



Home Inspection Report



20420 SW 22nd Ave, Portland, OR 97219

Inspection Date:

Wednesday, January 20, 2016

Prepared For:

John Davis

Prepared By:

Drew Bender

63rd Pl.

Portland, OR 97219

(503) 849-5886

pnwhomeinspection@gmail.com

Report Number:

03015

Inspector:

Drew Bender

License/Certification #:

1855

Inspector Signature:

R. Bender

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.

Report Summary

Items to repair

- Upper area section of siding above garage is wood with peeling paint
- Multiple locations of exterior vinyl trim is chipped and broken
- Master bathroom shower faucet handle leaks
- Hallway tub faucet handle leaks
- Hallway toilet is loose at floor
- Door missing at dinning room

Potential Safety Hazards

- Dishwasher drain line is not looped above the underside of kitchen sink, this is a cross connecting safety hazard
- Kitchen electrical receptacle near sink is not GFCI
This is a safety hazard
- Smoke detectors are over 10 years old and should be replaced with new ones

Items To Monitor

None

Deferred Cost Items

- Water heater manufactured March 2006, approximately 10 years old. Typical life of a water heater is 8-12 years. This water heater still produced hot water

Report Overview

Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. 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 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.

Main Entrance Faces

South

State of Occupancy

Occupied

Weather Conditions

Overcast

Recent Rain

Yes, rain and snow

Ground Cover

Wet and snow covered

Approximate Age

House built in 1972

Receipt/Invoice

Drew Bender
63rd Pl.
Portland , OR 97219
(503) 849-5886

Date: Wed. Jan. 20, 2016 11:00

Inspected By: Drew Bender

Property Address
20420 SW 22nd Ave
Portland, OR 97219

Inspection Number: 03015

Payment Method:

Client: John Davis

Inspection	Fee
Home Inspection	\$350.00

Total	\$350.00
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Grounds

Service Walks

☐ None ☐ Not Visible
Material ☒ Concrete ☐ Flagstone ☐ Gravel ☐ Brick Other: .
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Trip hazard ☐ Typical cracks ☐ Pitched towards home
☐ Settling cracks ☐ Public sidewalk needs repair
Comments

Driveway/Parking

☐ None ☐ Not Visible
Material ☒ Concrete ☐ Asphalt ☐ Gravel/Dirt ☐ Brick Other: .
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Settling Cracks ☒ Typical cracks ☐ Pitched towards home
☐ Trip hazard ☐ Fill cracks and seal
Comments

Stoops/Steps

☐ None
Material ☒ Concrete ☐ Wood Other: . ☐ Railing/Balusters recommended
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☐ Uneven risers ☐ Rotted/Damaged
☐ Cracked ☐ Settled
Comments

Deck/Balcony

☐ None ☐ Not Visible
Material ☒ Wood ☐ Metal ☐ Composite ☐ Railing/Balusters recommended
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Wood in contact with soil
Finish ☒ Treated ☐ Painted/Stained Other: . ☐ Safety Hazard ☐ Improper attachment to house
☐ Railing loose ☐ Not Applicable
Comments

Deck/Patio/Porch Covers

☐ None
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Posts/Supports need Repair ☐ Earth to wood contact
☐ Moisture/Insect damage
Recommend ☐ Metal Straps/Bolts/Nails/Flashing ☐ Improper attachment to house ☒ None
Comments

Fence/Wall

☐ Not evaluated ☐ None
Type ☐ Brick ☐ Block ☒ Wood ☐ Metal ☒ Chain Link ☐ Rusty ☐ Vinyl
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Loose Blocks/Caps
Gate ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Planks missing/damaged Operable: ☒ Yes ☐ No
Comments

Landscaping affecting foundation

☐ N/A
Negative Grade ☐ East ☐ West ☐ North ☐ South ☒ Satisfactory ☐ Recommend additional backfill
☐ Recommend window wells/covers ☐ Trim back trees/shrubberies
☐ Wood in contact with/improper clearance to soil
Comments

Retaining wall

☒ None
Material ☐ Brick ☐ Concrete ☐ Concrete block ☐ Railroad ties ☐ Timbers Other: .
Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Safety Hazard ☐ Leaning/cracked/bowed
☐ Drainage holes recommended
Comments

