



Inspection Report

John and Jane Doe

Property Address:
123 Cherry Lane
Anytown OR 97999



Front of house



Back and north sides

HouseGeek

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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.



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Agreement

Date: 3/28/2019	Time: 03:00 PM	Report ID:
Property: 123 Cherry Lane Anytown OR 97999	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 and their agent

Type of building:
Manufactured home

Approximate age of building:
Over 10 Years

Temperature:
Below 65 (F) = 18 (C)

Weather:
Clear

Ground/Soil surface condition:
Dry

Rain in last 3 days:
No

Radon Test:
Yes

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	NI	NP	RR	Styles & Materials
1.0	ROOF COVERINGS	X				Roof Covering: Architectural
1.1	FLASHINGS	X			X	Viewed roof covering from: Walked roof
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X				Sky Light(s): None
1.3	ROOF DRAINAGE SYSTEMS	X				Chimney (exterior): Metal Flue Pipe
		IN	NI	NP	RR	

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Comments:

1.1 Flashing into gutters appears to be pulling away from house in a few places. Recommend this be further investigated to make sure storm water is properly directed into gutters and away from house.



1.1 Picture 1 Roof flashing in back



1.1 Picture 2 Roof flashing in back

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.

	IN	NI	NP	RR	Styles & Materials
2.0 WALL CLADDING FLASHING AND TRIM	X			X	Siding Style: T-111
2.1 DOORS (Exterior)	X			X	Siding Material: Wood
2.2 WINDOWS	X				Exterior Entry Doors: Steel
2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	X				Appurtenance: Covered stoop (back)
2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X			X	Driveway: Concrete
2.5 EAVES, SOFFITS AND FASCIAS	X				
2.6 OTHER	X			X	

IN NI NP RR

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Comments:

2.0 Paint peeling, sealant failing at top of some trim boards. It's important to keep siding areas maintained, especially where they're in heavy contact with rain, such as trim boards.



2.0 Picture 1 Exterior trim board



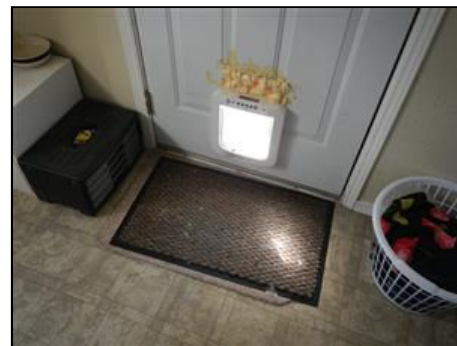
2.0 Picture 2 Paint peeling at top of trim board

2.1 Back door deadbolt doesn't line up with hole in jamb, so cannot operate.

Back door has been cut for pet door and foam insulation.



2.1 Picture 1 Deadbolt too high for strike plate in back door



2.1 Picture 2 Pet door, spray foam in back door

2.2 Note for security: small windows are loose in tracks; can be opened easily from outside if screens are cut.



2.2 Picture 1 Laundry area window loose in track

2.4 Land is flat around home. Ideally, it would fall at least 6 inches within 10 feet away from home. It appears ground moisture is entering crawl space, causing moisture damage.



2.4 Picture 1 Ground flat around home



2.4 Picture 2 Ground flat around home

2.6 Dryer duct outlet louvers don't shut all the way, allowing some extra heat to be lost from the house. There appear to be two dryer ducts, with the one on the south plugged by insulation materials. South-side dryer duct could be closed off completely to reduce heat loss.



2.6 Picture 1 Dryer duct outlets

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

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	NI	NP	RR	Styles & Materials
4.0	CEILINGS	X				Ceiling Materials: Gypsum Board
4.1	WALLS	X				Wall Material: Gypsum Board
4.2	FLOORS	X				Floor Covering(s): Vinyl Laminate
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS			X		Interior Doors: Hollow core
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X				Window Types: Thermal/Insulated
4.5	DOORS (REPRESENTATIVE NUMBER)	X				Cabinetry: Laminate
4.6	WINDOWS (REPRESENTATIVE NUMBER)	X				Countertop: Laminate
		IN	NI	NP	RR	

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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.

