



Inspection Report

John Customer

Property Address:
123 W. Main
Portland, OR 97200



Carson Inspection Service

Jay Hensleigh OCHI#1061
PO Box 69152
Portland, OR 97239
503-312-2105



Date: 1/1/2008

Time: 1:00 PM

Report ID: Sample

Property:

123 W. Main
Portland, OR 97200

Customer:

John Customer

Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Style of Home:

Bungalow

Age Of Home:

Over 25 Years

Home Faces:

West

Client Is Present:

Yes

Weather:

Clear

Temperature:

Over 65

Rain in last 3 days:

Yes

Home Occupied:

Tenant Occupied

1. Roofing

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR Inspection Items

1.0 ROOF COVERINGS

Roof Covering: 3-Tab fiberglass

Viewed roof covering from: Walked roof

Roof Layer: One Layer

Comments:

(1) Some exposed nailheads and staples were observed on the shingles (Picture 1) and roof vents. These nailheads may allow water to penetrate the roof surface. Recommend that all exposed nailheads and staples are sealed with a quality roof caulk.



1.0 Picture 1

(2) Excess moss growth was observed at the NE end of the ridge (Picture 2) . Moss can lead to premature aging of the roof surface. Recommend that this area of the roof is treated with commercially available roof moss treatment.



1.0 Picture 2

1.1 FLASHINGS

Comments:


The roof edge flashing (L-flash) was improperly installed above the roof surface and is pulling away from the roof at the front and rear of the home (Pics1&2) . This may allow water to contact the roof sheathing. Recommend a licensed roofer repair all improperly installed flashing and failing flashing.



1.1 Picture 1

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS
Sky Light(s): None
Chimney (exterior): Brick
Comments:

1.3 ROOF DRAINAGE SYSTEMS
Comments:

 The downspout at the NE corner of the home had come disconnected from the diverter (Picture 1) . This can place water at the foundation wall that can lead to water penetration in the basement. Recommend that the diverter is reattached to the downspout.



1.3 Picture 1


IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

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

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace


2.0 WALL CLADDING FLASHING AND TRIM
Siding Style: Lap
Siding Material: Metal
Comments:

 (1) Cracked and peeled paint and missing trim was observed on the post near the NW corner of the home

(Picture 1) . This may allow water to penetrate the wood. Recommend that this area is repaired and painted.





2.0 Picture 1

 (2) A gap was observed where a hose bib comes through the wall (Picture 2) . Water and insect pests may enter through this gap. Recommend that this gap is sealed with a quality caulk.




2.0 Picture 2

    2.1 DOORS (Exterior)





Exterior Entry Doors: Wood

Comments:

 An area of rot was observed in the door trim at the basement door (Picture 1) . Recommend that a licensed contractor repair or replace this rotted wood.



2.1 Picture 1

    2.2 WINDOWS

Comments:

🏠 (1) The kitchen window pane is cracked. Recommend that this pane is replaced for safety.

🏠 (2) The basement window trim were clad with metal. Some rot could be observed in the gaps of the metal. Rot was also observed inside these windows. Recommend that the basement windows are repaired or replaced.

☒ ☐ ☐ ☒ 2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Appurtenance: Covered porch, Sidewalk

Comments:

🏠 (1) The front and back stairs are irregular heights and the front steps are missing a hand rail. A fall or injury could occur if not corrected. A qualified contractor should install a handrail on the front stairs. Consider rebuilding the back stairs.

(2) The stair stringers on the front porch were notched to accommodate a joist hanger (Picture 1) . The stairs appear structurally sound, however the notches may reduce the strength of the stringers. Monitor the visible stringers for cracking. Monitor the stairs for sagging. Repair the stringers as necessary.



2.3 Picture 1

🏠 (3) Some cracked and rotted wood and cracked paint was observed on the front steps and porch (Picture 2) . These areas will continue to absorb water and deteriorate. Recommend a licensed contractor replace all areas of rotted wood and paint the stairs and porch as needed.



2.3 Picture 2

☒ ☐ ☐ ☒ 2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)


Driveway: Concrete

Comments:

🏠 (1) Vegetation was observed in contact with the home along the front, rear and sides of the home. Vegetation can cause abrasive damage to the home and may be a route for insect entry to the home. Recommend that all

IN NI NP RR Inspection Items

vegetation is trimmed 4-6" away from the home.

