



Inspection Report

Property Address:

Milwaukie OR 97222



Home Inspector:

Seth S. Lewis

A handwritten signature in black ink, appearing to read 'Seth S. Lewis'.

OCHI#1697 CCB# 202082

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Repair Summary

Customer

Address

Milwaukie OR 97222

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.2 Skylights, Chimneys and Roof Penetrations

Monitor

There are areas of the chimney where the mortar has crumbled away leaving gap openings to the flue. I recommend having a licensed mason repair as needed.

1.3 Roof Drainage Systems

Repair or Replace

There is a downspout that is partially disconnected from the below ground drainage extension. I recommend having all downspouts seated properly to direct water into the below ground drainage system.

2. Exterior

2.0 Wall Cladding Flashing and Trim

Repair or Replace

(2) There is a small hole in the vinyl siding on the stream side of the house exposing foam and sheathing. I recommend having all holes, gaps, or openings in the siding covered properly with weatherproof material.

2.1 Doors (Exterior)

Monitor

(1) The french doorway on the deck side of the house has some slight rot at the base of the left door jamb.
(2) The exterior basement door has some rotting of the jam (exterior and interior sides) and its thin surface sheathing is loose. I recommend monitoring this area closely during heavy periods of rainfall to determine if any standing water issues exist.

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Monitor

(3) There is some rotting at the top of the right column of the porch cover. I cannot determine how much rotting has occurred.

3. Interiors

3.6 Windows (representative number)

Monitor

(1) There is a cracked pane of glass in one of the old windows on the south west side of the house.

(2) The big single hung window in bedroom 2 does not stay open and has a severed rope pulley. I recommend having licensed professional who specializes in old windows inspect the windows further. Repair or replace as needed.

4. Structural Components

4.1 Walls (Structural)

Monitor

There is some cracking of the foundation wall. There is an area of the foundation wall on the deck side of the house that is concerning because of the extent of both vertical and horizontal cracking with some of the wall slightly pushed out. I recommend having a licensed contractor who specializes in concrete foundations inspect the foundation wall further and repair as needed.

4.5 Roof Structure and Attic

Monitor

(1) There are water stains in the attic space that could indicate a leak somewhere in the roof or framing. I cannot determine if these stains were caused by an old issue or current one. I recommend monitoring the attic space closely during heavy periods of rainfall to determine if any water intrusion issues exist. If they do I recommend calling a licensed professional to repair as needed.

5. Plumbing System

5.1 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

(1) The toilet in the side entry room near the kitchen is very loose from the securing bolts. I recommend checking the sheathing underneath the linoleum for any evidence of water damage from a compromised wax ring and having the toilet secured tightly to the ground.

6. Electrical System

6.0 Service Entrance Conductors

Repair or Replace

The service entry wires appear too close to the side entry door and window. I recommend having a licensed electrician relocate the service entry wires appropriately if needed.

6.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Monitor

(1) There are ungrounded outlets throughout the house. This can be a safety hazard. I recommend having all the outlets in the house grounded properly by a licensed electrician as desired.

(2) The upstairs bedroom light switch knob turned on the lights but was very loose and did not dim or brighten properly.

6.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Repair or Replace

6. Electrical System

There are no ground fault circuit interrupters (GFCI) outlets in the kitchen or mid-level bathroom near the sinks. I recommend replacing the current outlets with properly functioning GFCI outlets for safety.

7. Heating / Central Air Conditioning

7.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Monitor

There is crumbling brick inside the fireplace firebox and excessive creosote build up in the throat and flue. I recommend having the fireplace with all of its related components serviced by a licensed professional.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Date: 8/22/2015	Time: 08:30 AM	Report ID: Report
Property: Milwaukie OR 97222	Customer:	Real Estate Professional: Premiere Property Group

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

This home is older than 50 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Standards of Practice:

Oregon State Standards of Practice

In Attendance:

Customer and their agent

Type of building:

Single Family (2 story)

Style of Home:

colonial

Approximate age of building:

