

Home Inspection Report

1832 Astor Way NE, Salem, Oregon 97302


Inspected By: Phil McGuinness (Certified Home Inspector)

Date: 01 November 2021

P: 503-409-0143

phil@gowithevergreen.com


Client Information

Customer File: 3483
Client Name: John Jones
Email: jjones@gmail.com
Agent: Janice Smith

Home Information

Sq. Footage: 1290
Year Built: 1981
Type Structure: 1 Story Single Family Home
Type Foundation: Crawlspace
Direction Front: West
Weather: Cloudy/66 Degrees

Attendees: ☐ Buyer ☒ Buyer and Buyer's Agent ☐ Buyer's Agent ☐ Seller ☐ Seller's Agent

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.

TABLE OF CONTENTS

1. [Report Overview](#)
2. [Report Limitations](#)
3. [Structure](#)
4. [Roofing](#)
5. [Exterior](#)
6. [Electrical](#)
7. [Heating](#)
8. [Cooling](#)
9. [Insulation/Ventilation](#)
10. [Plumbing](#)
11. [Interior](#)
12. [Appliances](#)

REPORT OVERVIEW

CONVENTIONS USED IN THIS REPORT

[TABLE OF CONTENTS](#)

For your convenience, the following conventions have been used in this report.

Repair/Replace: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Monitor: denotes a system or component needing further investigation and monitoring in order to determine if repairs are necessary.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Improve: denotes improvements which are recommended but not required.

Deferred Cost: denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

DEFICIENCY REPORT

Click the [DEFICIENCY REPORT](#) tab in each section to return here.

Below is a summary of the major issues, safety concerns and suggested repair/improvement items on your home. The report overview is provided as a courtesy for quicker access to deficiencies within the inspection report. This is not intended as a substitute for reading the inspection report. Items listed may be discussed further on the corresponding report pages. There may also be findings other than what is listed on this page. **PLEASE READ THE ENTIRE REPORT.**

REPAIR ITEMS

1. **Repair:** There is a damaged corner trim at the east. [Photo4EXT](#)
2. **Repair:** The loose fascia at the front entry should be re-secured. [Photo5EXT](#)
3. **Repair:** The overhead garage door did not open. Could not test the safety features (pressure reverse and optical sensor reverse).
4. **Repair:** The attic hatch material between the garage and the interior of the house should be rated to resist fire. [Photo6EXT](#)
5. **Repair:** Some lights in the garage are inoperative. If the bulbs are not blown, the circuit should be repaired.
6. **Repair:** Cannot determine if the smoke detectors are updated detectors with 10-year Lithium battery and hush feature. The smoke and carbon monoxide detectors should be properly placed.
7. **Repair:** The condensate line leading from the furnace should not discharge to the crawlspace (SW). [Photo1HT](#)
8. **Repair:** There is a section of ductwork in the crawlspace (East) that is sagging close to the ground. Ductwork in the crawlspace should be secured 6-8 inches off the ground (West). [Photo2,3HT](#)
9. **Repair:** Compressed insulation in the attic should be repaired. Exposed ceiling joists indicate compressed insulation levels. If anyone walks around in the attic they should fluff the blown-in insulation as they exit.
10. **Repair:** Small section of ductwork within the crawl space (West) should be better insulated. [Photo6INS](#)
11. **Repair:** The water heater in the garage does not have a post in front of it to protect it from vehicle damage. [Photo1PLU](#)
12. **Repair:** An exhaust fan that discharges to the building exterior is recommended in the bathrooms.
13. **Repair:** Windows should be adjusted as necessary to work properly. The middle living room window did not open. Some windows are stiff when opening. Some of the windows do not lock. Some of the vinyl windows are loose in the frames.
14. **Repair:** The door between the garage and the interior of the house should be well sealed to prevent automobile fumes from entering the house. [Photo2INT](#)
15. **Repair:** The faceplate for the microwave is missing. [Photo1APPP](#)

