

Inspection Report
Nowhere Important
Rural, OR
Prepared for: Nobody You Know



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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

REPORT #: 12144.
DATE OF INSPECTION: 1/7/2008.
TIME OF INSPECTION: 9:00 AM.
CLIENT NAME: Nobody Important.
CLIENT CITY/ STATE/ZIP: ,
CLIENT PHONE #: 503-555-5555.
CLIENT FAX #:
INSPECTION SITE: Country LN.
INSPECTION SITE CITY/STATE/ ZIP: Rural, OR.

OREGON CONSTRUCTION LICENSES

INSPECTOR Cory Hay cell# 503-310-2612 email cory@inspectekwest.com.
CCB # 118865.
OCHI# #120.

CLIMATIC CONDITIONS:

WEATHER: Snowing.
SOIL CONDITIONS: Snow covered.
APPROXIMATE OUTSIDE TEMPERATURE in F: 30.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: West.
ESTIMATED AGE OF HOUSE: Not known.
BUILDING TYPE: 1 family.
STORIES: 1.
SPACE BELOW GRADE: Basement, Crawl space.

UTILITY SERVICES:

WATER SOURCE: Private.
SEWAGE DISPOSAL: Private.
UTILITIES STATUS: Water off at time of inspection.

OTHER INFORMATION:

AREA: Rural.
HOUSE OCCUPIED? No.
CLIENT PRESENT: No-unable to attend.
PEOPLE PRESENT: Selling agent.

PAYMENT INFORMATION:

TOTAL FEE: \$375.
PAID BY: Invoiced.

REPORT LIMITATIONS

This report is intended and prepared for the sole use of the buyer named above, and the building inspection is being conducted in accordance with the standards of practice for Oregon certified home inspectors.

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. The inspection is of readily accessible areas of the building and is limited to visual observations only. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, mold, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Your home inspector is not a licensed structural engineer or other professional whose license authorizes the

rendering of an opinion as to the structural integrity of a building or its other component parts. You are advised to seek a professional opinion as to any defects or concerns mentioned in this report.

BASEMENT AND FRAMING

FOUNDATION

TYPE Combination of Concrete perimeter, Poured concrete basement, Slab on grade.
CONDITION Appears serviceable.

FRAMING

FLOOR FRAMING 2x8.
SUBFLOOR MATERIAL Lumber.
WALL FRAMING 2X4.
CONDITION **Cut joist** for hall bathroom tub drain lacks proper bracing and spliced/sistered joists under SW Bedroom lack post and beam support at splices. **Recommend** licensed GC evaluate and repair to industry standards.

BASEMENT

TYPE AND CONDITION Partial basement, **Efflorescence** is visible at portions of foundation walls. This indicates an occasional surplus of moisture at the outside of the foundation. Steps should be taken to improve the exterior drainage. Some exterior walls are obstructed by shelving, wood paneling.

FLOOR

TYPE AND CONDITION Concrete, typical cracks noted. Satisfactory.

Considerations: Stored items, finished goods and walls/ceilings obstruct ability to observe condition of concrete floors, foundation walls and framing

FLOOR DRAIN

Not tested- no water at time of inspection.

BASEMENT DAMPNESS

Some signs- see above efflorescence comments.

BASEMENT CEILING

Open ceiling, Satisfactory.

CRAWL SPACE/WOOD DESTROYING ORGANISMS

ACCESS



Remove all wood debris from crawlspace, The following wiring **deficiencies** were noted, Wiring is hanging and not properly secured to framing, Wiring not terminated in junction boxes- open ends of wiring/rommex under kitchen- budget for repairs. **Flashlight** vision only to crawlspace under living room due to insufficient size opening in foundation wall- recommend improve opening size and check area for possible pest/dry rot damage- wet sills/rims noted in areas.

INSULATION

LOCATION AND CONDITION

None present.

CLEARANCE BELOW JOISTS

CONDITION

Insufficient clearances under, joists less than 18" noted- I was able to access all areas of crawlspace with poor clearances except at living room. Budget to improve clearances as needed.

DAMPNESS

OBSERVATIONS

None noted at time of inspection.

VENTILATION

Adequate Appears serviceable.

VAPOR BARRIER

CONDITION

None, add 6 mil black plastic to cover all exposed earth.

FOOTINGS

Adequate footings and braces.

