



Inspection Report

John and Jane Doe

Property Address:
123 Cherry Lane
Anytown OR 99999



North face (front of home)



South face (fronts alley)

HouseGeek

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Date: 4/8/2010	Time:	Report ID:
Property: 123 Cherry Lane Anytown OR 99999	Customer: John and Jane Doe	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.

In Attendance:
Customer, Customer (sellers), repair contractor

Type of building:
Single Family (1 story)

Approximate age of building:
50 years (1960)

Temperature:
50-55

Weather:
Cloudy

Ground/Soil surface condition:
Damp from recent rain

Rain in last 3 days:
Yes

Radon Test:
No

Water Test:
No

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.

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

IN NI NP RR **Items**

1.0 ROOF COVERINGS

Roof Covering: 3-Tab fiberglass, Architectural

Viewed roof covering from: Walked roof

Comments:

(1) The roof covering has some moss growth, especially at the east side. This is for your information.



1.0 Picture 1



1.0 Picture 2

IN NI NP RR **Items**

IN NI NP RR Items



1.0 Picture 3

(2) The tree limbs that are in contact with roof at NE corner should be trimmed.

☒ ☐ ☐ ☒ 1.1 FLASHINGS

Comments:

The chimney is not flashed properly; the chimney is 48" wide and lacks a cricket. The flashing on the upper side of the chimney should be monitored annually and a cricket installed when the existing flashing is no longer adequate.

The caulking around chimney flashing is deteriorated and needs repair.



1.1 Picture 1

☒ ☐ ☐ ☐ 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Sky Light(s): None

Chimney (exterior): Brick

Comments:

Chimney with 3 flues: 2 fireplaces and 1 for furnace snorkel and vent.

IN NI NP RR Items

IN NI NP RR **Items**



1.2 Picture 1

1.3 ROOF DRAINAGE SYSTEMS

Comments:

Gutter clogged on east side in front and back; cleaning recommended.



1.3 Picture 1



1.3 Picture 2

IN NI NP RR **Items**

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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.

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IN NI NP RR **Items**

2.0 WALL CLADDING FLASHING AND TRIM

Siding Style: Lap

Siding Material: Vinyl

Comments:

Vinyl trim at base of west window tilted to interior; resecure at proper angle if possible.



2.0 Picture 1

2.1 DOORS (Exterior)

Exterior Entry Doors: Wood

Comments:

(1) Base of east-side garage door trim rotting; remove damp material and repair/reseal. Basement exterior door has keyed deadbolt on inside; replace with thumb turn.



IN NI NP RR **Items**

2.1 Picture 1



2.1 Picture 2

(2) Back upper exterior door jams carpet when closing; resecure carpet.

☒ □ □ □ **2.2 WINDOWS**

Comments:

Some superficial water damage to interior of west-side basement windows.
Paint peeling on small portion of window putty on west-side basement window.



2.2 Picture 1

IN NI NP RR Items



2.2 Picture 2

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

Appurtenance: Deck with steps, Balcony, Sidewalk

Comments:

(1) Base of front overhang support post rotting; repair.



2.3 Picture 1



2.3 Picture 2

IN NI NP RR Items

IN NI NP RR Items



2.3 Picture 3



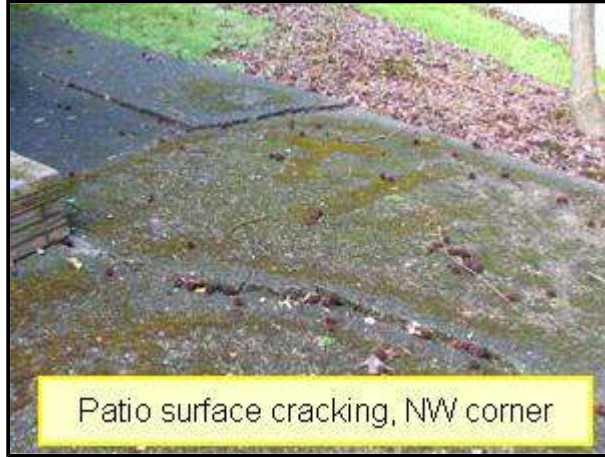
2.3 Picture 4



2.3 Picture 5

IN NI NP RR Items

IN NI NP RR Items



2.3 Picture 6



2.3 Picture 7

- (2) West-side exterior steps have top step riser considerably more than others; tripping hazard.
- (3) Lower exterior stairs run lacks proper-width handrail; proper handrail should be installed.

