Satisfactory  Marginal  Poor  Typical wear and tear  Need repair  Risers Uneven  
 Safety Hazard
- Handrail**  Yes  No Condition:  Satisfactory  Loose  Handrail/Railing/Balusters recommended
- Headway over stairs**  Satisfactory  Low clearance  Safety hazard

## Foundation

- Condition**  Satisfactory  Marginal  Have evaluated  Monitor  Not Elevated
- Material**  ICF  Brick  Concrete block  Stone Masonry  Poured concrete  wood
- Horizontal cracks**  None  North  South  East  West
- Step cracks**  None  North  South  East  West
- Vertical cracks**  None  North  South  East  West
- Covered walls**  None  North  South  East  West
- Movement apparent**  None  North  South  East  West
- Indication of moisture**  Yes  No  Fresh  Old stains

## Floor

- Material**  Concrete  Dirt/Gravel  Not Visible  Other
- Condition**  Satisfactory  Marginal  Poor  Typical cracks  Not Visible

## Seismic bolts

- N/A  None visible
- Condition**  Appear satisfactory  Recommend evaluation

## Drainage

- Sump pump**  Yes  No  Working  Not working  Needs cleaning  Pump not tested
- Floor drains**  Yes  Not Visible  Drains not tested
- Comments** Sump pump located outside

## Girders/Beams

- Not Visible
- Condition**  Satisfactory  Marginal  Poor  Stained/Rusted
- Material**  Steel  Wood  Concrete  LVL  Not Visible

## Columns

- Not Visible
- Condition**  Satisfactory  Marginal  Poor  Stained/Rusted
- Material**  Steel  Wood  Concrete  Block  Not Visible

## Joists

- Not Visible
- Condition**  Satisfactory  Marginal  Poor
- Material**  Wood  Steel  Truss  Not Visible  2x8  2x10  2x12  Engineered I-Type  
 Sagging/altered joists

## Subfloor

- Not Visible
- Condition**  Satisfactory  Marginal  Poor  Indication of moisture stains/rotting

# Plumbing

## Water service

**Main shut-off location** South west corner of basement and out at curb

**Water entry piping**  Not Visible  Copper/Galv.  PVC Plastic  CPVC Plastic  Polybutylene Plastic  
 PEX Plastic  Lead  Polyethylene

**Lead other than solder joints**  Yes  No  Unknown  Service entry

**Visible water distribution piping**  Copper  Galvanized  PVC Plastic  CPVC Plastic  Polybutylene Plastic  
 PEX Plastic  Other

**Condition**  Satisfactory  Marginal  Poor

**Flow**  Satisfactory  Marginal  Poor  Water pressure over 80 psi  Recommend plumber evaluate  
 Recommend pressure regulator

**Pipes Supply/Drain**  Corroded  Leaking  Valves broken/missing  Dissimilar metal  
 Cross connection:  Yes  No  Safety Hazard  Recommend repair  
 Recommend a dielectric union  Satisfactory

**Drain/Waste/Vent pipe**  Copper  Cast iron  Galvanized  PVC  ABS  Brass

**Condition**  Satisfactory  Marginal  Poor

**Support/Insulation**  N/A

**Traps proper P-Type**  Yes  No  P-traps recommended

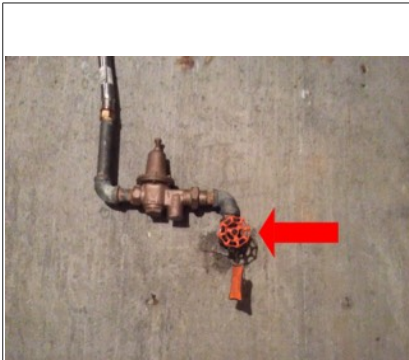
**Drainage**  Satisfactory  Marginal  Poor

**Interior fuel storage system**  N/A  Yes  No Leaking:  Yes  No

**Fuel line**  N/A  Copper  Brass  Black iron  Stainless steel  CSST  Not Visible  Galvanized  
 Recommend CSST be properly bonded

**Condition**  N/A  Satisfactory  Marginal  Poor  Recommend plumber evaluate

## Photos



Main water shut off located in SE corner of basement

## Main fuel shut-off location

N/A

**Location** On the north exterior wall

**Photos**



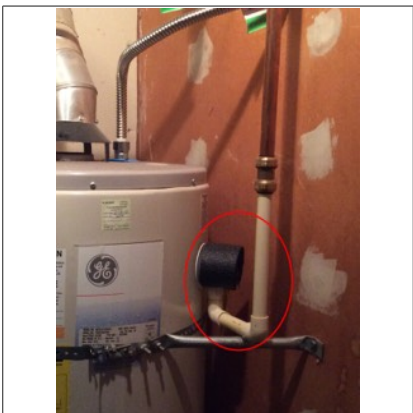
Main fuel shut off located on north side exterior

**Water heater #1**

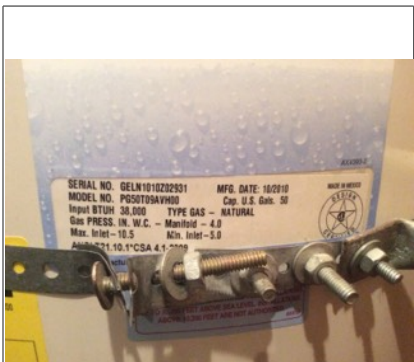
N/A  
**General** Brand Name: **GE**  
 Serial #: 342557896  
 Capacity: **50 gallon**  
 Approx. age: **Water heater manufactured October 2010, approximately 6 years old**