Grounds

Hose bibs

Condition
Operable
Comments
Photos

- ☐ N/A
- ☒ Satisfactory
- ☐ Marginal
- ☐ Poor
- ☐ No anti-siphon valve
- ☐ Recommend Anti-siphon valve
- ☒ Yes
- ☐ No
- ☐ Not Tested
- ☐ Not On

Water pressure measured at 60psi



Roof

General

Visibility ☐ None ☒ All ☐ Partial Limited By: .
Inspected From ☒ Roof ☐ Ladder at eaves ☐ Ground ☐ With Binoculars

Style of Roof

Type ☒ Gable ☐ Hip ☐ Mansard ☐ Shed ☐ Flat Other: .
Pitch ☒ Low ☐ Medium ☐ Steep ☐ Flat
Roof #1 Type:
 Asphalt
 Layers:
 1 layer
 Age:
 Approximately 8-12 years old

Ventilation System

☐ None ☐ N/A
Type ☒ Soffit ☐ Ridge ☐ Gable ☒ Roof ☐ Turbine ☐ Powered Other: .
Comments

Flashing

Material ☐ Not Visible ☒ Galv/Alum ☐ Asphalt ☐ Copper ☐ Foam ☐ Rubber ☐ Lead Other: .
Condition ☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rusty ☐ Missing
☐ Separated from chimney/roof ☐ Recommend Sealing Other: .
Comments

Valleys

☐ N/A
Material ☐ Not Visible ☐ Galv/Alum ☒ Asphalt ☐ Lead ☐ Copper Other: .
Condition ☐ Not Visible ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Holes ☐ Rusty ☐ Recommend Sealing
Comments

Condition of Roof Coverings

Roof #1 ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots
☐ Broken/Loose Tiles/Shingles ☐ Nail popping ☐ Granules missing ☐ Alligating ☐ Blistering
☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping
☐ Incomplete/Improper Nailing ☐ Recommend roofer evaluate ☐ Evidence of Leakage

Skylights

☒ N/A ☐ Not Visible
Condition ☐ Cracked/Broken ☐ Satisfactory ☐ Marginal ☐ Poor
Comments

Plumbing Vents

☐ Not Visible ☐ Not Present
Condition ☒ Satisfactory ☐ Marginal ☐ Poor
Comments

Exterior

Chimney(s)

☐ None

Location(s) North side of roof

Viewed From ☒ Roof ☐ Ladder at eaves ☐ Ground (Inspection Limited) ☐ With Binoculars

Rain Cap/Spark Arrestor ☒ Yes ☐ No ☐ Recommended

Chase ☒ Brick ☐ Stone ☐ Metal ☐ Blocks ☐ Framed

Evidence of ☐ Holes in metal ☐ Cracked chimney cap ☐ Loose mortar joints ☐ Flaking ☐ Loose brick ☐ Rust
☒ No apparent defects

Flue ☐ Tile ☐ Metal ☐ Unlined ☒ Not Visible

Evidence of ☐ Scaling ☐ Cracks ☐ Creosote ☐ Not evaluated ☐ Have flue(s) cleaned and re-evaluated

☐ Recommend Cricket/Saddle/Flashing ☒ No apparent defects

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend Repair

Comments

Gutters/Scuppers/Eavestrough

☐ None

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rusting ☐ Downspouts needed ☐ Recommend repair/replace
☐ Needs to be cleaned

Material ☐ Copper ☐ Vinyl/Plastic ☒ Galvanized/Aluminum Other:

Leaking ☐ Corners ☐ Joints ☐ Hole in main run ☒ No apparent leaks

Attachment ☐ Loose ☐ Missing spikes ☐ Improperly sloped ☒ Satisfactory

Extension needed ☐ North ☐ South ☐ East ☐ West ☒ N/A

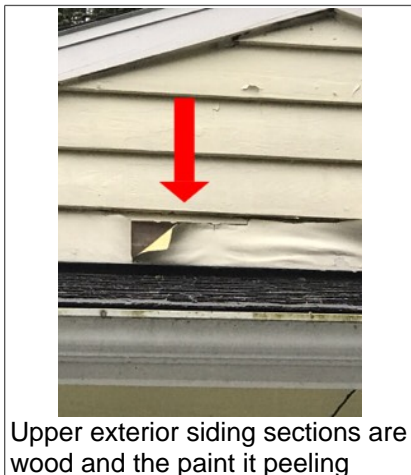
Comments

Siding

Material ☐ Stone ☐ Slate ☐ Block/Brick ☐ Fiberboard ☐ Fiber-cement ☐ Stucco ☐ EIFS* Not Inspected
☐ Asphalt ☒ Wood ☒ Metal/Vinyl Other: ☐ Typical cracks ☐ Peeling paint ☐ Monitor ☐ Wood rot
☐ Loose/Missing/Holes