Over 25 Years

Home Faces:

South

Temperature:

Below 65 (F) = 18 (C)

Weather:

Cloudy

Ground/Soil surface condition:

Dry

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:

Asphalt/Fiberglass

Viewed roof covering from:

Ground
Ladder
Walked roof

Sky Light(s):

None

Chimney (exterior):

Brick

		IN	NI	NP	IM	MO	RR
1.0	Roof Coverings					•	
1.1	Flashings					•	
1.2	Skylights, Chimneys and Roof Penetrations					•	
1.3	Roof Drainage Systems						•

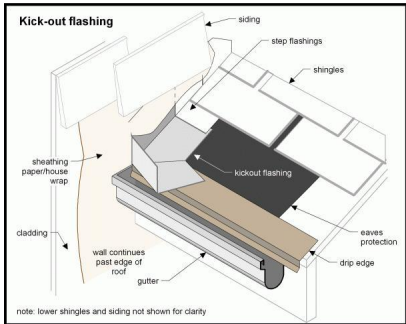
IN= Inspected, NI= Not Inspected, NP= Not Present, IM= Improve, MO= Monitor, RR= Repair or Replace

Comments:

1.0 The roof covering appears to be in fair condition with some life left. I cannot determine how much life the roof covering has left. I recommend having a licensed roofer inspect the roof covering and sheathing underneath to determine its life expectancy.



1.1 (1) There are areas on the roof where the covering meets the wall that has improper kick- out flashing to direct water away from the structure. I recommend flashing installed in these areas to prevent possible water intrusion.



1.1 Item 1



1.1 Item 2

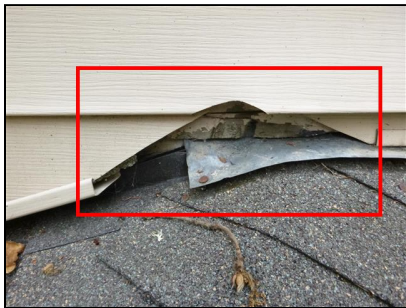


1.1 Item 3



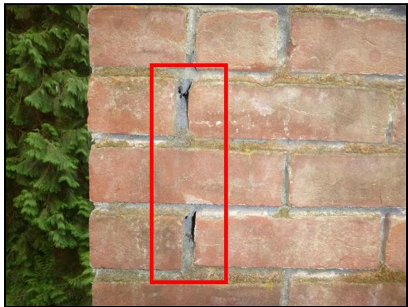
1.1 Item 4

1.1 (2) There are areas on the roof where the siding and flashing are not covering the wood sheathing underneath. This exposes the wood to rain. I recommend having these areas covered properly with weatherproof material.



1.1 Item 5

1.2 There are areas of the chimney where the mortar has crumbled away leaving gap openings to the flue. I recommend having a licensed mason repair as needed.



1.2 Item 1



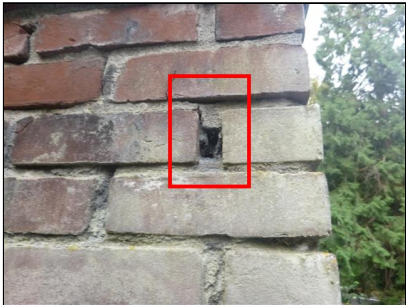
1.2 Item 2



1.2 Item 3



1.2 Item 4



1.2 Item 5

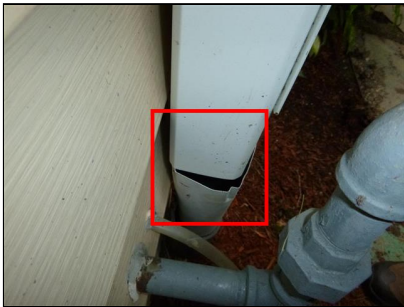


1.2 Item 6

1.3 There is a downspout that is partially disconnected from the below ground drainage extension. I recommend having all downspouts seated properly to direct water into the below ground drainage system.