 (2) The ground was observed in contact with the siding and the basement window sills (Picture 1) at several locations around the home. This may allow water or insect pests to enter the home. Recommend that all soil is graded 4-6" below the siding and window trim.




2.4 Picture 1

(3) Many cracks were observed in the concrete driveway, but the differential settling was limited. This driveway is functional and no major trip hazards were observed.

2.5 EAVES, SOFFITS AND FASCIAS

Comments:

 A small section of soffit is missing near the peak at the front of the home (Picture 1) . Insect or animal pests may nest in the opening. Recommend that the area is repaired.



2.5 Picture 1

IN NI NP RR Inspection Items

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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

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR Inspection Items

3.0 CEILINGS

Ceiling Materials: Sheetrock, Lathe & Plaster

Window Material: Vinyl, Old Wood


IN NI NP RR Inspection Items


IN NI NP RR Inspection Items

Comments:



3.1 WALLS
Wall Material: Sheetrock, Lathe & Plaster
Comments:


3.2 FLOORS
Floor Covering(s): Carpet, Hardwood T&G, Fir T&G, (Tongue and Groove), Linoleum
Comments:
A sag was observed on the floor in the dining room near the window. This sag is related to the cantilevered joists under the window. This structural issue is addressed in section 5 of this report.

3.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS
Comments:
 Both sets of stairs (going upstairs and to the basement) had irregular riser heights and tread depths. The headroom at the door at the base of the stairs leading up is low. Neither set of stairs had a handrail. Rebuilding stairs to current codes can be expensive and architecturally challenging. Recommend living with the stairs as they are aware of the irregularities. A continuous handrail should be installed on both sets of stairs for safety. Consider a sign above the door with low headroom.

3.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS
Cabinetry: Wood, Veneer, Melamine
Countertop: Laminate, Composite
Comments:
 A loose hinge was observed on the upper right door on the upper cabinet to the right of the kitchen sink. Loose hinges may lead to additional damage to the cabinet. Recommend that the hinge is tightened.

3.5 WALL FIXTURES
Comments:
No closet rod was observed in the closet of the north (middle) bedroom. Install a closet rod for increased functionality.

3.6 DOORS (REPRESENTATIVE NUMBER)
Interior Doors: Hollow core
Comments:
 (1) The pocket door between the kitchen and dining room could not close completely. The latch on the pocket door between the kitchen and back porch/mud room was painted closed. Recommend that a handyperson adjust or repair these doors as needed for proper operation.
 (2) No doorstops were observed on the doors in the bedrooms, hall closet and bathroom. This can lead to wall damage and damage to the door knobs. Recommend that doorstops are installed at every door.

3.7 WINDOWS (REPRESENTATIVE NUMBER)
Window Types: Single-hung, Sliders
Window Manufacturer: UNKNOWN
Comments:
 Most of the older wood windows were painted shut. This can lead to excess moisture in rooms such as the kitchen and make emergency egress difficult. These windows are also single pane and have poor energy efficiency. Recommend that all old windows are replaced with new energy efficient windows, or the paint scraped so that the windows function properly.

IN NI NP RR Inspection Items

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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


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4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Signs of abnormal or harmful water penetration or condensation, cracks, excess debris.)

Foundation: Poured concrete


Method used to observe Crawlspace: No crawlspace

Comments:

 (1) Some wood rot was observed in the window sill of the basement windows (Picture 1). Wood rot can attract insect pests and may spread to adjacent wood structures. Recommend that a licensed contractor repair all rotted areas of the the basement windows.



4.0 Picture 1

 (2) Fungus growth and wood rot was observed in the basement below the basement stairs (Pic 2). This is indicative of excess moisture and contact with the concrete. Recommend a licensed contractor replace all rotted wood as needed.



4.0 Picture 2

4.1 WALLS (Structural)

Wall Structure: 2 X 4 Wood

Comments:

4.2 COLUMNS OR PIERS

Columns or Piers: Wood piers

Comments:

4.3 FLOORS (Structural)

Floor Structure: 2 X 8

Comments:

The cantilevered area of floor in the living room is sagging. This may be due to the short overlap of the floor joist and cantilevered overhang (less than 2 ft). A simple correction to this problem would be to support the overhang with exterior posts and beam construction under the overhang. Recommend a licensed contractor install this solution if desired.