FUNGAL ROT

Dry rot damage noted in, Rims and mudsill at NW kitchen and at SE corner of SE bedroom. Due to clearances and access openings- unable to evaluate under living room crawlspace. Water dripping off foundation and sills at multiple areas due to moisture intrusion from exterior brick veneer. Recommend licensed general contractor evaluate and repair all damage.

WOOD DESTROYING ORGANISMS**TYPE**

Dead body parts of carpenter ants, budget for pest application during swarming seasons.

ELECTRICAL SYSTEM

Considerations: We advise that all repairs be done by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, we would advise the buyer to confirm with the seller that any lights that don't work are faulty bulbs only and not a wiring issue. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly. The entrance conductor sizes noted are approximate only and represent what the size appears to be visually.

SERVICE:**ENTRANCE
CABLES:**

4-0 Aluminum in panel (unknown what size prior to splice in attic) Prohibited- see other remarks.

**TYPE AND
CONDITION:**

Overhead service. See inspection notes that follow.

ELECTRICAL PANELS:**MAIN PANEL
LOCATION AND
NOTES:****Inspector Notes:**

Basement.

More than six breakers with no main breaker, main Service conductor has been spliced in attic (prohibited). **Recommend** licensed electrician evaluate and remedy to meet industry standards, **No observable** grounding system noted, Panels are **without** the benefit of complete labeling, **No signs** of any permits or final inspections noted for panel change and added wiring. Advise for further evaluation, **Recommend** to have a licensed electrician make further evaluation and corrections as needed of entire system. I also suspect that service upgrade will need to be done due to splice of service conductors in attic.

**SUBPANEL #1
LOCATION:**

Old panel in utility closet and wiring does not appear to be active but should be **terminated properly** and contained.

**CONDUCTORS:****LOWER BRANCH
WIRING
MATERIAL:**

Copper, Rommex, Cloth sheathing.

**BRANCH WIRING
DEFICIENCIES**

Bare wires are noted and not contained in junction boxes in attic, and crawlspace. **Open junction boxes** are noted in attic and in south bedrooms on walls, and basement. Cables **inadequately** attached or protected/ lacking conduit where needed where below floor joists in basement, improperly secured in crawlspace and attic. Wiring **too close** to attic access opening in utility room from attic. **Open grounds** noted on outlets throughout majority of house. **Damaged** conduit noted along east bonus room at exterior. **Recommend** licensed electrician evaluate system and deficiencies and remedy all concerns.





SWITCHES & OUTLETS:

CONDITION:

Loose outlets and fixtures in kitchen, outlets that **lack** any power to them in kitchen, wiring hanging and disconnected from fixtures-appliances in kitchen from demo work., Lights **inoperable** at south hallway, interior entry way. Wiring in East bonus room and master bedroom **lacks spacing and number of outlets** to industry standards. **Reverse polarity** is noted in NW bedroom to outlets, **spacing and number of outlets** in east additions do not meet today's standards, **Most/all** grounded type outlets did not appear to be properly grounded-recommend licensed electrician evaluate and properly ground or protect circuit. **Restabilize** living room ceiling fan. **Unable** to locate light switch to turn on NW patio exterior light. **No switched lighting** to illuminate exterior landings at SE glass slider egress and NE bonus room egress door. **Recommend** licensed electrician evaluate system and deficiencies and remedy all concerns.

GFCI PROTECTION;

GFCI protection was tested at, kitchen outlets, bathroom outlets, Appears serviceable.

SMOKE DETECTORS

CONDITION

Provide smoke detectors to meet industry standards 10 year battery and hush button on each floor and at areas adjacent to sleeping quarters.

DOOR BELL

Operating.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks

represent an environmental hazard which is sometimes costly to remedy.

PRIMARY HEATING SYSTEM DESCRIPTION:

**LOCATION OF
PRIMARY UNIT:** Basement.
SYSTEM TYPE: Forced Air.
**FUEL TYPE AND
NOTES:** Oil.
MANUFACTURER Iron Fireman.
**CAPACITY OF
UNIT:** No markings on appliance- size is not known.
**APPROXIMATE
AGE IN YEARS:** Older- no markings on appliance.