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	NI	NP	RR	Styles & Materials
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.)	X			X	Foundation: Masonry block Poured concrete Masonry block columns Method used to observe Crawl space: Crawled Floor Structure: Not visible Wall Structure: Not visible Columns or Piers: Masonry block Ceiling Structure: Not visible Roof Structure: Not visible Roof-Type: Gable Method used to observe attic: No attic (cathedral ceilings) Attic info: No attic
5.1	WALLS (Structural)	X				
5.2	COLUMNS OR PIERS	X				
5.3	FLOORS (Structural)	X				
5.4	CEILINGS (structural)	X				
5.5	ROOF STRUCTURE AND ATTIC		X			
		IN	NI	NP	RR	

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Comments:

5.0 Water has entered crawl space often in the past; evidence is dried mud left behind on black polyethylene sheet covering ground, heavy efflorescence at bases of concrete block piers and foundation walls, and rusted bases of steel recessed perimeter piers. Because concrete block perimeter foundation wall is continuous, steel recessed perimeter piers aren't required.

Water infiltration may be a result of site grading -- entire site, including under home, is flat. The ground under the home should be sloped away from the center, and that slope should continue to at least 10 feet from home. If the water entry is because of the lack of proper grading or a high water table at the site, perimeter drains or a sump pump could be installed to manage the water. Crawl space was dry and it had not rained in several days at time of inspection, so could not determine if there is a break in a storm water drain pipe routed through crawl space. Regular moisture under a home can cause damage and mold from the high humidity.

Note: Structure is tied down to earth with ground anchors.



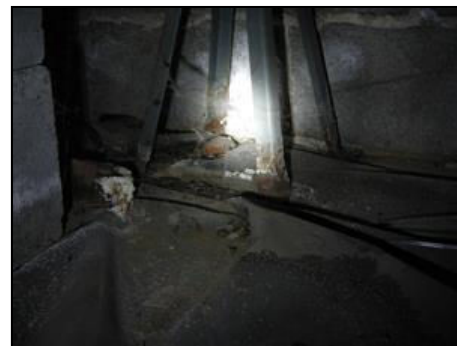
5.0 Picture 1 Signs of frequent water entry into crawl space



5.0 Picture 2 Rusted base of steel recessed perimeter pier



5.0 Picture 3 Efflorescence at bases of concrete block piers



5.0 Picture 4 Signs of water entry into crawl space



5.0 Picture 5 Ground anchor to left of recessed perimeter pier

5.5 Could not view roof structure; manufactured home with cathedral ceiling.

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.

		IN	NI	NP	RR	Styles & Materials
6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X			X	Water Source: Public
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			X	Plumbing Water Supply (into home): Not visible
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X			X	Plumbing Water Distribution (inside home): PVC
6.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X				Washer Drain Size: 2" Diameter
6.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X				Plumbing Waste: ABS
6.5	MAIN FUEL SHUT OFF (Describe Location)	X				Water Heater Power Source: Gas (quick recovery) Water Heater Capacity: 40 Gallon (1-2 people) Manufacturer: GE Water Heater Location: Concealed alcove inside closet

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Comments:

6.0 Garbage disposal not plumbed properly; dishwasher drain hose doesn't enter disposal, it's double-trapped, and it has a corrugated waste pipe. Recommend repair by licensed plumbing contractor.



6.0 Picture 1



6.0 Picture 2 Garbage disposal with capped-off dishwasher drain hose attached

6.1 Recommend sealant between bathroom sinks and countertop so water doesn't deteriorate counters.



6.1 Picture 1 Sealant missing where bathroom sink meets counter

6.2 Flue not attached to water heater, and hood not present (water heater replaced after 2006). Recommend evaluation and service by licensed plumbing or HVAC contractor that works on water heaters.