Condition ☐ Satisfactory ☒ Marginal ☐ Poor ☒ Recommend repair/painting

Comments -Upper area section of siding above garage is wood with peeling paint

Photos


Trim

Material ☐ Wood ☐ Fiberboard ☐ Aluminum/Steel ☒ Vinyl ☐ Stucco ☐ Recommend repair/painting
☐ Damaged wood Other:

Condition ☐ Satisfactory ☒ Marginal ☐ Poor

Comments -Multiple locations of exterior vinyl trim is chipped and broken

Photos

Multiple locations of exterior vinyl trim is chipped and broken

Soffit

Material ☐ None ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting
☐ Damaged wood Other: .
Condition ☒ Satisfactory ☐ Marginal ☐ Poor
Comments

Fascia

Material ☐ None ☒ Wood ☐ Fiberboard ☐ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting
☐ Damaged wood Other: .
Condition ☒ Satisfactory ☐ Marginal ☐ Poor
Comments

Flashing

Material ☐ None ☐ Wood ☐ Fiberboard ☒ Aluminum/Steel ☐ Vinyl ☐ Stucco ☐ Recommend repair/painting
☐ Damaged wood Other: .
Condition ☒ Satisfactory ☐ Marginal ☐ Poor
Comments

Caulking

Condition ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor
☐ Recommend around windows/doors/masonry ledges/corners/utility penetrations
Comments

Windows/Screens

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Wood rot ☐ Recommend repair/painting
☐ Recommend repair/replace damaged screens ☐ Failed/fogged insulated glass
Material ☒ Wood ☒ Metal ☐ Vinyl ☐ Aluminum/Vinyl clad
Screens ☐ Torn ☐ Bent ☐ Not installed ☒ Satisfactory
Comments

Slab-On-Grade/Foundation

Foundation Wall ☐ Concrete block ☒ Poured concrete ☐ Post-Tensioned concrete ☐ Not Visible Other: .
Condition ☒ Satisfactory ☐ Marginal ☐ Monitor ☐ Have Evaluated ☐ Not Evaluated
Concrete Slab ☒ N/A ☐ Not Visible ☐ Satisfactory ☐ Marginal ☐ Monitor ☐ Have Evaluated
Comments

Service Entry

Location ☒ Underground ☐ Overhead

Exterior

Service Entry cont.

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Weather head/mast needs repair ☐ Overhead wires too low
Exterior receptacles ☒ Yes ☐ No Operable: ☒ Yes ☐ No Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
GFCI present ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Safety Hazard ☐ Reverse polarity ☐ Open ground(s)
☐ Recommend GFCI Receptacles

Comments

Exterior Doors

Main Entrance ☐ N/A Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace
 Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Rear door ☐ N/A Weatherstripping: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Missing ☐ Replace
 Door condition: ☒ Satisfactory ☐ Marginal ☐ Poor

Garage/Carport

Type

☐ None
Type ☒ Attached ☐ Detached ☐ 1-Car ☒ 2-Car ☐ 3-Car ☐ 4-Car ☐ Carport
Comments

Automatic Opener

☐ None ☒ N/A
Operation ☐ Operable ☐ Inoperable
Comments

Safety Reverse

☐ None ☐ N/A
Operation ☒ Operable ☐ Not Operable ☐ Need(s) adjusting ☐ Safety hazard
☒ Photo eyes and pressure reverse tested
Comments

Floor

Material ☒ Concrete ☐ Gravel ☐ Asphalt ☐ Dirt Other: .
Condition ☒ Satisfactory ☒ Typical cracks ☐ Large settling cracks ☐ Recommend evaluation/repair
☐ Safety hazard
Source of Ignition within 18" of the floor ☐ N/A ☐ Yes ☒ No
Comments