PRIMARY HEATING SYSTEM CONDITION:

PRIMARY UNIT: Unit **did not respond** to controls, **Recommend** licensed HVAC contractor clean and service prior to purchase and obtain clean bill of health and get in good working order. Appliance is probably at/near end of serviceable life.

**BURNERS/HEAT
EXCHANGERS:** The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We **recommend** a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date. System has been neglected, with no signs of recent servicing. Soot/Charring noted in burn chamber, **Contact a licensed heating contractor** for further evaluation and repairs as needed.

**PUMP/BLOWER
FAN:** System lacks cleaning. Fan compartment/blower is **dirty**.

**COMBUSTION
AIR:** Appears serviceable.

VENTING: Appears serviceable.

AIR FILTERS: Disposable filter, Missing/Damaged/fallen, Suggest cleaning/changing filters- **dirty**.

**NORMAL
CONTROLS:** **No response** when thermostat was turned to on position.

**GENERAL
SUGGESTIONS:** **Recommend** cleaning/servicing blower motor, pilot light, vent system and burners.

**ADDITIONAL
HEATING
SYSTEMS:** Forced air electrical wall units in master bedroom addition area. Appears serviceable.

DUCTWORK:

TYPE: Un-insulated sheet metal.

**DUCTS/AIR
SUPPLY:**

Clean **debris** from ductwork, Lacking benefit of heat source in each room- none noted in master bathroom and NE bonus room. Ductwork has been **disassembled** in basement and is no longer servicing a few rooms (kitchen, utility room)- budget for repairs to ductwork.

ASBESTOS HAZARDS

Asbestos like material noted on, ducts.

UNDERGROUND FUEL STORAGE TANK

Evidence of a past/present inground tank noted, advise core sampling by a licensed contractor to check for possible soil contamination or provide all decommissioning certifications prior to purchase. Tank appears to be towards SE corner of master bedroom addition area.

PLUMBING

Considerations: Our evaluation of the plumbing system is both visual and functional, provided that the system is functional at the time of the inspection. Judging the components and performance, such as sufficiency of water flow is a subjective evaluation, therefore, we only note poor conditions if there is clear indication of deficiency, or in the inspector's opinion, the adequacy seems to be less than normal. We urge you to further evaluate these systems prior to closing during your pre-closing walk-through. Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL:

Galvanized.

**MAIN LINE SHUT
OFF LOCATION**

located in basement @ North wall.

CONDITION:

Well and septic systems and components are not part of this inspection. We do advise having these systems checked by qualified specialists. Water is off at time of inspection. Unable to test water lines and drain lines and fixtures for functional flow, condition and absence/presence of any plumbing leaks.

Standards prohibit inspectors from turning on/off valves. We are unable to confirm that once valves are turned that they adequately turn on/off water and that they are leak free.

SUPPLY LINES:**MATERIAL:****CONDITION:**

Combination of materials, Copper, PVC, CPVC, Wirsbo/Pex.



Numerous signs of amateur plumbing repairs and installations, pvc pipe prohibited at interior of structure (currently services numerous areas in kitchen and utility room and lines in basement.) also pvc fittings used with CPVC pipe (prohibited), missing valve handles, worn valve handles and improper materials for valves. Some loose and broken pipe supports and metal hangers used on plastic pipe (prohibited) . Recommend licensed plumbing contractor evaluate and repair/replace fresh water pipes to industry standards.



WASTE LINES:**MATERIAL:**

Combination of Cast Iron, Galvanized, ABS plastic.

CONDITION:

Numerous signs of improper and substandard/altered DWV system. Improper fitting at south basement under hall bathtub drain, Open pipe in basement-sewer gases escaping into basement from drain line, Improper island venting at kitchen sinks and improper drain size. Lacking trap for washer drain, Improper and upside down fittings on DWV in attic, **Recommend** licensed plumbing contractor evaluate and repair/replace DWV system to industry standards. Alterations and repairs to DWV systems require permits/finals- unknown if present. Appears serviceable.

Considerations: This inspection company advises a video inspection of all sanitary lines in homes older than 20 years of age.

HOSE FAUCETS:**OPERATION:**

Winterized- no water.

WATER HEATER:**LOCATION:**

Basement.

TYPE:

Electric.