ITEMS TO MONITOR

1. **Monitor:** Typical settlement cracks were observed in the foundation walls. Cracks of this type should be watched for any sign of additional movement. [Photo1STR](#)
2. **Monitor:** The crawlspace was dry at the time of the inspection. There is evidence of past seasonal water in the crawl space. This is a common occurrence as rain water will seep into the crawlspace as the ground gets saturated. The water should dissipate/evaporate as the dryer/warmer weather comes along. This condition may vary seasonally

and/or with precipitation intensity. Roof and lot drainage repairs or improvements should be addressed as a first step to controlling water in the crawl space. This condition should then be monitored to determine if additional measures are necessary to protect the building interior from water and moisture damage.

3. **Monitor:** There is evidence of rodent droppings in the crawl space.
4. **Monitor, Repair:** The roofing has areas of moss that is starting to grow. Roof moss should be treated/removed regularly. Moss can quickly grow resulting in diminishing life on the roofing shingles. [Photo1RF](#)
5. **Monitor:** The bottom edge on some of the roof shingles can be lifted up. Do not know if the shingles will blow back during high wind conditions. [Photo2RF](#)
6. **Monitor:** The gutter (East patio) has some water in it. It may not have sufficient slope to drain properly.
7. **Monitor, Repair:** The loose siding (patio) should be re-secured. There is a section of siding (SW) that has a small gap. There is a small section of vinyl siding in the attic. [Photo1,2EXT](#)
8. **Monitor:** The small gaps at the bottom of the overhead garage door weather strip should be sealed. These small openings can let rodents/blowing water enter the garage. [Photo7EXT](#)
9. **Monitor:** The driveway and patio have typical cracks usually the result of shrinkage and/or settling of the slab. Cracks more than 1/8" high could present a trip hazard. Persisting movement may result in the need for cracks to be sealed.
10. **Monitor:** Loose wiring should be secured off the crawlspace ground (West). [Photo1ELE](#)
11. **Monitor:** The exterior patio electrical outlet does not have updated weather covers.
12. **Monitor:** Cannot determine what the two middle wall switches at the foyer operate. Do not know if they are for an outlet to operate a lamp.
13. **Monitor:** The furnace is new. Furnaces have a typical life expectancy of 25 years. Servicing should be a regular maintenance item on the furnace to assure safe, reliable heat. Did not notice a service sticker on the furnace.
14. **Monitor, Repair:** No heat supply was found in the kitchen. If this area proves to be cool, a heat supply or some form of supplemental heat could be provided. Rooms that have an exterior wall should have a source of heat.
15. **Monitor:** The air conditioner was operational at the time of the inspection. The air conditioner is new. Air conditioners have a typical life expectancy of 15 years.
16. **Monitor:** Some sections of the attic roof sheathing has discoloration. Cannot determine if it is from the sheathing aging, dirt or mildew/mold. [Photo1,2INS](#)
17. **Monitor, Repair:** Cannot determine if the attic has the proper amount of circulating ventilation air flow. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Soffit venting should be clear of insulation. Proper insulation/ventilation will prevent mildew/mold.
18. **Monitor, Repair:** Could not enter the North attic. The small opening in the attic framing makes it difficult to enter the North attic. Do not know if the microwave exhaust pipe fully exits the attic. [Photo3INS](#)
19. **Monitor:** There is evidence of rodent/animal activity in the attic.
20. **Monitor:** Plumbing pipes within the crawl space should be insulated to protect them from freezing. [Photo4INS](#)
21. **Monitor:** The crawl space wall vents close to the ground (South) could have a well guard to prevent water blowing into the crawlspace. [Photo5INS](#)
22. **Monitor:** It is recommended that an anti-siphon device be added to the exterior hose bib(s). The anti-siphon device serves to prevent chemicals from getting into the house water supply when mixing chemicals for exterior landscaping.
23. **Monitor:** Areas of the carpet are showing signs of wear. Some areas of the carpet could be stretched.
24. **Monitor:** The flooring at the shower stall/bathtub should be well sealed. [Photo1INT](#)
25. **Monitor:** The window surrounds are showing signs of wear/stains.
26. **Monitor:** The dishwasher was a little noisy. The springs for the dishwasher door could be improved. The door drops.
27. **Monitor:** The waste disposer has some vibration when operated. It may need to be tightened.