1.3 Item 1



1.3 Item 2

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style: Lap	Siding Material: Vinyl	Exterior Entry Doors: Steel Insulated glass Multi-Pane
Appurtenance: Deck with steps Covered porch Sidewalk Patio	Driveway: Concrete	

		IN	NI	NP	IM	MO	RR
2.0	Wall Cladding Flashing and Trim						•
2.1	Doors (Exterior)					•	
2.2	Windows					•	
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings					•	
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•					
2.5	Eaves, Soffits and Fascias	•					
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Comments:

2.0 (1) **Improve:** There is paint failing on wood trim around the house. I recommend applying a fresh coat of exterior paint.



2.0 Item 1



2.0 Item 2

2.0 (2) There is a small hole in the vinyl siding on the stream side of the house exposing foam and sheathing. I recommend having all holes, gaps, or openings in the siding covered properly with weatherproof material.



2.0 Item 3

2.1 (1) The french doorway on the deck side of the house has some slight rot at the base of the left door jamb.

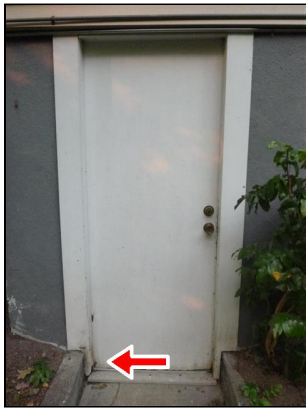


2.1 Item 1



2.1 Item 2

2.1 (2) The exterior basement door has some rotting of the jam (exterior and interior sides) and its thin surface sheathing is loose. I recommend monitoring this area closely during heavy periods of rainfall to determine if any standing water issues exist.



2.1 Item 3



2.1 Item 4



2.1 Item 5

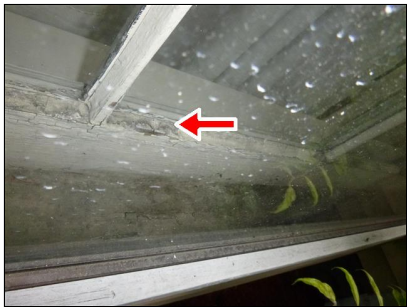


2.1 Item 6

2.2 The older windows behind the storm windows have peeling paint in some damaged wood around the muntins. I recommend having the old windows inspected further by a licensed contractor who specializes in window repair or replacement. Repair or replace as needed.

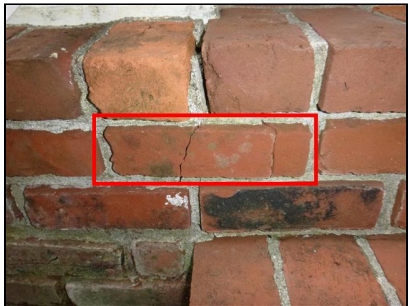


2.2 Item 1

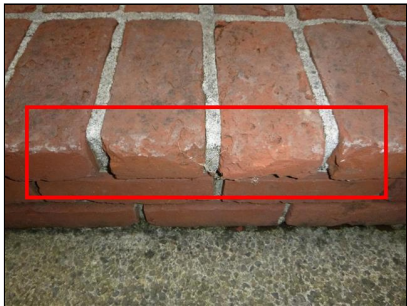


2.2 Item 2

2.3 (1) There is some spalling (crumbling) and cracked brick at the front door entry.



2.3 Item 1



2.3 Item 2



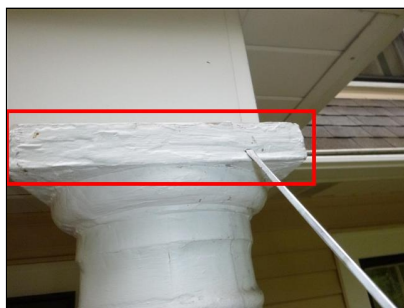
2.3 Item 3

2.3 (2) There is a section of the deck railing that is slightly loose. I recommend securing the rail tighter.



2.3 Item 4

2.3 (3) There is some rotting at the top of the right column of the porch cover. I cannot determine how much rotting has occurred.