**Type**  Gas  Electric  Oil  LP  Other  
**Combustion air venting present**  Yes  No  N/A  
**Seismic restraints needed**  Yes  No  N/A  
**Relief valve**  Yes  No Extension proper:  Yes  No  Missing  Recommend repair  Improper material  
**Vent pipe**  N/A  Satisfactory  Pitch proper  Improper  Rusted  Recommend repair  
**Condition**  Satisfactory  Marginal  Poor  
**Comments** **Pressure relief valve extension on water heater should exit the tank and go straight down to be uncapped 6" off of the floor**

**Photos**



Improper pressure relief extension off of water heater



Water heater label

# Heating System

**Heating system**

**Unit #1** Brand name: **Rheem**  
 Approx. age: **Furnace manufactured November 1993, approximately 23 years old**  
 Unknown Model #: TUD100R936A1 Serial #: H45501017  Satisfactory  Marginal  Poor  
 Recommended HVAC technician examine

**Energy source**  Gas  LP  Oil  Electric  Solid fuel  
**Warm air system**  Belt drive  Direct drive  Gravity  Central system  Floor/wall furnace  
**Heat exchanger**  N/A  Sealed  Not Visible  Visual w/mirror  Flame distortion  Rusted  
 Carbon/soot buildup

**Carbon monoxide**  N/A  Detected at plenum  Detected at register  Not tested  
 Tester:  
**TIF 8800X**

**Combustion air venting present**  N/A  Yes  No

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

**Distribution**  Metal duct  Insulated flex duct  Cold air returns  Duct board  Asbestos-like wrap  
 Safety Hazard

**Flue piping**  N/A  Satisfactory  Rusted  Improper slope  Safety hazard  Recommend repair/replace

**Filter**  Standard  Electrostatic  Satisfactory  Needs cleaning/replacement  Missing  
 Electronic (not tested)

**When turned on by thermostat**  Fired  Did not fire Proper operation:  Yes  No  Not tested

**Heat pump**  N/A  Supplemental electric  Supplemental gas

**Sub-slab ducts**  N/A  Satisfactory  Marginal  Poor Water/Sand Observed:  Yes  No

**System not operated due to**  N/A  Exterior temperature  Other

**Comments**

**Photos**



# Electric/Cooling System

## Main panel

**Location** South West Basement

**Condition**  Satisfactory  Poor

**Adequate Clearance to Panel**  Yes  No

**Amperage/Voltage**  Unknown  60a  100a  150a  200a  400a  120v/240v

**Breakers/Fuses**  Breakers  Fuses

**Appears grounded**  Yes  No  Not Visible

**GFCI breaker**  Yes  No Operable:  Yes  No

**AFCI breaker**  Yes  No Operable:  Yes  No  Not Tested

**Main wire**  Copper  Aluminum  Not Visible  Double tapping of the main wire

Condition:  Satisfactory  Marginal  Poor

**Branch wire**  Copper  Aluminum  Solid Branch Aluminum Wiring  Not Visible  Safety Hazard

**Branch wire condition**  Satisfactory  Poor  Recommend electrician evaluate/repair  Romex  BX cable

Conduit  Knob/Tube  Double tapping  Wires undersized/oversized breaker/fuse

Panel not accessible  Not evaluated

**Comments** Recommend labeling breakers in power panel.

## Photos



Power panel

## Sub panel(s)

None apparent

**Evaluation**  Panel not accessible  Not evaluated  Recommend separating/isolating neutrals

Recommend electrician repair/evaluate box

**Branch wire**  Copper  Aluminum  Safety hazard Neutral/ground separated:  Yes  No

Neutral isolated:  Yes  No

**Condition**  Satisfactory  Marginal  Poor

## Evaporator Coil Section Unit #1

**General**  Central system  Wall unit

Location:

NW basement, above furnace in service closet.

Age:

20-25+ years old

**Evaporator coil**  Satisfactory  Not Visible  Needs cleaning  Damaged

**Refrigerant lines**  Leak/Oil present  Damage  Insulation missing  Satisfactory

**Condensate line/drain**  To exterior  To pump  Floor drain  Other

**Secondary condensate line/drain** Present:  Yes  No Needed:  Yes  No  Primary pan appears clogged

Recommend technician evaluate

**Condition**  Satisfactory  Marginal  Poor  Recommend HVAC technician examine/clean/service

Not operated due to exterior temperature

# Living Room

## Living Room

### Location

North main level

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No

Where:

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable

Open ground/Reverse polarity:  Yes  No  Safety hazard  Cover plates missing

**Heating source present**  Yes  No

**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

**Windows**  None  Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass

Broken/Missing hardware

### Comments



# Dining Room

## Dining Room

**Location** NE Main floor

**Walls & Ceiling**  Satisfactory  Marginal  Poor  Typical cracks  Damage

**Moisture stains**  Yes  No

**Floor**  Satisfactory  Marginal  Poor  Squeaks  Slopes  Tripping hazard

**Ceiling fan**  None  Satisfactory  Marginal  Poor  Recommend repair/replace

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable  
Open ground/Reverse polarity:  Yes  No  Safety hazard  Cover plates missing

**Heating source present**  Yes  No

**Doors**  None  Satisfactory  Marginal  Poor  Cracked glass  Broken/Missing hardware

**Windows**  None  Satisfactory  Marginal  Poor  Cracked glass  Evidence of leaking insulated glass  
 Broken/Missing hardware

**Comments** Inadequate weather stripping at dining room door that leads to exterior

### Photos