4.4

IN NI NP RR Inspection Items

CEILING (structural)
Ceiling Structure: 2X8
Comments:

4.5 ROOF STRUCTURE AND ATTIC

Roof Structure: 2 X 4 Rafters
Roof-Type: Gable
Method used to observe attic: Walked
Attic info: Attic access, Light in attic
Comments:

- (1) The small attic space at the peak of the roof was not accessible for inspection.

- (2) The roof sheathing was not visible due to the insulation installed between the rafters.

IN NI NP RR Inspection Items

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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

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IN NI NP RR Inspection Items

5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Washer Drain Size: Utility Sink
Plumbing Waste: AGED, Cast iron, ABS, lead waste (old)
Comments:

- (1) An active leak was observed at the drain under the basement utility sink (Picture 1) . Recommend a licensed plumber inspect and repair this drain line as needed.



5.0 Picture 1

- (2) The main plumbing stack vent (Picture 2) and a small vent are capped. These vents must be open to the air to allow proper function of the plumbing waste lines. The main stack did not extend above the roof very far to properly vent sewer gases. Recommend a licensed plumber inspect and remove the caps and extend the main stack vent.

IN NI NP RR Inspection Items



5.0 Picture 2

5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES


Water Source: Public

Water Filters: None

Plumbing Water Supply (into home): Galvanized (old)

Plumbing Water Distribution (inside home): Galvanized

Comments:

 An active leak was observed in the plumbing near the NE corner of the basement (Picture 1) . Recommend a licensed plumber repair this leak.



5.1 Picture 1

5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS


Water Heater Power Source: Gas (quick recovery)

Water Heater Capacity: 50 Gallon (2-3 people)

Manufacturer: RHEEM


Model # : 41V50 SN: RHNG0598134380

Comments:

 Only one seismic strap was observed on the water heater. Strapping is critical in the event of an earthquake to reduce the chance for water damage and fire. Recommend a licensed handyman install a second (lower) seismic strap on the water heater.


5.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments:

 The main shut off is the valve located near the SW corner basement. The valve is missing a handle. Recommend a licensed plumber install a handle or knob at this location for quick operation.

5.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments:

 Old oil supply lines were observed in the basement near the south foundation wall(Picture 1) . This may indicate the existence of an underground oil storage tank. Recommend that a licensed tank specialist inspect the

IN NI NP RR Inspection Items

property for an underground tank. The tank and copper supply lines should be properly decommissioned and soil testing performed to ensure no contamination has occurred.



5.4 Picture 1

5.5 MAIN FUEL SHUT OFF (Describe Location)

Comments:

The main fuel shut off is located at the meter outside on the South side of home. A wrench or pliers will be needed to turn the gas off.

5.6 SUMP PUMP

Comments:

IN NI NP RR Inspection Items

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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

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IN NI NP RR Inspection Items

6.0 SERVICE ENTRANCE CONDUCTORS

Electrical Service Conductors: Overhead service

Panel Voltage: 240 Volt

Comments:

6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Panel capacity: 200 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: CUTLER HAMMER


Comments:

6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

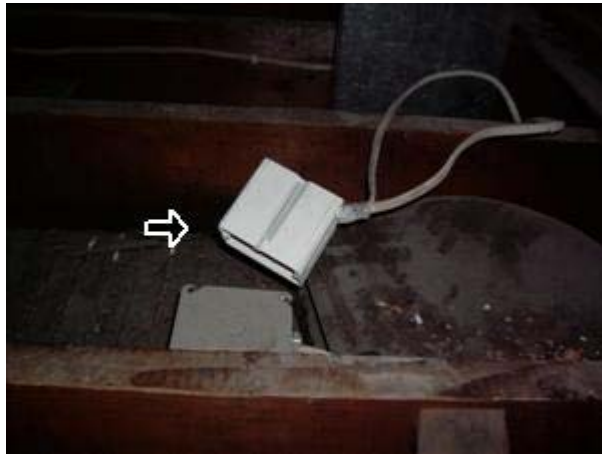
Branch wire 15 and 20 AMP: Copper

Wiring Methods: Romex, Knob and Tube

Comments:

 (1) A loose junction box without a cover was observed in the south attic space (Picture 1) . All junction boxes should be secured to the framing and should have a properly installed cover. Recommend that a licensed electrician secure and cover this box.