SAFETY ISSUES

1. **Safety Issue:** The installation of a ground fault circuit interrupter (GFCI) is recommended in the garage, laundry room, garage and exterior. A GFCI offers increased protection from shock or electrocution.

IMPROVEMENT ITEMS

1. **Improve:** The few pieces of wood could be removed from the crawl space (South, SW). Organic debris around a property increases risk of insect or rot damage. [Photo2STR](#)
2. **Improve:** Some areas of the siding/fascia (North) have mildew growing on it that could be treated/cleaned. [Photo3EXT](#)

3. **Improve:** Vegetation growing on/close exterior walls should be kept trimmed away from siding, window trims, and the eaves to reduce risk of insect and water damage. [Photo8EXT](#)
4. **Improve:** The Ground Fault Circuit Interrupters (GFCI) are original (1994). They could be replaced with newer ones.
5. **Improve:** Duct cleaning is recommended.
6. **Improve:** The front door weather stripping does not appear to be thick enough to seal the door.
7. **Improve:** The clothes dryer exhaust vent pipe could be cleaned. The cover for the clothes dryer exhaust vent pipe is cracked. [Photo2APP](#)

DEFERRED COST ITEMS

1. **Deferred Cost Item:** The water heater is 40 years old. Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is beyond this age range. One cannot predict with certainty when repairs/replacement will become necessary.

Pest and Dry Rot Report

Company and Address: Evergreen Home Inspections
211 NW Starr Street
P.O. Box 87
Sublimity, Oregon 97385

Client Name: John Jones
Inspection Address: 1832 Astor Way NE. Salem, Oregon 97302
Date: 01 November 2021

Business License #: 271724937

CCB# 205323 OCHI# 1425

Inspection Findings: This report is based on a visual inspection of the above listed inspected property and provided for above listed client. This inspection is performed in accordance with Oregon Standards of Practice of Home Inspectors. Inspection is only conducted on visible and accessible areas of the primary structure contracted for inspection. Concealed, obstructed areas or areas with potential infestation or dry rot activity not accessible to the inspector at the time of inspection are not included. As the inspection is a visual inspection, it is recommended that a Pest and Dry Rot Company be contracted to do an invasive inspection. This report is not a warranty against future pest or dry rot infestation.

☒ **1. NO EVIDENCE** of visible wood destroying organisms (wood destroying pests or wood rot) was observed at the time of inspection.

☐ **2. EVIDENCE** of visible wood rot was observed at the time of inspection.

Wood destroying insect: ☐ Carpenter Ants ☐ Wood Boring Beetle ☐ Termites ☐ Other _____

Type Evidence Found: ☐ Frass ☐ Shelter Tubes ☐ Insect Carcass ☐ Live Insects ☐ Other _____

Type Damage: ☐ Extensive (suspect additional damage) ☐ Localized (confined to a specific area of the home)

General Location: ☐ Exterior of home ☐ Interior of home

Specific Location: ☐ Attic ☐ Crawlspace ☐ Roof ☐ Floor Joists ☐ Ceiling Joist ☐ Porch/Deck ☐ Exterior Siding
☐ Interior Walls ☐ Basement ☐ Outbuilding ☐ Garage ☐ Studs/Framing members ☐ Sill plate

Inspection Recommendations: It is impossible to determine the full extent of damage if block number 2 is checked. It is not the responsibility of the inspector to conduct an invasive investigation into finished or unfinished areas of the home except those specified within the Oregon Standards of Practice. It is recommended that any evidence of wood destroying organism damage noted in this report be fully investigated by a qualified pest control specialist or applicator and all damage be assessed for repairs by a qualified structural contractor. Client will not hold inspector liable for any infestation or damage that may be discovered upon purchase of above listed property.