Sill Plates

Type ☐ Floor level ☒ Elevated

Overhead Door(s)

☐ N/A
Material ☐ Wood ☐ Fiberglass ☐ Masonite ☒ Metal ☐ Recommend repair
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Hardware loose ☐ Safety Cable Recommended
☐ Weatherstripping missing/damaged ☐ Loose/missing
Recommend Priming/Painting Inside & Edges ☐ Yes ☒ No
Comments

Exterior Service Door

☒ None
Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Damaged/Rusted
Comments

Electrical Receptacles

☒ Yes ☐ No ☐ Not Visible Operable: ☒ Yes ☐ No
Reverse polarity ☐ Yes ☒ No
Open ground ☐ Yes ☒ No ☐ Safety Hazard
GFCI Present ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Handyman/extension cord wiring
☐ Recommend GFCI Receptacles
Comments

Fire Separation Walls & Ceiling

☐ N/A ☒ Present ☐ Missing ☐ Recommend repair
Condition ☒ Satisfactory ☐ Recommend repair ☐ Holes walls/ceiling ☐ Safety hazard(s)
Moisture Stains Present ☐ Yes ☒ No
Typical Cracks ☐ Yes ☒ No
Fire door ☐ Not verifiable ☐ Not a fire door ☐ Needs repair ☒ Satisfactory
Self closure ☐ N/A ☐ Satisfactory ☐ Inoperative ☒ Missing
Comments

Kitchen

Countertops

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/caulking
Comments

Cabinets

Condition ☒ Satisfactory ☐ Marginal ☐ Recommend repair/adjustment
Comments

Plumbing

Faucet Leaks ☐ Yes ☒ No
Pipes leak/corroded ☐ Yes ☒ No
Sink/Faucet ☒ Satisfactory ☐ Corroded ☐ Chipped ☐ Cracked ☐ Recommend repair
Functional drainage ☒ Satisfactory ☐ Marginal ☐ Poor
Functional flow ☒ Satisfactory ☐ Marginal ☐ Poor

Comments Water temperature measured at 129.9deg F.

Photos



Walls & Ceiling

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Moisture stains
Comments

Heating/Cooling Source

☒ Yes ☐ No

Comments

Floor

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks
Comments

Appliances

Disposal ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No
Oven ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No
Range ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No
Dishwasher ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No
Trash Compactor ☒ N/A ☐ Not tested Operable: ☐ Yes ☐ No
Exhaust fan ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No
Refrigerator ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No
Microwave ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No
Other : Operable: ☐ Yes ☒ No
Dishwasher airgap ☐ Yes ☒ No

Kitchen

Appliances cont.

Dishwasher drain line looped ☐ Yes ☒ No

Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No

GFCI ☐ Yes ☒ No Operable: ☐ Yes ☒ No Recommend GFCI Receptacles: ☒ Yes ☐ No

☒ Potential Safety Hazard(s)

Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Potential Safety Hazard

Comments -Dishwasher drain line is not looped above the underside of kitchen sink, this is a cross connecting safety hazard
 -Kitchen electrical receptacle near sink is not GFCI
 This is a safety hazard

Photos



Dishwasher drain is not looped above underside of kitchen sink



Kitchen electrical receptacle is not GFCI

Laundry Room

Laundry

Laundry sink ☒ N/A
Faucet leaks ☐ Yes ☒ No
Pipes leak ☐ Yes ☒ No ☐ Not Visible
Cross connections ☐ Yes ☒ No ☐ Potential Safety Hazard
Heat source present ☐ Yes ☒ No
Room vented ☐ Yes ☒ No
Dryer vented ☐ N/A ☒ Wall ☐ Ceiling ☐ Floor ☐ Not vented ☐ Plastic dryer vent not recommended
☐ Not vented to exterior ☐ Recommend repair ☐ Safety hazard
Electrical Open ground/reverse polarity: ☐ Yes ☒ No ☐ Safety hazard
GFCI present ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Recommend GFCI Receptacles
Appliances ☒ Washer ☒ Dryer ☐ Water heater ☒ Furnace/Boiler
Washer hook-up lines/valves ☒ Satisfactory ☐ Leaking ☐ Corroded ☐ Not Visible
Gas shut-off valve ☒ N/A ☐ Yes ☐ No ☐ Cap Needed ☐ Safety hazard ☐ Not Visible
Comments