IN NI NP RR Inspection Items





6.2 Picture 1

(2) A "double tap" was observe on breaker # 5. These breakers are designed to receive only one wire each. Shorting may occur. The second wire is also 14-gauge and is too small for the 20-amp breaker. Recommend a licensed electrician install additional breaker of appropriate amperage to receive the second wire at this location.

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)

Comments:

 (1) The undercabinet light to the right of the kitchen sink was not working. Recommend that the bulb is replaced and the light tested. Further evaluation by a licensed electrician may be warranted.

 (2) Many outlets throughout the house were not grounded. Many were properly installed as "duplex" outlets (no third hole for the ground). Other outlets in the attic and basement (ceiling) were not grounded yet were 3-prong outlets. Grounding can be important for some electrical appliances. Much of the wiring in the attic space and basement appears new and grounding should be possible on those outlets. Recommend a licensed electrician inspect the outlets, the large junction box in the south attic space and the wiring in the basement. Install grounding on as many outlets as possible.

(3) An outlet on the east wall of the dining room was loose. This can lead to shorting of the electrical. Recommend a licensed electrician inspect and repair as needed.

6.4 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments:

 There were no GFCI outlets found in the kitchen. GFCI outlets are an important safety item that should be installed in kitchens, bathrooms, garages, and on exterior outlets. Recommend that a licensed electrician install duplex GFCI outlets throughout the home as needed.


6.5 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments:

The main panel box is located in the basement near the stairs.

6.6 SMOKE DETECTORS

Comments:

 Smoke detectors were not observed in the home. Without a working smoke detector in your home you have no first alert to a possible fire. Hardwired or battery operated smoke detectors with 10-year battery and hush feature should be installed one on each floor and one in each bedroom.

6.7 CARBON MONOXIDE DETECTORS

Comments:

7. Heating / Central Air Conditioning

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR

Inspection Items

7.0 HEATING EQUIPMENT

Heat Type: Forced Air


Energy Source: Gas

Number of Heat Systems (excluding wood): One

Heat System Brand: BRYANT

Model # : 330AAV0336V00 SN: 4697A05189

Comments:

 The inside of the furnace was dirty and does not appear to have been serviced recently. For efficient operation and to ensure the heat exchanger is intact, recommend a licensed HVAC contractor inspect, service and clean the furnace.

7.1 NORMAL OPERATING CONTROLS

Comments:

7.2 AUTOMATIC SAFETY CONTROLS

Comments:

7.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Ductwork: Insulated, Non-insulated, Possible asbestos tape

Filter Type: Disposable

Filter Size: (Two filters), 16x20

Comments:

(1) The white tape on the ductwork is possible asbestos tape (Picture 1) . Asbestos is a known carcinogen. Many expert recommend leaving the asbestos tape in place and encapsulating it under paint. For more information about asbestos, visit www.epa.gov/asbestos.



7.3 Picture 1

(2) A gap in the tape sealing a duct was observed near the south side of the basement (Picture 2) . This may reduce the efficiency of the heating system. Recommend installing new duct tape over the old tape (possible asbestos).

IN NI NP RR

Inspection Items



7.3 Picture 2


7.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM
Comments:

7.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)
Comments:

7.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)
Types of Fireplaces: None
Operable Fireplaces: None
Number of Woodstoves: None
Comments:

7.7 GAS/LP FIRELOGS AND FIREPLACES
Comments:

7.8 COOLING AND AIR HANDLER EQUIPMENT
Cooling Equipment Type: Air conditioner unit
Cooling Equipment Energy Source: Electricity
Central Air Manufacturer: HEIL
 Model # : HAC036AKA SN: L003612472
Number of AC Only Units: One
Comments:

 (1) Debris and bar dust was observed on the AC pad and in contact with the cooling fins of the AC unit (Picture 1) . This debris can reduce the efficiency and life of the AC system. Recommend that all debris is kept clear of the AC unit.