Additional notes:

Signature:



Phil McGuinness (OCHI #1425)
Evergreen Home Inspections LLC
503-409-0143
Phil@gowithevergreen.com

REPORT LIMITATIONS

Scope of the Inspection:

[DEFICIENCY REPORT](#) [TABLE OF CONTENTS](#)

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion which is not a warranty that the items inspected are defect free, or that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may exist in the future. The report is limited to the components of the property which were visible to the inspector on the date of the inspection and his opinion of their condition at the time of inspection. All components designated for inspection in the Oregon Standards of Practice (see contract) are inspected, except as may be noted in the "limitations of this inspection" paragraphs located at the end of each section. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection does not determine if building permits are pulled and satisfied. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Homes 25 years or older:

Determining code compliance for older homes (or new) is beyond the scope of this inspection and requirements of the Oregon Standards of Practice (see contract). Although the home inspector may have a limited knowledge of code requirements for a given item, component or system, we focus our inspection on reporting safety and functionality items that can be viewed or assessed on the day of our inspection. These issues may or may not fall within the regulations of local, state or federal governments. Recommended repairs and improvements should be validated by respective professionals.

Buyer Protection Tips:

Home Warranty: If the future operation of the mechanical component of the home is a concern, Evergreen Home Inspections strongly recommend the buyer invest in a home warranty policy designed for repair/replacement of mechanical systems of the home. Our service is NOT a warranty.

Final Inspection: It is important for the home buyer to take advantage of the final walk-through inspection. This is best performed in a "Vacant Home" condition before the purchase is complete.

Please Remember: Our service is established to help you identify and document most of the conditions of the property. The inspection report is not intended to be an all inclusive list of every condition, but rather to identify the major issues that were visible and/or accessible on the day of inspection. Please remember that cosmetic items are subjective and beyond the scope of our evaluation.

THIS REPORT IS INTENDED AS A "CHECKLIST" OF RELEVANT QUESTIONS REGARDING THE CONDITIONS OF THE ITEMS INCLUDED IN THE REPORT. ALL EVALUATIONS HAVE BEEN FACTORED BY THE AGE OF THE PROPERTY AND OTHER RELEVANT CONDITIONS SUCH AS WEATHER ON THE DAY OF THE INSPECTION. THOSE AREAS NOT VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION WERE NOT INSPECTED.

OUR SERVICE CONTRACT (OR CONTRACT FOR SERVICES) PROVIDES ADDITIONAL DETAILS CONCERNING WHAT YOUR INSPECTION INCLUDES. PLEASE READ IT CAREFULLY. PLEASE REVIEW THE OREGON STANDARDS OF PRACTICE THAT IS INCLUDED AT THE END OF THIS REPORT.

STRUCTURE

DESCRIPTION OF STRUCTURE

[DEFICIENCY REPORT](#)
[TABLE OF CONTENTS](#)

| | |
|---------------------------|---|
| Foundation: | •Poured Concrete •Crawl Space Configuration |
| Columns: | •Wood |
| Floor Structure: | •Wood |
| Wall Structure: | •Wood Frame |
| Ceiling Structure: | •Joist |
| Roof Structure: | •Rafters •Plywood Sheathing |

STRUCTURE OBSERVATIONS

General Comments

The inspection did not discover evidence of substantial structural movement. No major defects were observed in the accessible structural components of the house.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Typical settlement cracks were observed in the foundation walls. Cracks of this type should be watched for any sign of additional movement. [Photo1STR](#)

Crawl Space

- **Monitor:** The crawlspace was dry at the time of the inspection. There is evidence of past seasonal water in the crawl space. This is a common occurrence as rain water will seep into the crawlspace as the ground gets saturated. The water should dissipate/evaporate as the dryer/warmer weather comes along. This condition may vary seasonally and/or with precipitation intensity. Roof and lot drainage repairs or improvements should be addressed as a first step to controlling water in the crawl space. This condition should then be monitored to determine if additional measures are necessary to protect the building interior from water and moisture damage.
- **Monitor:** There is evidence of rodent droppings in the crawl space.
- **Improve:** The few pieces of wood could be removed from the crawl space (South, SW). Organic debris around a property increases risk of insect or rot damage. [Photo2STR](#)



Photo 1



Photo 2

LIMITATIONS OF STRUCTURE INSPECTION

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- The inspection is a visual and not an invasive inspection. It cannot determine the condition of the sub-structure.