Gas water heater is in concealed alcove in closet in NW room. There is not enough combustion air provided. Recommend evaluation and service by HVAC contractor.

Note: no individual water shut-off valve for water heater; water supply to whole house has to be shut off to replace water heater.



6.2 Picture 1 Hot water heater flue not attached



6.2 Picture 2 Water heater in alcove inside closet

6.3 Main water shut-off valve is a red-handle valve just inside crawl space entrance

6.3 Picture 1 Red-handled main water shutoff
inside crawl space

6.5 Main fuel shut-off valve is at base of gas meter on north side of house.



6.5 Picture 1 Gas meter on north side

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	NI	NP	RR	
7.0	SERVICE ENTRANCE CONDUCTORS	X				Styles & Materials Electrical Service Conductors: Overhead service
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X			X	Panel capacity: 200 AMP
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			X	Panel Type: Circuit breakers
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)	X			X	Electric Panel Manufacturer: SQUARE D
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	X			X	Branch wire 15 and 20 AMP: Copper
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X				Wiring Methods: Nonmetallic-sheathed
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X				
7.7	SMOKE DETECTORS	X			X	
7.8	CARBON MONOXIDE DETECTORS	X				
		IN	NI	NP	RR	

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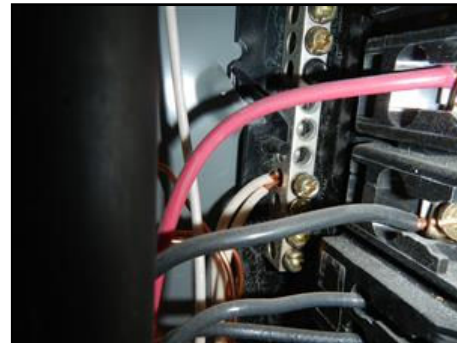
Comments:

7.1 Label missing for newer 15-amp breaker in lower-right corner of sub-panel inside home.

Two neutral wires connected to same lug in neutral bus bar; should be only 1 wire in each lug.



7.1 Picture 1 No identification for breaker in lower right



7.1 Picture 2 2 neutral wires in same lug

7.2 Wires spliced improperly in crawl space; yellow-colored NM cable spliced to white-colored UF cable that enters conduit to exterior at back of house. Recommend further investigation to see if this circuit is necessary; might be able to be removed.



7.2 Picture 1 Improper wire splice in crawl space



7.2 Picture 2 Conduit from crawl space at back of house (pull box cover removed)

7.3 Was not able to successfully operate light at back door. May be burnt-out bulbs.



7.3 Picture 1 Back door light

7.4 Exterior receptacle to the south of back door does not appear to have power and may lack GFCI protection. Weatherproof cover missing.



7.4 Picture 1 Receptacle to south of back door

7.6 Main panel is at meter on the north side exterior. Sub-panel is in utility room inside back door.



7.6 Picture 1 Main breaker at exterior meter panel



7.6 Picture 2 Sub-panel in utility room

7.7 Recommend there be a smoke alarm in each bedroom as well as outside bedroom doors.

Hard-wired smoke alarms outside bedroom doors have been removed, and a battery-powered combination alarm installed outside master bedroom door at north end. Recommend hard-wired combination alarms be installed in original locations. Smoke (and carbon monoxide) alarms are safer when they have more than one source of power.



7.7 Picture 1 Bracket for smoke alarm on south side

7.8 Note: having a hard-wired combination alarm in the smoke alarm's original location on south side would mean the carbon monoxide alarm

plugged into the wall receptacle in that area would no longer be needed.