7.8 Picture 1

(2) Some deterioration of the cooling fins was observed on the AC unit (Picture 1) . This may be from pet urine. Recommend that the power is disconnected from the AC unit and the fins are carefully rinsed with cool

IN NI NP RR Inspection Items

water. An HVAC specialist should inspect the AC unit to ensure the damage is not causing leakage of coolant.

7.9 NORMAL OPERATING CONTROLS
Comments:

7.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM
Comments:

IN NI NP RR Inspection Items

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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

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN NI NP RR Inspection Items

8.0 INSULATION IN ATTIC
Attic Insulation: Batt, Below, R-19
Comments:

No insulation was observed on the end walls of the attic spaces. Recommend installation of fiberglass batts at these locations to complete the insulation of the living spaces.

8.1 INSULATION UNDER FLOOR SYSTEM
Floor System Insulation: NONE
Comments:

8.2 VAPOR BARRIER (ON GROUND IN CRAWLSPACE OR BASEMENT)
Comments:
The concrete slab floor and foundation walls in the basement were the vapor barrier.

8.3 VENTILATION OF ATTIC AND FOUNDATION AREAS
Ventilation: Roof vents, Gable vents, Soffit Vents
Comments:
The ventilation of the attic space may be inadequate. The roof and soffit vents were placed to vent an open attic space. The attic space is now converted to a living space. Insulation is in the rafters and in contact with the roof sheathing. The gable vent on the east side of the home was covered and small slits that appear inadequate have been cut in the siding (Picture 1) . Recommend monitoring the attic spaces and the finished ceiling in the upstairs room for evidence of moisture issues (staining, mold, mildew). Contact a ventilation specialists if problems are observed.



8.3 Picture 1

8.4

IN NI NP RR Inspection Items



VENTING SYSTEMS (Kitchens, baths and laundry)

Exhaust Fans: Fan only

Dryer Power Source: 220 Electric, Gas Connection, Both (your choice)

Dryer Vent: Flexible Vinyl

Comments:

(1) The kitchen hood fan vents into the south attic space (Picture 1). This can lead to excessive moisture in the attic. Recommend a licensed contractor extend this duct through the roof surface.



8.4 Picture 1

(2) The ventilation exhaust for the bathroom fan did not have a grate or flapper installed (Picture 2) . Bird or insect pests may enter the home at these vents. Recommend installation of a grate or flapper to keep pests out.



8.4 Picture 2



8.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments:

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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

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9.0 DISHWASHER

Dishwasher Brand: KENMORE

IN NI NP RR

Inspection Items

Model # : 665.17519202 SN:FP2802980

Comments:

9.1 RANGES/OVENS/COOKTOPS

Range/Oven: GENERAL ELECTRIC

Model # : JGSP20BEP1BG SN: ME248467Q

Comments:

9.2 RANGE HOOD

Exhaust/Range hood: BROAN

Model # : 76,000 D

Comments:

9.3 TRASH COMPACTOR

Trash Compactors: NONE

Comments:

9.4 FOOD WASTE DISPOSER

Disposer Brand: IN SINK ERATOR

Model # : Badger 5PLUS5 SN: VM74934015

Comments:

9.5 MICROWAVE COOKING EQUIPMENT

Built in Microwave: NONE

Comments:

IN NI NP RR

Inspection Items

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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.

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General Summary



Carson Inspection Service

PO Box 69152
Portland, OR 97239
503-312-2105

Customer
John Customer



Property Address
123 W. Main
Portland, OR 97200

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


1.0 ROOF COVERINGS

Inspected, Repair or Replace

-  (1) Some exposed nailheads and staples were observed on the shingles (Picture 1) and roof vents. These nailheads may allow water to penetrate the roof surface. Recommend that all exposed nailheads and staples are sealed with a quality roof caulk.
-  (2) Excess moss growth was observed at the NE end of the ridge (Picture 2) . Moss can lead to premature aging of the roof surface. Recommend that this area of the roof is treated with commercially available roof moss treatment.


1.1 FLASHINGS

Inspected, Repair or Replace

-  The roof edge flashing (L-flash) was improperly installed above the roof surface and is pulling away from the roof at the front and rear of the home (Pics1&2) . This may allow water to contact the roof sheathing. Recommend a licensed roofer repair all improperly installed flashing and failing flashing.