SIZE AND AGE:

50 Gallons, 12 years +/-

CONDITION:

Hot water heater is **older** and may be nearing the end of its useful life, budget for replacement in near future, **Seismic support** is inadequate or missing. Recommend support to industry standards, **Improper/amateur** wiring conditions-lacking protective conduit. **Rust/corrosion** at supply stubs, recommend cleaning. Pressure relief valve drain line is **missing or ends prematurely**. Recommend this drain line be extended to a safe location, 6-8inches off the concrete floor, Hot water heater is **winterized or utilities off** and unable to test.

BATHROOMS

Considerations: Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

BATH LOCATION:

Hall.

OF SINKS

One.

CONDITION OF SINK:

Incomplete and voids in grout noted at countertops. **Water is off-** unable to test fixtures for operability and/or plumbing leaks at supply or waste lines.

CONVENIENCE OUTLET

No GFCI protection, **recommend** adding to outlet next to switches.

CONDITION OF TOILET:

Water is off- unable to test fixtures for operability and/or plumbing leaks at supply or waste lines.

TUB/SHOWER PLUMBING FIXTURES:

Water is off- unable to test fixtures for operability and/or plumbing leaks at supply or waste lines. Missing tub spout.

TUB MATERIAL
SHOWER WALL MATERIAL
TUB/SHOWER AND WALLS:
FLOORING

Fiberglass or acrylic.

Fiberglass. **Caulk** shower door to fiberglass transitions.

Tub and shower areas appear serviceable.

Sheetgoods, Appears serviceable.

BATH**VENTILATION:**Exhaust fan. **Missing** cover. **Light** above toilet is not functioning.**BATHROOM AREA:****BATH LOCATION:**

Master bedroom.

OF SINKS

One.

**CONDITION OF
SINK:****Water is off-** unable to test fixtures for operability and/or plumbing leaks at supply or waste lines. Missing drawer knobs.**CONVENIENCE
OUTLET**

GFCI protected, Satisfactory.

**CONDITION OF
TOILET:****Water is off-** unable to test fixtures for operability and/or plumbing leaks at supply or waste lines.**TUB/SHOWER
PLUMBING
FIXTURES:****Water is off-** unable to test fixtures for operability and/or plumbing leaks at supply or waste lines.**TUB MATERIAL
SHOWER WALL
MATERIAL**

Fiberglass or acrylic.

Fiberglass.

**TUB/SHOWER
AND WALLS:**

Tub and shower areas appear serviceable.

FLOORING

Tile, Appears serviceable.

BATH**VENTILATION:**

Exhaust fan, Appears serviceable.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:**TYPE AND
CONDITION:**

Sink and fixtures have been **removed**. **Improper** and amateur DWV system and PVC water lines prohibited to interior fixtures. Recommend licensed plumbing contractor repair to industry standards prior to replacement of plumbing fixtures.

RANGE/COOK TOP AND OVEN:**TYPE/
CONDITION:**

No appliance/ or removed for demo.

VENTILATION:**TYPE AND
CONDITION:**

No ventilation provided- ducting in attic terminates in attic. Ducting appear to have been sheet rocked over at interior kitchen.

REFRIGERATOR:**TYPE AND
CONDITION:**

No appliance/ or removed for demo.

DISHWASHER:**AGE**

No appliance/ or removed for demo.

GARBAGE DISPOSAL:**SIZE AND AGE**

No appliance/ or removed for demo.

INTERIOR COMPONENTS:**COUNTERS**

Countertops have been **removed** for demo- budget to replace to industry standards- amateur installation noted to granite countertops.

**CABINETS:
FLOORS:**

Cabinets have been **removed** for demo- budget to replace to industry standards.

Lumber subfloor.
Wood flooring has been **removed** for demo. Budget to replace sand/finish to match- vinyl at nook to utility will need replaced also.

**SWITCHES/
FIXTURES/
OUTLETS:**

Open grounds to outlets- improvements needed, Inoperative outlets noted- may be turned off in panel. Loose fixtures and outlets and bare wiring. Budget to rewire to industry standards as kitchen is put back together. Outlets within 6 feet of kitchen sink are GFCI protected.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION: Service area main floor.

CLOTHES WASHER: 110 volt electrical outlet is **not grounded-unsafe**. **Improper** venting/waste line noted- recommend licensed plumbing contractor properly trap and vent fixture.

CLOTHES DRYER: Dryer is electric, Dryer venting is provided.