2.3 Item 6

2.3 Item 5

2.3 (4) The west side wood steps to the side entry door is losing its weather protection coat. I recommend applying weather sealing to the wood for proper preservation.



2.3 Item 7

2.4 There is evidence of differential settlement of the ground around the house which has caused uneven steps and walkways and cracks in the concrete.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Plaster

Wall Material:

Plaster

Wallpaper

Floor Covering(s):

Carpet

Linoleum

Tile

Wood

Interior Doors:

Wood

Window Types:

AGED

Thermal/Insulated

Single-hung

Storm windows

Casement

Sliders

Fixed

Window Manufacturer:

UNKNOWN

Various Brands

Cabinetry:

Wood

Laminate

Countertop:

Wood

Tile

		IN	NI	NP	IM	MO	RR
3.0	Ceilings	•					
3.1	Walls					•	
3.2	Floors	•					
3.3	Steps, Stairways, Balconies and Railings	•					
3.4	Counters and Cabinets (representative number)	•					
3.5	Doors (representative number)	•					
3.6	Windows (representative number)					•	

IN= Inspected, NI= Not Inspected, NP= Not Present, IM= Improve, MO= Monitor, RR= Repair or Replace

INNI NPIM MO RR

Comments:

3.0 Monitor: There are settlement cracks throughout parts of the house in the ceiling, walls, and widow sills. These are common when the structures framing shifts overtime and settles moving the drywall and finishing with it. If the cracks increase in size or length in a short period of time I would recommend consulting a licensed professional to evaluate further. Otherwise the structure appears stable.



3.0 Item 1

3.1 The exterior side wall in the basement room with the exterior entry door is bulged and slanting abnormally.



3.1 Item 1

3.6 (1) There is a cracked pane of glass in one of the old windows on the south west side of the house.



3.6 Item 1

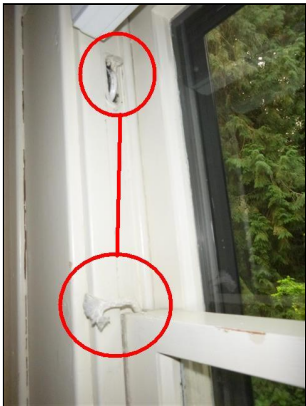


3.6 Item 2

3.6 (2) The big single hung window in bedroom 2 does not stay open and has a severed rope pulley. I recommend having licensed professional who specializes in old windows inspect the windows further. Repair or replace as needed.



3.6 Item 3



3.6 Item 4

3.6 (3) There are windows upstairs that have no locking mechanism.



3.6 Item 5



3.6 Item 6



3.6 Item 7

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation: Poured concrete	Method used to observe Crawlspace: Crawled	Floor Structure: Wood beams
Wall Structure: Wood	Columns or Piers: Pier and Post	Ceiling Structure: Wood
Roof Structure: 2 X 4 Rafters Lateral bracing Wood slats Plywood	Roof-Type: Gable	Method used to observe attic: From entry Walked
Attic info: Attic access Scuttle hole Storage Light in attic		

		IN	NI	NP	IM	MO	RR
4.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)					•	
4.1	Walls (Structural)					•	
4.2	Columns or Piers		•				
4.3	Floors (Structural)					•	
4.4	Ceilings (Structural)	•					
4.5	Roof Structure and Attic					•	

IN= Inspected, NI= Not Inspected, NP= Not Present, IM= Improve, MO= Monitor, RR= Repair or Replace

IN NI NP IM MO RR

Comments:

4.0 (1) The areas of the basement that I could observe appeared to be in good condition with no visible indication of mold, dry rot, or wood destroying organisms at the time of the inspection. While I make every effort to identify potential problems that may exist there may be areas that were hidden by insulation or obstructed. I recommend that you monitor the basement during heavy periods of rainfall the first year you are in home to determine if any water issues are present.

4.0 (2) There is some water staining on the floor in the basement which could indicate there was or is a water intrusion issue. I recommend monitoring the basement closely during heavy periods of rainfall to determine if there are any existing water intrusion issues.