1.3 ROOF DRAINAGE SYSTEMS



Inspected, Repair or Replace

-  The downspout at the NE corner of the home had come disconnected from the diverter (Picture 1) . This can place water at the foundation wall that can lead to water penetration in the basement. Recommend that the diverter is reattached to the downspout.

2. Exterior


2.0 WALL CLADDING FLASHING AND TRIM

Inspected

-  (1) Cracked and peeled paint and missing trim was observed on the post near the NW corner of the home (Picture 1) . This may allow water to penetrate the wood. Recommend that this area is repaired and painted.
-  (2) A gap was observed where a hose bib comes through the wall (Picture 2) . Water and insect pests may enter through this gap. Recommend that this gap is sealed with a quality caulk.



2.1 DOORS (Exterior)

Inspected, Repair or Replace

-  An area of rot was observed in the door trim at the basement door (Picture 1) . Recommend that a licensed contractor repair or replace this rotted wood.



2.2 WINDOWS

Inspected, Repair or Replace

-  (1) The kitchen window pane is cracked. Recommend that this pane is replaced for safety.
-  (2) The basement window trim were clad with metal. Some rot could be observed in the gaps of the metal. Rot was also observed inside these windows. Recommend that the basement windows are repaired or replaced.



2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Inspected, Repair or Replace

-  (1) The front and back stairs are irregular heights and the front steps are missing a hand rail. A fall or injury could occur if not corrected. A qualified contractor should install a handrail on the front stairs. Consider rebuilding the back stairs.
-  (3) Some cracked and rotted wood and cracked paint was observed on the front steps and porch (Picture 2) . These areas will continue to absorb water and deteriorate. Recommend a licensed contractor replace all areas of rotted wood and paint the stairs and porch as needed.


2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

-  (1) Vegetation was observed in contact with the home along the front, rear and sides of the home. Vegetation can cause abrasive damage to the home and may be a route for insect entry to the home. Recommend that all vegetation is trimmed 4-6" away from the home.
-  (2) The ground was observed in contact with the siding and the basement window sills (Picture 1) at several locations around the home. This may allow water or insect pests to enter the home. Recommend that all soil is graded 4-6" below the siding and window trim.

2.5 EAVES, SOFFITS AND FASCIAS


Inspected, Repair or Replace

-  A small section of soffit is missing near the peak at the front of the home (Picture 1) . Insect or animal pests may nest in the opening. Recommend that the area is repaired.

3. Interiors


3.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Inspected, Repair or Replace

-  Both sets of stairs (going upstairs and to the basement) had irregular riser heights and tread depths. The headroom at the door at the base of the stairs leading up is low. Neither set of stairs had a handrail. Rebuilding stairs to current codes can be expensive and architecturally challenging. Recommend living with the stairs as they are aware of the irregularities. A continuous handrail should be installed on both sets of stairs for safety. Consider a sign above the door with low headroom.



3.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected, Repair or Replace

-  A loose hinge was observed on the upper right door on the upper cabinet to the right of the kitchen sink. Loose hinges may lead to additional damage to the cabinet. Recommend that the hinge is tightened.


3.6 DOORS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

-  (1) The pocket door between the kitchen and dining room could not close completely. The latch on the pocket door between the kitchen and back porch/mud room was painted closed. Recommend that a handyperson adjust or repair these doors as needed for proper operation.
-  (2) No doorstops were observed on the doors in the bedrooms, hall closet and bathroom. This can lead to wall damage and damage to the door knobs. Recommend that doorstops are installed at every door.

3.7 WINDOWS (REPRESENTATIVE NUMBER)



Inspected, Repair or Replace

-  Most of the older wood windows were painted shut. This can lead to excess moisture in rooms such as the kitchen and make emergency egress difficult. These windows are also single pane and have poor energy efficiency. Recommend that all old windows are replaced with new energy efficient windows, or the paint scraped so that the windows function properly.

4. Structural Components

4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Signs of abnormal or harmful water penetration or condensation, cracks, excess debris.)



Inspected, Repair or Replace

-  (1) Some wood rot was observed in the window sill of the basement windows (Picture 1) . Wood rot can attract insect pests and may spread to adjacent wood structures. Recommend that a licensed contractor repair all rotted areas of the the basement windows.
-  (2) Fungus growth and wood rot was observed in the basement below the basement stairs (Pic 2) . This is indicative of excess moisture and contact with the concrete. Recommend a licensed contractor replace all rotted wood as needed.