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

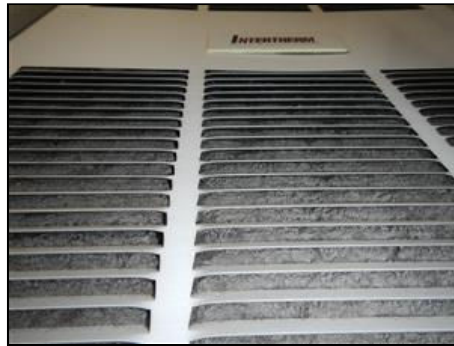
The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution 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.

	IN	NI	NP	RR	Styles & Materials
8.0 HEATING EQUIPMENT	X			X	Heat Type: Forced Air
8.1 NORMAL OPERATING CONTROLS	X				Energy Source: Gas
8.2 AUTOMATIC SAFETY CONTROLS	X				Number of Heat Systems (excluding wood): One
8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X	X			Heat System Brand: INTERTHERM
8.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X				Ductwork: Insulated
8.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X				Filter Type: Not visible
8.6 COOLING AND AIR HANDLER EQUIPMENT	X				Filter Size: Not visible
8.7 NORMAL OPERATING CONTROLS		X			Cooling Equipment Type: Air conditioner unit
8.8 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X				Cooling Equipment Energy Source: Electricity
					Central Air Manufacturer: AMANA
					Number of AC Only Units: One

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Comments:

8.0 Recommend clean dust from furnace grille.



8.0 Picture 1 Furnace grille is dirty

8.3 Did not inspect filter; not able to determine location.

8.7 Did not operate air conditioner controls; temperature below 65 degrees.

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	NI	NP	RR	Styles & Materials
9.0	INSULATION IN ATTIC		X			Attic Insulation: Not Visible
9.1	INSULATION UNDER FLOOR SYSTEM		X			Ventilation: Soffit Vents Plastic roof vents
9.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)	X				Exhaust Fans: Fan only
9.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	X				Dryer Power Source: 220 Electric
9.4	VENTING SYSTEMS (Kitchens, baths and laundry)	X			X	Dryer Vent: Metal
9.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			X		Floor System Insulation: Not visible
		IN	NI	NP	RR	

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Comments:

9.4 Air leaks from connection between range hood and duct; recommend re-sealing with mastic or foil-covered tape.

Recommend clean dust from fan grilles.



9.4 Picture 1 Connection of range hood with duct



9.4 Picture 2 Whole-house fan grille



9.4 Picture 3 Bathroom fan grille

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	NI	NP	RR	Styles & Materials Disposer Brand: BADGER Exhaust/Range hood: NUTONE Range/Oven: FRIGIDAIRE
10.0	DISHWASHER	X				
10.1	RANGES/OVENS/COOKTOPS	X			X	
10.2	RANGE HOOD	X				
10.3	FOOD WASTE DISPOSER	X				

IN NI NP RR

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Comments:

10.1 Right front burner of gas stove doesn't light from spark. Recommend service.



10.1 Picture 1 Right front range burner

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To HouseGeek

General Summary



1137 NE Beech St., #1
Portland, OR 97212
503-752-9494

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.

Customer
John and Jane Doe

Address
123 Cherry Lane
Anytown OR 97999

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

Flashing into gutters appears to be pulling away from house in a few places. Recommend this be further investigated to make sure storm water is properly directed into gutters and away from house.

1. Roofing



1.1 Picture 1 Roof flashing in back



1.1 Picture 2 Roof flashing in back

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

Paint peeling, sealant failing at top of some trim boards. It's important to keep siding areas maintained, especially where they're in heavy contact with rain, such as trim boards.



2.0 Picture 1 Exterior trim board



2.0 Picture 2 Paint peeling at top of trim board

2.1 DOORS (Exterior)

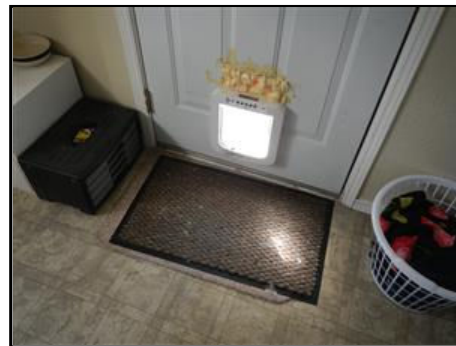
Inspected, Repair or Replace

Back door deadbolt doesn't line up with hole in jamb, so cannot operate.