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:

Tree branches at NE corner of house should be trimmed back -- touch house and put pressure on electrical service cables.

IN NI NP RR Items

IN NI NP RR **Items**



2.4 Picture 1

2.5 EAVES, SOFFITS AND FASCIAS
Comments:

2.6 OTHER
Comments:
 Back doorbell functions, but button is broken.



2.6 Picture 1

IN NI NP RR **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. Garage

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IN NI NP RR Items

3.0 GARAGE CEILINGS
Comments:

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)
Comments:

3.2 GARAGE FLOOR
Comments:

3.3 GARAGE DOOR (S)
Garage Door Type: One manual, One automatic
Garage Door Material: Wood
Comments:

3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME
Comments:

3.5 GARAGE DOOR OPERATOR
Auto-opener Manufacturer: UNKNOWN
Comments:
One door operator, for east-side garage door -- extension cord should be replaced with permanent wiring by licensed electrician.



3.5 Picture 1


IN NI NP RR Items

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4. 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.

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

IN	NI	NP	RR	Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.0 CEILINGS Ceiling Materials: Drywall Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1 WALLS Wall Material: Drywall Comments: Gap in sheetrock on south side of basement closet
				
4.1 Picture 1				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2 FLOORS Floor Covering(s): Carpet, Hardwood T&G, Self adhesive tile, Vinyl Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS Cabinetry: Wood Countertop: Laminate Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.5 DOORS (REPRESENTATIVE NUMBER) Interior Doors: Hollow core, Wood Comments: (1) Basement bathroom door runs into sink cabinet. Sink could be replaced with one less deep so door can open fully.

IN NI NP RR Items

IN NI NP RR Items



4.5 Picture 1



4.5 Picture 2

(2) Upper floor bathroom door and several closet doors don't latch -- should be easy repair.

4.6 WINDOWS (REPRESENTATIVE NUMBER)

Window Types: Double-hung, Single pane

Window Manufacturer: UNKNOWN

Comments:

Bedroom emergency egress windows open to 16" high; current code 22".

West-side basement windows show superficial water damage on interior, possibly from condensation.

South bedroom east window: reattach base of track.

IN NI NP RR Items

IN NI NP RR **Items**



4.6 Picture 1



4.6 Picture 2



4.6 Picture 3

IN NI NP RR **Items**

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

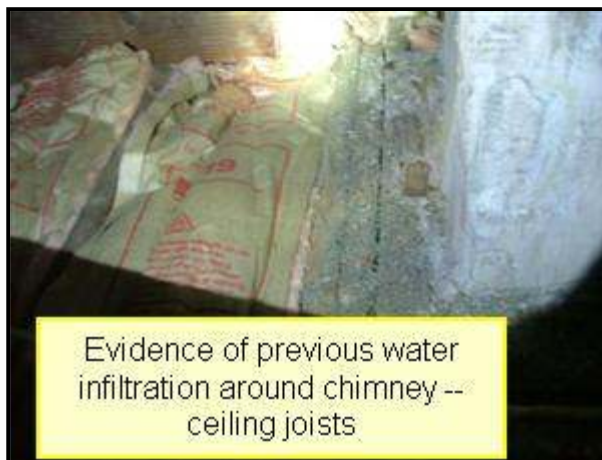
The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. 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.

5. 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.

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

IN	NI	NP	RR	Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.) Foundation: Poured concrete Method used to observe Crawlspace: No crawlspace Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.1 WALLS (Structural) Wall Structure: 2 X 4 Wood Comments:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5.2 COLUMNS OR PIERS (interior) Columns or Piers: Wood posts (on exterior only) Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.3 FLOORS (Structural) Floor Structure: Wood joists Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.4 CEILINGS (structural) Ceiling Structure: 2X6 Comments:



5.4 Picture 1

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.5 ROOF STRUCTURE AND ATTIC Roof Structure: 2 X 4 Rafters Roof-Type: Gable Method used to observe attic: Walked Attic info: Attic hatch
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IN NI NP RR Items

IN NI NP RR **Items**

Comments:

Signs of prior water infiltration on roof rafters around chimney in attic. Roof sheathing is newer, so this problem was probably addressed.