ROOFING

DESCRIPTION OF ROOFING

[DEFICIENCY REPORT](#)
[TABLE OF CONTENTS](#)

| | |
|-----------------------|---|
| Roof Covering: | •Asphalt Shingle |
| Roof Flashings: | •Metal |
| Chimneys: | •None |
| Roof Drainage System: | •Aluminum •Downspouts discharge below grade |
| Skylights: | •None |
| Method of Inspection: | •Walked on roof |

ROOFING OBSERVATIONS

General Comments

The roof coverings appear to be in good condition.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Monitor, Repair:** The roofing has areas of moss that is starting to grow. Roof moss should be treated/removed regularly. Moss can quickly grow resulting in diminishing life on the roofing shingles. [Photo1RF](#)
- **Monitor:** The bottom edge on some of the roof shingles can be lifted up. Do not know if the shingles will blow back during high wind conditions. [Photo2RF](#)

Gutters & Downspouts

- **Monitor:** The gutter (East patio) has some water in it. It may not have sufficient slope to drain properly.



Photo 1



Photo 2

LIMITATIONS OF ROOFING INSPECTION

This is a visual inspection limited in scope by the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.
- The roof inspection does not estimate years of life left on roofing material or the number of layers of roofing materials.
- The inspection cannot determine if below ground drainpipes are free of debris and drain 5 feet from the house.

EXTERIOR

DESCRIPTION OF EXTERIOR

[DEFICIENCY REPORT](#)
[TABLE OF CONTENTS](#)

| | |
|-------------------------------|--|
| Wall Covering: | •Vinyl Siding |
| Eaves, Soffits, And Fascia's: | •Metal |
| Exterior Doors: | •Solid Paneled Wood •Metal •Sliding Glass Door |
| Window/Door Frames and Trim: | •Wood •Metal, Vinyl-Covered |
| Entry Driveways: | •Concrete |
| Entry Walkways and Patios: | •Concrete |
| Overhead Garage Door: | •Steel •Automatic Opener Installed |
| Surface Drainage: | •Level Grade |

EXTERIOR OBSERVATIONS

General Comments

The exterior of the home is generally in good condition. The exterior siding that has been installed on the house is relatively low maintenance. The driveway and walkways are in good condition.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Monitor, Repair:** The loose siding (patio) should be re-secured. There is a section of siding (SW) that has a small gap. There is a small section of vinyl siding in the attic. [Photo1,2EXT](#)
- **Improve:** Some areas of the siding/fascia (North) have mildew growing on it that could be treated/cleaned. [Photo3EXT](#)
- **Repair:** There is a damaged corner trim at the east. [Photo4EXT](#)

Exterior Eaves

- **Repair:** The loose fascia at the front entry should be re-secured. [Photo5EXT](#)

Garage

- **Repair:** The overhead garage door did not open. Could not test the safety features (pressure reverse and optical sensor reverse).
- **Repair:** The attic hatch material between the garage and the interior of the house should be rated to resist fire. [Photo6EXT](#)
- **Monitor:** The small gaps at the bottom of the overhead garage door weather strip should be sealed. These small openings can let rodents/blowing water enter the garage. [Photo7EXT](#)

Driveway / Patio

- **Monitor:** The driveway and patio have typical cracks usually the result of shrinkage and/or settling of the slab. Cracks more than 1/8" high could present a trip hazard. Persisting movement may result in the need for cracks to be sealed.

Landscaping

- **Improve:** Vegetation growing on/close exterior walls should be kept trimmed away from siding, window trims, and the eaves to reduce risk of insect and water damage. [Photo8EXT](#)



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8

LIMITATIONS OF EXTERIOR INSPECTION

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- The inspection is a visual and not an invasive inspection. It cannot determine the condition of the sub-structure. Cannot determine the condition of areas covered by vegetation.