5. Plumbing System


5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected, Repair or Replace

-  (1) An active leak was observed at the drain under the basement utility sink (Picture 1) . Recommend a licensed plumber inspect and repair this drain line as needed.
-  (2) The main plumbing stack vent (Picture 2) and a small vent are capped. These vents must be open to the air to allow proper function of the plumbing waste lines. The main stack did not extend above the roof very far to properly vent sewer gases. Recommend a licensed plumber inspect and remove the caps and extend the main stack vent.


5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace

-  An active leak was observed in the plumbing near the NE corner of the basement (Picture 1) . Recommend a licensed plumber repair this leak.


5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected, Repair or Replace

-  Only one seismic strap was observed on the water heater. Strapping is critical in the event of an earthquake to reduce the chance for water damage and fire. Recommend a licensed handyperson install a second (lower) seismic strap on the water heater.


5.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Inspected, Repair or Replace

-  The main shut off is the valve located near the SW corner basement. The valve is missing a handle. Recommend a licensed plumber install a handle or knob at this location for quick operation.

5.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)


Inspected, Repair or Replace

-  Old oil supply lines were observed in the basement near the south foundation wall(Picture 1) . This may indicate the existence of an underground oil storage tank. Recommend that a licensed tank specialist inspect the property for an underground tank. The tank and copper supply lines should be properly decommissioned and soil testing performed to ensure no contamination has occurred.

6. Electrical System



6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected, Repair or Replace

-  (1) A loose junction box without a cover was observed in the south attic space (Picture 1) . All junction boxes should be secured to the framing and should have a properly installed cover. Recommend that a licensed electrician secure and cover this box.

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)

Inspected, Repair or Replace

-  (1) The undercabinet light to the right of the kitchen sink was not working. Recommend that the bulb is replaced and the light tested. Further evaluation by a licensed electrician may be warranted.
-  (2) Many outlets throughout the house were not grounded. Many were properly installed as "duplex" outlets (no third hole for the ground). Other outlets in the attic and basement (ceiling) were not grounded yet were 3-prong outlets. Grounding can be important for some electrical appliances. Much of the wiring in the attic space and basement appears new and grounding should be possible on those outlets. Recommend a licensed electrician inspect the outlets, the large junction box in the south

attic space and the wiring in the basement. Install grounding on as many outlets as possible.


6.4 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected, Repair or Replace

-  There were no GFCI outlets found in the kitchen. GFCI outlets are an important safety item that should be installed in kitchens, bathrooms, garages, and on exterior outlets. Recommend that a licensed electrician install duplex GFCI outlets throughout the home as needed.

6.6 SMOKE DETECTORS


Not Present, Repair or Replace

-  Smoke detectors were not observed in the home. Without a working smoke detector in your home you have no first alert to a possible fire. Hardwired or battery operated smoke detectors with 10-year battery and hush feature should be installed one on each floor and one in each bedroom.

7. Heating / Central Air Conditioning


7.0 HEATING EQUIPMENT

Inspected, Repair or Replace

-  The inside of the furnace was dirty and does not appear to have been serviced recently. For efficient operation and to ensure the heat exchanger is intact, recommend a licensed HVAC contractor inspect, service and clean the furnace.

7.8 COOLING AND AIR HANDLER EQUIPMENT


Inspected, Repair or Replace

-  (1) Debris and bar dust was observed on the AC pad and in contact with the cooling fins of the AC unit (Picture 1) . This debris can reduce the efficiency and life of the AC system. Recommend that all debris is kept clear of the AC unit.

8. Insulation and Ventilation


8.0 INSULATION IN ATTIC

Inspected, Not Present, Repair or Replace

-  No insulation was observed on the end walls of the attic spaces. Recommend installation of fiberglass batts at these locations to complete the insulation of the living spaces.

8.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Inspected, Repair or Replace

-  (1) The kitchen hood fan vents into the south attic space (Picture 1) . This can lead to excessive moisture in the attic. Recommend a licensed contractor extend this duct through the roof surface.

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.

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