Back door has been cut for pet door and foam insulation.



2.1 Picture 1 Deadbolt too high for strike plate in back door



2.1 Picture 2 Pet door, spray foam in back door

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

Land is flat around home. Ideally, it would fall at least 6 inches within 10 feet away from home. It appears ground moisture is entering crawl space, causing moisture damage.

2. Exterior



2.4 Picture 1 Ground flat around home



2.4 Picture 2 Ground flat around home

2.6 OTHER

Inspected, Repair or Replace

Dryer duct outlet louvers don't shut all the way, allowing some extra heat to be lost from the house. There appear to be two dryer ducts, with the one on the south plugged by insulation materials. South-side dryer duct could be closed off completely to reduce heat loss.



2.6 Picture 1 Dryer duct outlets

5. Structural Components

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.)

Inspected, Repair or Replace

Water has entered crawl space often in the past; evidence is dried mud left behind on black polyethylene sheet covering ground, heavy efflorescence at bases of concrete block piers and foundation walls, and rusted bases of steel recessed perimeter piers. Because concrete block perimeter foundation wall is continuous, steel recessed perimeter piers aren't required.

Water infiltration may be a result of site grading -- entire site, including under home, is flat. The ground under the home should be sloped away from the center, and that slope should continue to at least 10 feet from home. If the water entry is because of the lack of proper grading or a high water table at the site, perimeter drains or a sump pump could be installed to manage the water. Crawl space was dry and it had not rained in several days at time of inspection, so could not determine if there is a break in a storm water drain pipe routed through crawl space. Regular moisture under a home can cause damage and mold from the high humidity.

Note: Structure is tied down to earth with ground anchors.



5.0 Picture 1 Signs of frequent water entry into crawl space



5.0 Picture 2 Rusted base of steel recessed perimeter pier

5. Structural Components



5.0 Picture 3 Efflorescence at bases of concrete block piers



5.0 Picture 4 Signs of water entry into crawl space



5.0 Picture 5 Ground anchor to left of recessed perimeter pier

6. Plumbing System

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected, Repair or Replace

Garbage disposal not plumbed properly; dishwasher drain hose doesn't enter disposal, it's double-trapped, and it has a corrugated waste pipe. Recommend repair by licensed plumbing contractor.



6.0 Picture 1



6.0 Picture 2 Garbage disposal with capped-off dishwasher drain hose attached

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace

Recommend sealant between bathroom sinks and countertop so water doesn't deteriorate counters.

6. Plumbing System



6.1 Picture 1 Sealant missing where bathroom sink meets counter

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

Inspected, Repair or Replace

Flue not attached to water heater, and hood not present (water heater replaced after 2006). Recommend evaluation and service by licensed plumbing or HVAC contractor that works on water heaters.

Gas water heater is in concealed alcove in closet in NW room. There is not enough combustion air provided. Recommend evaluation and service by HVAC contractor.

Note: no individual water shut-off valve for water heater; water supply to whole house has to be shut off to replace water heater.



6.2 Picture 1 Hot water heater flue not attached



6.2 Picture 2 Water heater in alcove inside closet

7. Electrical System

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

Inspected, Repair or Replace

Label missing for newer 15-amp breaker in lower-right corner of sub-panel inside home.

Two neutral wires connected to same lug in neutral bus bar; should be only 1 wire in each lug.



7.1 Picture 1 No identification for breaker in lower right



7.1 Picture 2 2 neutral wires in same lug

7. Electrical System

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

Inspected, Repair or Replace

Wires spliced improperly in crawl space; yellow-colored NM cable spliced to white-colored UF cable that enters conduit to exterior at back of house. Recommend further investigation to see if this circuit is necessary; might be able to be removed.