ELECTRICAL

DESCRIPTION OF ELECTRICAL

[DEFICIENCY REPORT](#)
[TABLE OF CONTENTS](#)

| | |
|--|---|
| Size of Electrical Service: | •120/240 Volt Main Service - Service Size: 200 Amps |
| Service Drop: | •Underground |
| Service Entrance Conductors: | •Aluminum |
| Service Equipment & Main Disconnects: | •Breakers •Located: Garage |
| Service Grounding: | •Ground Connection Not Visible |
| Distribution Wiring: | •Copper •Aluminum-Multi-Strand |
| Wiring Method: | •Non-Metallic Cable "Romex" |
| Switches & Receptacles: | •Grounded |
| Ground Fault Circuit Interrupters: | •Bathrooms |
| Smoke / CO Detectors: | •Present |

ELECTRICAL OBSERVATIONS

General Comments

The size of the electrical service is sufficient for typical single family needs. Generally speaking, the electrical system is in good order. The outlets and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good. The 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection.

RECOMMENDATIONS / OBSERVATIONS

Distribution Wiring

- **Monitor:** Loose wiring should be secured off the crawlspace ground (West). [Photo1ELE](#)

Outlets

- **Safety Issue:** The installation of a ground fault circuit interrupter (GFCI) is recommended in the garage, laundry room, garage and exterior. A GFCI offers increased protection from shock or electrocution.
- **Improve:** The Ground Fault Circuit Interrupters (GFCI) are original (1994). They could be replaced with newer ones.
- **Monitor:** The exterior patio electrical outlet does not have updated weather covers.

Switches

- **Monitor:** Cannot determine what the two middle wall switches at the foyer operate. Do not know if they are for an outlet to operate a lamp.

Lights

- **Repair:** Some lights in the garage are inoperative. If the bulbs are not blown, the circuit should be repaired.

Smoke Detectors

- **Repair:** Cannot determine if the smoke detectors are updated detectors with 10-year Lithium battery and hush feature. The smoke and carbon monoxide detectors should be properly placed.



Photo 1

LIMITATIONS OF ELECTRICAL INSPECTION

- Electrical components concealed behind finished surfaces/furniture are not inspected.
- Only a representative sampling of outlets and light fixtures were tested. Cannot determine if motion sensor lights are operational.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

HEATING

DESCRIPTION OF HEATING

[DEFICIENCY REPORT](#)
[TABLE OF CONTENTS](#)
Energy Source:

•Electric

Heating System Type:

•Forced Air Furnace •Manufacturer: Goodman (Year 2021)

Heat Distribution Methods:

•Ductwork

HEATING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Monitor:** The furnace is new. Furnaces have a typical life expectancy of 25 years. Servicing should be a regular maintenance item on the furnace to assure safe, reliable heat. Did not notice a service sticker on the furnace.
- **Repair:** The condensate line leading from the furnace should not discharge to the crawlspace (SW). [Photo1HT](#)

Supply Air Ductwork

- **Repair:** There is a section of ductwork in the crawlspace (East) that is sagging close to the ground. Ductwork in the crawlspace should be secured 6-8 inches off the ground (West). [Photo2,3HT](#)
- **Monitor, Repair:** No heat supply was found in the kitchen. If this area proves to be cool, a heat supply or some form of supplemental heat could be provided. Rooms that have an exterior wall should have a source of heat.
- **Improve:** Duct cleaning is recommended.



Photo 1



Photo 2



Photo 3

LIMITATIONS OF HEATING INSPECTION

- The adequacy of heat supply or distribution balance is not inspected. Do not access the interior of electrical furnaces.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

COOLING/HEAT PUMPS

DESCRIPTION OF COOLING / HEAT PUMPS

[DEFICIENCY REPORT](#)[TABLE OF CONTENTS](#)**Energy Source:**

•Electricity •240 Volt Power Supply

Central System Type:

•Air Cooled Central Air Conditioning •Goodman (Year 2021)

Through-Wall Equipment:

•Present at SW

COOLING / HEAT PUMPS OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Monitor:** The air conditioner was operational at the time of the inspection. The air conditioner is new. Air conditioners have a typical life expectancy of 15 years.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance is not inspected.