INTERIOR

Considerations: The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors/walls are included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. We do advise that you perform a careful walk through of the property once all the belongings have been removed.

DOORS:

INTERIOR DOORS: **Adjustments** needed, Doors rub/stick/won't latch at entry exterior door, master bathroom door, SW bedroom door, SE bedroom closet door and drags on floor. Missing trim around entry door. Missing door to NE bonus room.

WINDOWS:

TYPE: Wood, Single hung, Single pane, Aluminum, Vinyl, Sliding and single hung Insulated glass.

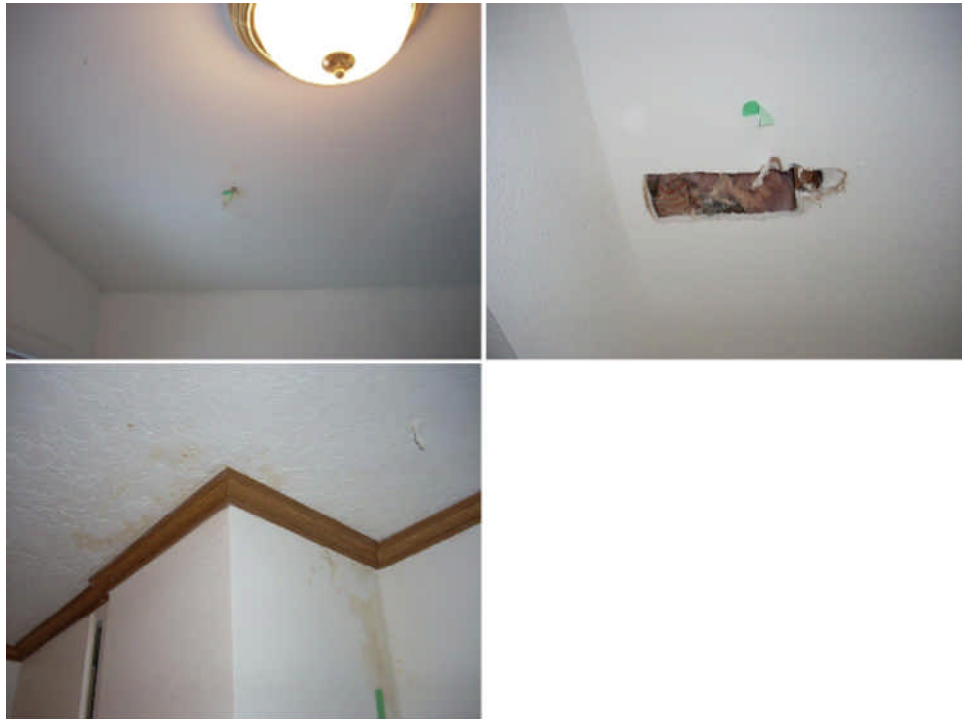
CONDITION Aluminum windows have tendency to condense and higher probability of **leaking**.- Swollen sills at SE bedroom NE window and kitchen window. **Loose/damaged** sash guides at NW window of SW bedroom, Wood windows were **painted shut** and unable to open windows- recommend 1 fully operable window per room for safety egress.(living room, NW bedroom, utility room, master bedroom, NE bonus room) NE bonus room window is in poor condition- budget to replace.

INTERIOR WALLS:**MATERIAL &
CONDITION:**

Drywall, Plaster, Paneling, Typical cracks noted. **Holes** in wall and missing trim at east wall along east bonus room. **Sheetrock has been removed** in living room, kitchen, nook, den areas- budget to repair/texture and paint to match.

CEILINGS:

**TYPE &
CONDITION:**



Drywall, Plaster, Typical cracks noted, **Damage noted**- holes in ceiling at east master bedroom ceiling, above stairwell to basement. Evidence of **active leakage** noted around chimneys and in utility room- damaged drywall.

FLOORS:

TYPE &
CONDITION:



Carpet, Vinyl, Wood floors. **Wood floors and baseboard trim has been removed** in entry area and entry closets, nook, den, living room, kitchen- budget to add subfloor and replace wood floors and sand/finish to match. Vinyl flooring in kitchen, nook and utility will need **replacement** as well-it has been damaged from demo work.