5.5 Picture 1



5.5 Picture 2

IN NI NP RR **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.

6. 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.

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IN NI NP RR **Items**

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Washer Drain Size: 1 1/2" Diameter (undersized)

Plumbing Waste: Cast iron

Water Heater Location: Garage

Extra Info : On stand; direct vent

Comments:

(1) Drain pipe rusting under old concrete laundry sink; monitor. Attached 1-1/2" washer standpipe doesn't meet current code; should be redone if sink replaced or drain repaired.



6.0 Picture 1



6.0 Picture 2

IN NI NP RR **Items**

IN NI NP RR Items



6.0 Picture 3

(2) Main bathroom sink drain has inappropriate drain material; should be replaced with smooth-walled drain fittings.

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES (water pressure 75 psi)

Water Source: Public

Water Filters: None

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

Plumbing Water Distribution (inside home): Galvanized, Copper

Comments:



6.1 Picture 1

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

Water Heater Power Source: Gas (quick recovery)

Water Heater Capacity: 65 Gallon

Manufacturer: UNKNOWN

Comments:

6.3 MAIN WATER SHUT-OFF DEVICE (Garage south wall)

Comments:

It appears water service from street has been replaced at some point with copper.

IN NI NP RR Items

IN NI NP RR **Items**



6.3 Picture 1

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

Comments:

6.5 MAIN FUEL SHUT OFF (at meter in NE corner of garage)

Comments:

6.6 SUMP PUMP

Comments:

IN NI NP RR **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.

7. 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.

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

IN NI NP RR Items

IN	NI	NP	RR	Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.0 SERVICE ENTRANCE CONDUCTORS Electrical Service Conductors: Overhead service Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS Panel capacity: 200 AMP Panel Type: Circuit breakers Extra Info : Should be grounded better; consult electrician. Electric Panel Manufacturer: SIEMENS Comments: New electrical panel unpermitted, uninspected. Electrical contractor should remedy situation and ensure proper grounding (current grounding only to supply gas pipe).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE Branch wire 15 and 20 AMP: Copper Extra Info : Some 2-wire outlets, some 3-wire. Wiring Methods: Romex, Conduit, NM-sheathed Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7.3 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) Extension cord used as permanent wiring at the automatic door opener in the garage. Extension cords are not considered safe to use as permanent wiring. A qualified licensed electrical contractor should remedy. (2) Exterior light outside front door doesn't work; could be burnt-out light bulb.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE Comments: (1) Kitchen counter outlets have been recently replaced. Should have been replaced with GFCI outlets.

IN NI NP RR Items

IN NI NP RR Items



7.4 Picture 1



7.4 Picture 2

(2) Back exterior outlet is ungrounded. GFCI outlet should be installed.

7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)
Comments:

7.6 LOCATION OF MAIN AND DISTRIBUTION PANELS
Comments:
In garage.

IN NI NP RR Items

IN NI NP RR Items



7.6 Picture 1

7.7 SMOKE DETECTORS (missing in individual bedrooms)

Comments:

Present in basement and upper floor hallway. One should also be installed in each upper-floor bedroom.

7.8 CARBON MONOXIDE DETECTORS

Comments:

7.9 JUNCTION BOXES

Comments:

Open junction box in garage; cover (lying on floor) should be reattached.



7.9 Picture 1

IN NI NP RR Items

IN NI NP RR **Items**



7.9 Picture 2

IN NI NP RR **Items**

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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.

8. 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.

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IN	NI	NP	RR	Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.0 HEATING EQUIPMENT Heat Type: Forced Air Extra Info : Carrier 2000 Energy Source: Natural gas Number of Heat Systems (excluding wood): One Heat System Brand: CARRIER Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.1 NORMAL OPERATING CONTROLS Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.2 AUTOMATIC SAFETY CONTROLS Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors) Ductwork: Partially insulated Filter Type: Cartridge Filter Size: Adequate Comments: Heat duct in garage: recommend making sure joints are sealed properly before repairing insulation.