INSULATION/VENTILATION

DESCRIPTION OF INSULATION / VENTILATION

[DEFICIENCY REPORT](#)
[TABLE OF CONTENTS](#)

| | |
|------------------------------------|--|
| Attic Insulation: | •R25 Fiberglass in Main Attic |
| Exterior Wall Insulation: | •Not Visible |
| Crawl Space Insulation: | •R19 in Floor above Crawl Space |
| Vapor Retarders: | •Plastic |
| Roof Ventilation: | •Roof Vents •Soffit Vents •Gable Vents •Power Ventilator |
| Crawl Space Ventilation: | •Exterior Wall Vents |
| Exhaust Fan/vent Locations: | •Kitchen |

INSULATION / VENTILATION OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Attic / Roof

- **Repair:** Compressed insulation in the attic should be repaired. Exposed ceiling joists indicate compressed insulation levels. If anyone walks around in the attic they should fluff the blown-in insulation as they exit.
- **Monitor:** Some sections of the attic roof sheathing has discoloration. Cannot determine if it is from the sheathing aging, dirt or mildew/mold. [Photo1,2INS](#)
- **Monitor, Repair:** Cannot determine if the attic has the proper amount of circulating ventilation air flow. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Soffit venting should be clear of insulation. Proper insulation/ventilation will prevent mildew/mold.
- **Monitor, Repair:** Could not enter the North attic. The small opening in the attic framing makes it difficult to enter the North attic. Do not know if the microwave exhaust pipe fully exits the attic. [Photo3INS](#)
- **Monitor:** There is evidence of rodent/animal activity in the attic.

Crawl Space

- **Monitor:** Plumbing pipes within the crawl space should be insulated to protect them from freezing. [Photo4INS](#)
- **Monitor:** The crawl space wall vents close to the ground (South) could have a well guard to prevent water blowing into the crawlspace. [Photo5INS](#)
- **Repair:** Small section of ductwork within the crawl space (West) should be better insulated. [Photo6INS](#)



Photo 1



Photo 2



Photo 3



Photo 4

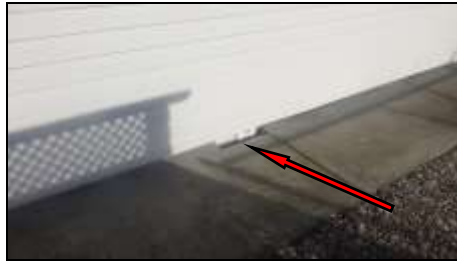


Photo 5



Photo 6

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.
- No access was gained to the North attic.

PLUMBING

DESCRIPTION OF PLUMBING

[DEFICIENCY REPORT](#)
[TABLE OF CONTENTS](#)

| | |
|---|--|
| Water Supply Source: | •Public Water Supply |
| Service Pipe to House: | •Copper |
| Main Water Valve Location: | •Street Meter |
| Interior Supply Piping: | •Copper |
| Waste System: | •Public Sewer System |
| Drain, Waste, & Vent Piping: | •Plastic |
| Water Heater: | •Electric •Manufacturer: Rheem/52 Gallon (Year 1981) |
| Fuel Shut-Off Valves: | •NO Natural Gas |

PLUMBING OBSERVATIONS

General Comments

The plumbing system is in generally good condition. The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when multiple fixtures were operated simultaneously.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Deferred Cost Item:** The water heater is 40 years old. Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is beyond this age range. One cannot predict with certainty when repairs/replacement will become necessary.
- **Repair:** The water heater in the garage does not have a post in front of it to protect it from vehicle damage. [Photo1PLU](#)

Fixtures

- **Repair:** An exhaust fan that discharges to the building exterior is recommended in the bathrooms.
- **Monitor:** It is recommended that an anti-siphon device be added to the exterior hose bib(s). The anti-siphon device serves to prevent chemicals from getting into the house water supply when mixing chemicals for exterior landscaping.