STAIRS & HANDRAILS:

CONDITION: **Lacking** handrails to basement stairwell. Interior stairs serviceable.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION -
TYPE -
CONDITION:



Living room. Masonry, Mortar joints are deteriorated and cracking with heavy moisture intrusion. Damper is not operational and deteriorated and rusted. Chimney is an unlined type, **Recommend** a level II safety check by a licensed chimney sweep/masonry contractor prior to purchase and repair firebox prior to use. **Insufficient** clearance to combustibles on wood trim around firebox and missing tile on sides of hearth base.

CLOSETS**CONDITION**

Missing closet doors at entry closets and bifold at master bedroom.

ROOF SYSTEM AND ATTIC

Considerations: The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:**ACCESSIBILITY
AND CONDITION:**

Accessible by Scuttlehole, Attic was traversed, partially only. **Lacking** access hatch. Wiring **too close** to attic access and should be rerouted. **Open** junction boxes and wiring not terminated in junction boxes.

**ROOF
SHEATHING
MATERIAL**

ship lap.

**MOISTURE
STAINS**

Major staining/leakage are noted in multiple areas in attic. Recommend a licensed roofing contractor make further evaluation and repairs as needed.

**ROOF FRAMING
AND CONDITION
INSULATION
TYPE AND
CONDITION:
DEPTH AND R-
FACTOR:
VENTILATION**

Stick construction, 2x4 24" oc, Appears serviceable.

Cellulose- Blown.

5-6 inches, R-19+/-

Soffit vents, Roof jacks/vents, Bathroom fans terminate in the attic- extend to roof jacks or exterior of the structure, Kitchen duct, terminates in the attic - extend to the exterior of the structure.

**SOFFITS**

Plywood, Dry rot damage noted at NE corner.



ROOF:

**APPROX
NUMBER OF
ROOF LAYERS**
**APPROX AGE OF
ROOF**

1 layer.

Snow cover on roof prohibits evaluation of roofing materials and flashings.
Actual age is not known.

STYLE:

Hip, Flat/Low.

TYPE:

Composition shingles.

ROOF ACCESS:

Viewed from roof edge on ladder.

**ROOF COVERING
STATUS:**



Snow cover on roof prohibits evaluation of roofing materials and flashings.
Evidence of active leakage noted in multiple areas in the attic. **Recommend**
further evaluation and repairs by a qualified licensed roofing contractor.

EXPOSED FLASHINGS:

TYPE AND
CONDITION:



Metal, Rubber, Flashing appears to be **improperly installed/uplifting** around chimneys. A **licensed roofing contractor** should be called to make further evaluation and repairs as needed.

GUTTERS & DOWNSPOUTS:

TYPE &
CONDITION:



Galvanized, **Debris** in gutters and downspouts, need cleaning. **Add** downspouts to east elevation gutters. **Reconnect** SE downspout. **Add** splashblocks/leaders to all downspouts to extend runoff away from foundation.

EXTERIOR

Considerations: Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

EXTERIOR DOORS

TYPE
CONDITION

Solid core, Glass panels, Plywood panels.
Unable to open main entry door-adjustments/repairs needed.
Lacking switched lighting to properly illuminate exterior landing from door at NE and SE elevations.



no exterior light

GENERAL
SECURITY

Medium.

WINDOWS

CONDITION

See interior remarks, **Degradation** noted to glazing on single pane wood windows. NE bonus room window is in poor condition-budget to replace.



WALLS:**MATERIAL:****CONDITION:**

Tongue and groove siding horizontal. Brick veneer.



Dry rot damaged siding noted around chimney on both sides. Missing siding and trim with damaged wall sheathing above NE window of hall bathroom. **Initial** findings on brick veneer shows numerous areas where brick mortar is cracked/missing and sill mortar/brick is cracked/loose/missing and allowing moisture to substructure. Areas in crawlspace showed water dripping from foundation walls and sills and rim joists due to moisture intrusion through brick veneer, **Recommend** further evaluation and repairs by a qualified licensed siding contractor and general contractor. Expect possible substructure damage. Brick planter box is not advised next to house and probably is not lined and I would expect possible substructure damage at that area as well.



TRIM:**MATERIAL:**

Wood.

CONDITION:**Repaint** where bare wood and peeling paint are present, **Recaulk** - deteriorated/voids noted in caulking.