4.0 Item 1



4.0 Item 2

4.1 There is some cracking of the foundation wall. There is an area of the foundation wall on the deck side of the house that is concerning because of the extent of both vertical and horizontal cracking with some of the wall slightly pushed out. I recommend having a licensed contractor who specializes in concrete foundations inspect the foundation wall further and repair as needed.



4.1 Item 1



4.1 Item 2



4.1 Item 3



4.1 Item 4



4.1 Item 5

4.3 (1) The flooring in the sunroom is not level. There is a slope toward the outside deck.

4.3 (2) There appears to be some shifting of the ground underneath the structure in multiple places causing over time the concrete flooring to crack and pushed upward. I recommend having a licensed structural engineer inspect the foundation and wall further to determine proper stability.



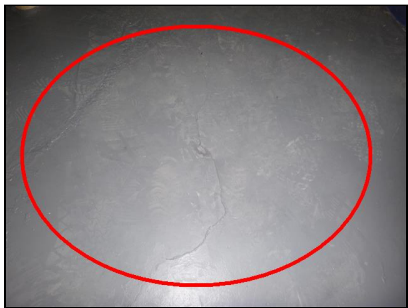
4.3 Item 1



4.3 Item 2



4.3 Item 3



4.3 Item 4

4.5 (1) There are water stains in the attic space that could indicate a leak somewhere in the roof or framing. I cannot determine if these stains were caused by an old issue or current one. I recommend monitoring the attic space closely during heavy periods of rainfall to determine if any water intrusion issues exist. If they do I recommend calling a licensed professional to repair as needed.



4.5 Item 1



4.5 Item 2



4.5 Item 3



4.5 Item 4

4.5 (2) The areas of the attic space that I could observe appeared to be in good condition with no visible indication of mold, dry rot, or wood destroying organisms at the time of the inspection. While I make every effort to identify potential problems that may exist there may be areas that were hidden by insulation or obstructed buy wood placed on the framing.



4.5 Item 5



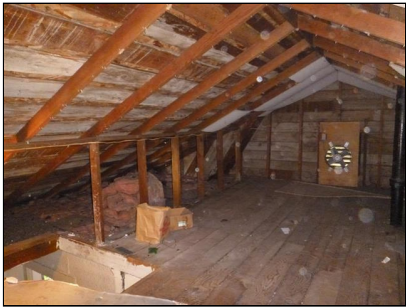
4.5 Item 6



4.5 Item 7



4.5 Item 8



4.5 Item 9

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Public	Water Filters: (We do not inspect filtration systems)	Plumbing Water Supply (into home): Not visible
Plumbing Water Distribution (inside home): POLY Not visible	Washer Drain Size: 1 1/2" Diameter (undersized)	Plumbing Waste: Cast iron
Water Heater Power Source: Electric	Water Heater Capacity: 50 Gallon (2-3 people)	Manufacturer: GE
Water Heater Location: Basement	Time Water Fixtures Were Run: 5 Minutes or more	

		IN	NI	NP	IM	MO	RR
5.0	Plumbing Drain, Waste and Vent Systems	•					
5.1	Plumbing Water Supply, Distribution System and Fixtures						•
5.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•					
5.3	Main Water Shut-off Device (Describe location)	•					
5.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•					
5.5	Main Fuel Shut-off (Describe Location)	•					
5.6	Sump Pump	•					

IN= Inspected, NI= Not Inspected, NP= Not Present, IM= Improve, MO= Monitor, RR= Repair or Replace

IN	NI	NP	IM	MO	RR
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Comments:

5.1 (1) The toilet in the side entry room near the kitchen is very loose from the securing bolts. I recommend checking the sheathing underneath the linoleum for any evidence of water damage from a compromised wax ring and having the toilet secured tightly to the ground.



5.1 Item 1

5.1 (2) Observation: The upstairs bathroom shower has weak water pressure.