Photo 1

LIMITATIONS OF PLUMBING INSPECTION

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, pools/hot tubs and private waste disposal systems are not inspected.
- The inspection cannot determine if concealed plumbing supply pipes in garage and exterior walls are insulated.
- The inspection is a visual inspection. It cannot determine the strength of water supply connections.

INTERIOR

DESCRIPTION OF INTERIOR

[DEFICIENCY REPORT](#)

[TABLE OF CONTENTS](#)

| | |
|--------------------------------------|---|
| Wall and Ceiling Materials: | •Drywall |
| Floor Surfaces: | •Carpet •Vinyl/Resilient •Wood Laminate |
| Window Type(s) & Glazing: | •Sliders •Single Hung •Fixed Pane •Double/Single Glazed |
| Doors: | •Wood-Hollow Core |

INTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Floors

- **Monitor:** Areas of the carpet are showing signs of wear. Some areas of the carpet could be stretched.
- **Monitor:** The flooring at the shower stall/bathtub should be well sealed. [Photo1INT](#)

Windows

- **Repair:** Windows should be adjusted as necessary to work properly. The middle living room window did not open. Some windows are stiff when opening. Some of the windows do not lock. Some of the vinyl windows are loose in the frames.
- **Monitor:** The window surrounds are showing signs of wear/stains.

Doors

- **Repair:** The door between the garage and the interior of the house should be well sealed to prevent automobile fumes from entering the house. [Photo2INT](#)
- **Improve:** The front door weather stripping does not appear to be thick enough to seal the door.



Photo 1



Photo 2

LIMITATIONS OF INTERIOR INSPECTION

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- The inspection cannot determine if bedroom windows are properly sized and positioned for emergency exit.
- The inspection is a visual and not an invasive inspection. It cannot determine the condition of the sub-structure.

APPLIANCES

DESCRIPTION OF APPLIANCES

[DEFICIENCY REPORT](#)
[TABLE OF CONTENTS](#)

Appliances Tested:

- Electric Cooktop •Built in Oven •Microwave Oven •Dishwasher
- Waste Disposer

Laundry Facility:

- 240 Volt Circuit for Dryer •Dryer Vented to Building Exterior
- 120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer

Other Components Tested:

- Waste Standpipe for Washer
- Door Bell

APPLIANCES OBSERVATIONS

General Comments

The appliances are to be in generally good condition. The appliances that were tested responded satisfactorily.

RECOMMENDATIONS / OBSERVATIONS

Microwave

- **Repair:** The faceplate for the microwave is missing. [Photo1APPP](#)

Dishwasher

- **Monitor:** The dishwasher was a little noisy. The springs for the dishwasher door could be improved. The door drops.

Waste Disposer

- **Monitor:** The waste disposer has some vibration when operated. It may need to be tightened.

Clothes Dryer

- **Improve:** The clothes dryer exhaust vent pipe could be cleaned. The cover for the clothes dryer exhaust vent pipe is cracked. [Photo2APP](#)

Electric Cooktop

- **FYI:** The glass top to the electric range is showing signs of wear. [Photo3APP](#)

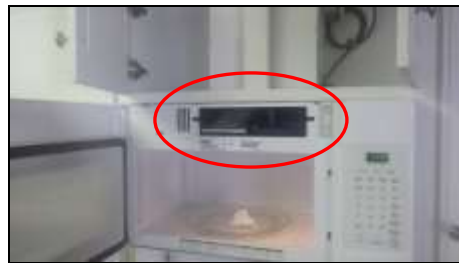


Photo 1



Photo 2



Photo 3

LIMITATIONS OF APPLIANCES INSPECTION

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- Refrigerators, washers, dryers and non-installed microwaves, dishwashers are not tested. Cannot determine if there is a proper drain loop for the dishwasher or if the range has the anti-tip device installed.