Considerations: Keep all windows, doors and trim caulked to keep moisture intrusion to a minimum. Butt-end joints on lap siding should be kept caulked as well. Failure to maintain caulking and sealant may result in leaks at areas.

PORCH**CONDITION**

Appears serviceable.

CHIMNEY:**MATERIAL:**

Brick.

CONDITION:

Loose bricks noted, **Deteriorated** mortar - repoint and tuck needed by a licensed masonry contractor, **Unlined** flue, **See interior** remarks.

GROUNDS

Considerations: This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

GRADING:**SITE:**

6 inch wood/ earth separation has been maintained at exterior. **Pitch slope** of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation.

DRIVEWAY:**TYPE:**

Gravel, Unable to view due to snow cover.

SIDEWALKS:

TYPE: Concrete, Unable to view due to snow cover.

TREES AND SHRUBBERY:

CONDITION: **Trim** plants/shrubs away from structure.

PATIO:

TYPE: Concrete.

CONDITION: Cracks noted are typical, Appears serviceable.

Considerations: It is not always possible to determine the presence or adequacy of deck flashing. If no flashing is present, it is the recommendation of this company to have deck evaluated for condition and added by a qualified licensed contractor

EXTERIOR STAIRS/STOOPS:

CONDITION: Steps on north side of structure **exceed** today's standards of height from threshold to grade.

**PEST AND DRY ROT REPORT**

Considerations: The scope of this inspection is to determine by visual means only, the presence or absence of dry rot and evidence of conditions which are conducive to infestations by wood destroying organisms. This includes accessible areas only, of the crawlspace, building interior and exterior locations associated with plumbing or water access. When more than one story exists, the exterior structure assessment is limited to observation from the ground level only. The presence of dry rot/pest damage may exist beyond locations noted in this inspection - extent is often undeterminable until repairs are initiated. We advise that any time any amount of pest/dry rot damage is noted that a licensed contractor conduct a full evaluation prior to estimating cost of repairs.

PRESENT EVIDENCE OF WOOD DESTROYING ORGANISMS

TYPE None noted.

**POSSIBLE
CONTRIBUTING
CONDITIONS
THAT SHOULD
BE CORRECTED**

Insufficient clearances, Excessive moisture, Cellulose debris left in the crawlspace, Vegetation in contact with structure, Gutters and downspouts full of debris.

EVIDENCE OF PEST/DRY ROT DAMAGE**LOCATION**

Mudsill/rim joist.

VISIBILITY LIMITED DUE TO

Insulation in Attic, flashlight vision only to crawlspace of living room.

VAPOR BARRIER

Required over earth under all living areas (6 mil black plastic is recommended)-none currently.

RECOMMENDATIONS FOR TREATMENT

Recommend pest application by a certified pesticide applicator If dry rot repairs expose evidence of pest activity.

REMARKS

Considerations: When work is performed in response to this report, we recommend that all work be done by licensed and bonded contractors. It is always our recommendation to check with the building department for permits and final inspections if additions or alterations have been done, **if not present it is advised that they are obtained prior to purchase.**

REMARKS**ITEMS NOT
INSPECTED
COMMENTS**

Detached structures and/or sheds are not part of this inspection.

Evidence of major remodel work and/or addition, **confirm** all permits and finals are in place prior to purchase. ie (slab addition and master bathroom, plumbing supply and waste lines, electrical, etc) Recommend obtain prior to purchase.

Contractor has done demo work to interior walls, floors, trim and entire kitchen at entry, living room, den, nook and kitchen areas- budget to repair to industry standards.

The following areas inspected were obstructed or inaccessible

OBSTRUCTIONS AND INACCESSIBLE AREAS**BASEMENT**

wood paneling.

CRAWLSPACE

limited access- none gained to living room.

ATTIC

insulation, limited access.

EXTERIOR

dense vegetation.

If a client requests a re-inspection after completed repairs, a report will be repaired by Inspectek West Inc. The report will be based on a visual inspection at that time and an additional fee will be assessed. The report is not an insurance policy or a warranty of workmanship, materials, code compliance, warranty or a guarantee of any kind that all repairs have been properly performed as recommended. The client is advised to obtain a written warranty from the contractor or owner. Inspectek West Inc. will not re-inspect repairs completed by un-licensed contractors. Please allow at least 7 working days when scheduling re-inspection appointments.

RE-INSPECTION**FEE:**

\$125.