8.3 Picture 1

IN	NI	NP	RR	Items
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IN NI NP RR Items



8.3 Picture 2

8.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM
Comments:

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

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

8.7 GAS/LP FIRELOGS AND FIREPLACES
Comments:

8.8 COOLING AND AIR HANDLER EQUIPMENT
Cooling Equipment Type: Air conditioner unit
Cooling Equipment Energy Source: Electricity
Central Air Manufacturer: UNKNOWN
Number of AC Only Units: One
Comments:
 Air conditioning unit on east side.



8.8 Picture 1

IN NI NP RR Items

IN NI NP RR Items

 8.9 NORMAL OPERATING CONTROLS
Comments:

 8.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM
Comments:

IN NI NP RR 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.

9. 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.

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

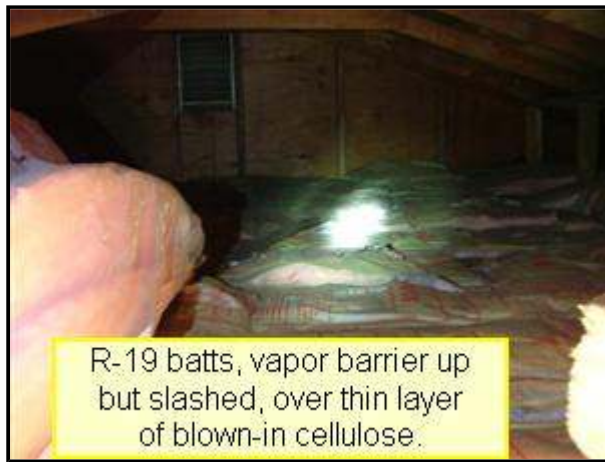
IN NI NP RR **Items**

9.0 INSULATION IN ATTIC

Attic Insulation: Blown, Batt, Fiberglass, Cellulose, R-19 or better

Comments:

R-19 fiberglass batts with vapor barrier on top slit open to allow vapor to escape, over thin layer of blown-in cellulose. Ideally, intact R-19 would have been installed with vapor barrier toward heated space, but at least there's more insulation than originally.



9.0 Picture 1



9.0 Picture 2

9.1 INSULATION UNDER FLOOR SYSTEM

Floor System Insulation: NONE

Comments:

9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments:

IN NI NP RR **Items**

IN NI NP RR **Items**
**9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS**

Ventilation: Gable vents, Ridge vents, Soffit Vents, Thermostatically controlled fan
 Extra Info : Gable vent fan on west plugs into attic outlet.

Comments:

Ventilation in attic seems adequate. No foundation areas to vent (basement slab).

**9.4 VENTING SYSTEMS (Kitchens, baths and laundry)**

Exhaust Fans: Fan only, Fan with light
 Extra Info : No fan in basement half-bath.

Dryer Power Source: 220 Electric

Dryer Vent: Flexible mylar

Extra Info : Overly convoluted

Comments:

Dryer duct overly convoluted.



9.4 Picture 1

**9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)****Comments:**

Attic fan on west; plugs into outlet in attic.

IN NI NP RR **Items**

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

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.

10. 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 compactor; 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.

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

IN	NI	NP	RR	Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.0 DISHWASHER Dishwasher Brand: Unknown Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.1 RANGES/OVENS/COOKTOPS Range/Oven: UNKNOWN Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.2 RANGE HOOD Exhaust/Range hood: UNKNOWN BRAND Comments: No electrical, mechanical permits taken out when this was recently installed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10.3 TRASH COMPACTOR Trash Compactors: NONE Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.4 FOOD WASTE DISPOSER Disposer Brand: UNKNOWN Comments:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.5 MICROWAVE COOKING EQUIPMENT Built in Microwave: Unknown brand Comments: Electrical permit not taken out when this was recently installed.

IN NI NP RR Items

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

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



HouseGeek

**1137 NE Beech St.
Portland, OR 97212
503-752-9494
jeff@housegeek.biz**

Customer
John and Jane Doe

Address
123 Cherry Lane
Anytown OR 99999

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

1.1 FLASHINGS

Inspected, Repair or Replace

The chimney is not flashed properly; the chimney is 48" wide and lacks a cricket. The flashing on the upper side of the chimney should be monitored annually and a cricket installed when the existing flashing is no longer adequate.