7.2 Picture 1 Improper wire splice in crawl space



7.2 Picture 2 Conduit from crawl space at back of house (pull box cover removed)

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

Was not able to successfully operate light at back door. May be burnt-out bulbs.



7.3 Picture 1 Back door light

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

Exterior receptacle to the south of back door does not appear to have power and may lack GFCI protection. Weatherproof cover missing.



7.4 Picture 1 Receptacle to south of back door

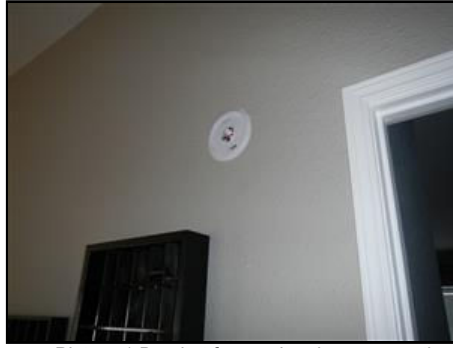
7.7 SMOKE DETECTORS

Inspected, Repair or Replace

Recommend there be a smoke alarm in each bedroom as well as outside bedroom doors.

Hard-wired smoke alarms outside bedroom doors have been removed, and a battery-powered combination alarm installed outside master bedroom door at north end. Recommend hard-wired combination alarms be installed in original locations. Smoke (and carbon monoxide) alarms are safer when they have more than one source of power.

7. Electrical System



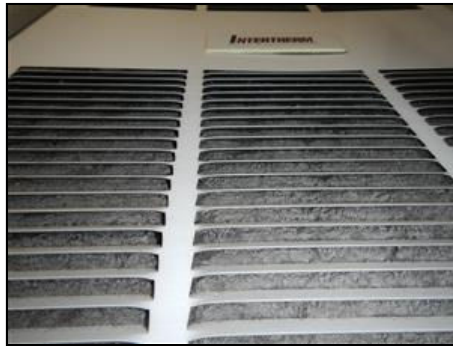
7.7 Picture 1 Bracket for smoke alarm on south side

8. Heating / Central Air Conditioning

8.0 HEATING EQUIPMENT

Inspected, Repair or Replace

Recommend clean dust from furnace grille.



8.0 Picture 1 Furnace grille is dirty

9. Insulation and Ventilation

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

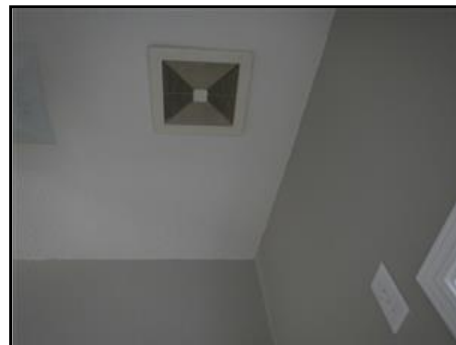
Inspected, Repair or Replace

Air leaks from connection between range hood and duct; recommend re-sealing with mastic or foil-covered tape.

Recommend clean dust from fan grilles.



9.4 Picture 1 Connection of range hood with duct



9.4 Picture 2 Whole-house fan grille

9. Insulation and Ventilation



9.4 Picture 3 Bathroom fan grille

10. Built-In Kitchen Appliances

10.1 RANGES/OVENS/COOKTOPS

Inspected, Repair or Replace

Right front burner of gas stove doesn't light from spark. Recommend service.



10.1 Picture 1 Right front range burner

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., #1
Portland, OR 97212
503-752-9494

Inspection Date: 3/28/2019
Report ID:

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Inspected By: Jeff Strang, OCHI #1409

Customer Info:	Inspection Property:
John and Jane Doe	123 Cherry Lane Anytown OR 97999
Customer's Real Estate Professional:	

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.