5.1 Item 2

5.1 (3) FYI: The tub was filled and the jets were tested. Everything appeared to function properly at the time of the inspection.



5.1 Item 3

5.3 FYI: The main water shut off is located in the basement furnace room.



5.3 Item 1

5.5 FYI: The main fuel shut off is at gas meter outside

5.6 FYI: The sump pump appears to be installed correctly and functions properly.



5.6 Item 1



5.6 Item 2

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Overhead service
Aluminum

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

BRYANT

Branch wire 15 and 20 AMP:

Copper
Aluminum

Wiring Methods:

Romex

		IN	NI	NP	IM	MO	RR
6.0	Service Entrance Conductors						•
6.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•					
6.2	Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage	•					
6.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)					•	
6.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure						•
6.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•					
6.6	Location of Main and Distribution Panels	•					
6.7	Smoke Detectors	•					
6.8	Carbon Monoxide Detectors	•					

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IN NI NP IM MO RR

Comments:

6.0 The service entry wires appear too close to the side entry door and window. I recommend having a licensed electrician relocate the service entry wires appropriately if needed.

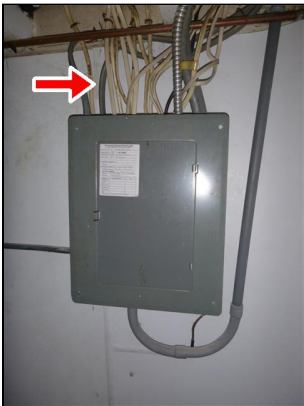


6.0 Item 1



6.0 Item 2

6.1 Observation: The branch circuit wiring is exposed without conduit.



6.1 Item 1

6.3 (1) There are ungrounded outlets throughout the house. This can be a safety hazard. I recommend having all the outlets in the house grounded properly by a licensed electrician as desired.



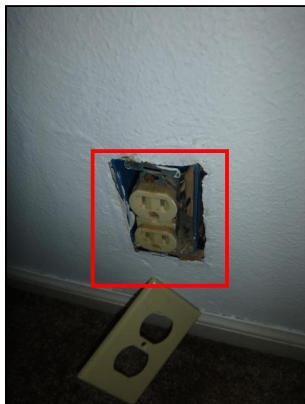
6.3 Item 1 Single yellow light indicates "Open Ground"

6.3 (2) The upstairs bedroom light switch knob turned on the lights but was very loose and did not dim or brighten properly.



6.3 Item 2

6.3 (3) There is an electrical outlets in the basement that are not covered. I recommend having all electrical outlets and boxes properly covered for safety.



6.3 Item 3



6.3 Item 4

6.4 There are no ground fault circuit interrupters (GFCI) outlets in the kitchen or mid-level bathroom near the sinks. I recommend replacing the current outlets with properly functioning GFCI outlets for safety.

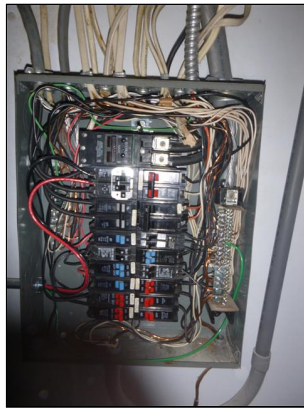


6.4 Item 1

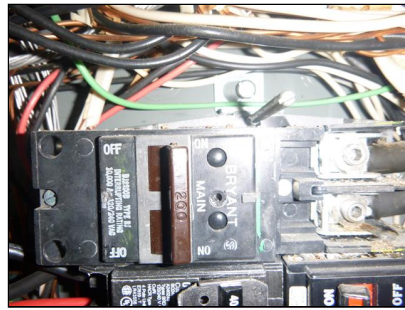
6.6 FYI: The main electrical panel is located in the basement laundry room closet.