The caulking around chimney flashing is deteriorated and needs repair.

1. Roofing



1.1 Picture 1

1.3 ROOF DRAINAGE SYSTEMS

Inspected, Repair or Replace

Gutter clogged on east side in front and back; cleaning recommended.



1.3 Picture 1



1.3 Picture 2

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

Vinyl trim at base of west window tilted to interior; resecure at proper angle if possible.

2. Exterior



2.0 Picture 1

2.1 DOORS (Exterior)

Inspected, Repair or Replace

(1) Base of east-side garage door trim rotting; remove damp material and repair/reseal. Basement exterior door has keyed deadbolt on inside; replace with thumb turn.



2.1 Picture 1



2.1 Picture 2

(2) Back upper exterior door jams carpet when closing; resecure carpet.

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

Inspected, Repair or Replace

(1) Base of front overhang support post rotting; repair.

2. Exterior



2.3 Picture 1



2.3 Picture 2



2.3 Picture 3



2.3 Picture 4



2.3 Picture 5



2.3 Picture 6

2. Exterior



2.3 Picture 7

(2) West-side exterior steps have top step riser considerably more than others; tripping hazard.

(3) Lower exterior stairs run lacks proper-width handrail; proper handrail should be installed.

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

Tree branches at NE corner of house should be trimmed back -- touch house and put pressure on electrical service cables.



2.4 Picture 1

4. Interiors

4.5 DOORS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

(1) Basement bathroom door runs into sink cabinet. Sink could be replaced with one less deep so door can open fully.

4. Interiors



Basement bath door: replace sink with one less deep so door can swing freely?

4.5 Picture 1



Hall, bathroom doors don't latch; repair.

4.5 Picture 2

(2) Upper floor bathroom door and several closet doors don't latch -- should be easy repair.

6. Plumbing System

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected, Repair or Replace

(1) Drain pipe rusting under old concrete laundry sink; monitor. Attached 1-1/2" washer standpipe doesn't meet current code; should be redone if sink replaced or drain repaired.



Master bath being remodeled; toilet, sink not installed.

6.0 Picture 1



Old laundry sink drain rusted from water leakage; good to replace soon.

6.0 Picture 2

6. Plumbing System



6.0 Picture 3

(2) Main bathroom sink drain has inappropriate drain material; should be replaced with smooth-walled drain fittings.

7. Electrical System

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

Inspected, Repair or Replace

New electrical panel unpermitted, uninspected. Electrical contractor should remedy situation and ensure proper grounding (current grounding only to supply gas pipe).

7.3 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) Extension cord used as permanent wiring at the automatic door opener in the garage. Extension cords are not considered safe to use as permanent wiring. A qualified licensed electrical contractor should remedy.

(2) Exterior light outside front door doesn't work; could be burnt-out light bulb.

7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected, Repair or Replace

(1) Kitchen counter outlets have been recently replaced. Should have been replaced with GFCI outlets.

7. Electrical System



7.4 Picture 1



7.4 Picture 2

(2) Back exterior outlet is ungrounded. GFCI outlet should be installed.

7.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Inspected, Repair or Replace

In garage.



7.6 Picture 1

7.9 JUNCTION BOXES

Inspected, Repair or Replace

Open junction box in garage; cover (lying on floor) should be reattached.

7. Electrical System



7.9 Picture 1



7.9 Picture 2

8. Heating / Central Air Conditioning

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

Inspected, Repair or Replace

Heat duct in garage: recommend making sure joints are sealed properly before repairing insulation.



8.3 Picture 1



8.3 Picture 2

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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INVOICE

HouseGeek
 1137 NE Beech St.
 Portland, OR 97212
 503-752-9494
 jeff@housegeek.biz
 Inspected By: Jeff Strang

Inspection Date: 4/8/2010
Report ID:

Customer Info:	Inspection Property:
John and Jane Doe 123 Cherry Lane Anytown OR 99999 Customer's Real Estate Professional:	123 Cherry Lane Anytown OR 99999

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:
Payment Status:
Note:

Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the company web site.