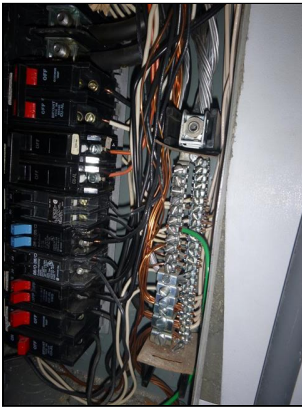
6.6 Item 1



6.6 Item 2



6.6 Item 3



6.6 Item 4



6.6 Item 5

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Forced Air	Energy Source: Gas	Number of Heat Systems (excluding wood): One
Heat System Brand: COMFORTMAKER	Ductwork: Non-insulated	Filter Type: Disposable
Filter Size: Adequate	Types of Fireplaces: Solid Fuel	Operable Fireplaces: One
Number of Woodstoves: None	Cooling Equipment Type: None	

		IN	NI	NP	IM	MO	RR
7.0	Heating Equipment	•					
7.1	Normal Operating Controls	•					
7.2	Automatic Safety Controls	•					
7.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•					
7.4	Presence of Installed Heat Source in Each Room	•					
7.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•					
7.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)					•	
7.7	Gas/LP Firelogs and Fireplaces			•			
7.8	Cooling and Air Handler Equipment			•			
7.9	Normal Operating Controls			•			
7.10	Presence of Installed Cooling Source in Each Room			•			

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IN NI NP IM MO RR

Comments:

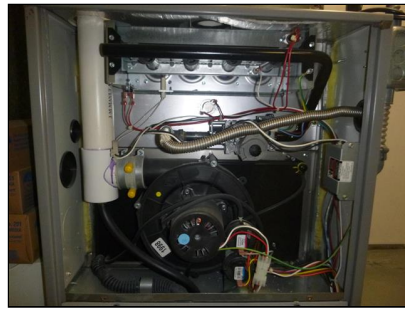
7.0 Maintenance: I recommend having the furnace serviced annually.



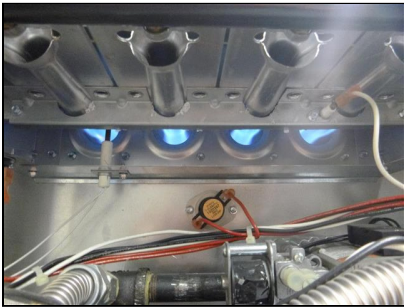
7.0 Item 1



7.0 Item 2



7.0 Item 3



7.0 Item 4

7.6 There is crumbling brick inside the fireplace firebox and excessive creosote build up in the throat and flue. I recommend having the fireplace with all of its related components serviced by a licensed professional.



7.6 Item 1



7.6 Item 2

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:	Ventilation:	Exhaust Fans:
Blown	Gable vents	Fan only
Batt	Ridge vents	
Fiberglass	Soffit Vents	
Rock wool	Thermostatically controlled fan	
R-19 or better		
Dryer Power Source:	Dryer Vent:	Floor System Insulation:
220 Electric	Metal	Not Visible

		IN	NI	NP	IM	MO	RR
8.0	Insulation in Attic	•					
8.1	Insulation Under Floor System	•					
8.2	Vapor Retarders (in Crawlspace or basement)	•					
8.3	Ventilation of Attic and Foundation Areas	•					
8.4	Venting Systems (Kitchens, Baths and Laundry)	•					
8.5	Ventilation Fans and Thermostatic Controls in Attic	•					

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INNI NPIM MO RR

Comments:

8.0 Limitation: There is wood placed over the ceiling joists. I could not inspect under this would.



8.0 Item 1

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactator; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:	Disposer Brand:	Exhaust/Range hood:
GENERAL ELECTRIC	SINKMASTER	GENERAL ELECTRIC
Range/Oven:	Built in Microwave:	
GENERAL ELECTRIC	GENERAL ELECTRIC	

		IN	NI	NP	IM	MO	RR
9.0	Dishwasher	•					
9.1	Ranges/Ovens/Cooktops	•					
9.2	Range Hood (s)	•					
9.3	Food Waste Disposer	•					
9.4	Microwave Cooking Equipment	•					

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INNI NPMO RR

Comments:

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.