Master Bathroom

Bath

Location Off of master bedroom

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No
Showers ☐ N/A Faucet leaks: ☒ Yes ☐ No Pipes leak: ☐ Yes ☐ No ☒ Not Visible
Drainage ☒ Satisfactory ☐ Marginal ☐ Poor
Water flow ☒ Satisfactory ☐ Marginal ☐ Poor
Moisture stains present ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry
Doors ☒ Satisfactory ☐ Marginal ☐ Poor
Window ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor
Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No
GFCI ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Recommend GFCI
Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard
Heat source present ☒ Yes ☐ No
Exhaust fan ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Noisy
Comments -Master bathroom shower faucet handle leaks

Photos



Hallway Bathroom

Bath

Location Off of hallway

Sinks Faucet leaks: ☐ Yes ☒ No Pipes leak: ☐ Yes ☒ No

Toilet Bowl loose: ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Cracked bowl ☐ Toilet leaks

Shower/Tub area ☒ Ceramic/Plastic ☐ Fiberglass ☐ Masonite Other: .
 Condition: ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted floors
 Caulk/Grouting needed: ☐ Yes ☒ No
 Where:
☐ N/A

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Water flow ☒ Satisfactory ☐ Marginal ☐ Poor

Moisture stains present ☐ Yes ☒ No ☐ Walls ☐ Ceilings ☐ Cabinetry

Doors ☒ Satisfactory ☐ Marginal ☐ Poor

Window ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor

Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No

GFCI ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Recommend GFCI

Open ground/Reverse polarity ☐ Yes ☒ No ☐ Potential Safety Hazard

Heat source present ☒ Yes ☐ No

Exhaust fan ☒ Yes ☐ No Operable: ☒ Yes ☐ No ☐ Noisy

Comments -Hallway tub faucet handle leaks
 -Hallway toilet is loose at floor

Photos



Hallway bathtub faucet handle leaks



Hallway toilet is loose at floor

Master Bedroom

Room	
Location	NW corner
Type	Master bedroom
Walls & Ceiling	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
Moisture stains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Where:
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard
Ceiling fan	<input checked="" type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
Electrical	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable
	Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
Heating source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Bedroom Egress restricted	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Doors	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
Windows	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass
	<input type="checkbox"/> Broken/Missing hardware
Comments	

SW Bedroom

Room	
Location	SW Bedroom
Type	Bedroom
Walls & Ceiling	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
Moisture stains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Where:
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard
Ceiling fan	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
Electrical	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable
	Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
Heating source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Bedroom Egress restricted	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Doors	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
Windows	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass
	<input type="checkbox"/> Broken/Missing hardware
Comments	

South Bedroom

Room	
Location	South side
Type	Bedroom
Walls & Ceiling	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Damage
Moisture stains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Where:
Floor	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes <input type="checkbox"/> Tripping hazard
Ceiling fan	<input checked="" type="checkbox"/> None <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommend repair/replace
Electrical	Switches: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable Receptacles: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Operable
	Open ground/Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Safety hazard <input type="checkbox"/> Cover plates missing
Heating source present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Holes: <input type="checkbox"/> Doors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Bedroom Egress restricted	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Doors	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken/Missing hardware
Windows	<input type="checkbox"/> None <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass
	<input type="checkbox"/> Broken/Missing hardware
Comments	

Interior

Fireplace

☐ None

Location(s) Living room

Type ☐ Gas ☒ Wood ☐ Solid fuel burning stove ☐ Electric ☐ Ventless

Material ☒ Masonry ☐ Metal (pre-fabricated) ☐ Metal insert ☐ Cast Iron

Miscellaneous ☐ Blower built-in Operable: ☐ Yes ☒ No Damper operable: ☒ Yes ☐ No

☐ Open joints or cracks in firebrick/panels should be sealed ☐ Fireplace doors need repair

Damper modified for gas operation ☒ N/A ☐ Yes ☐ No ☐ Damper missing

Hearth extension adequate ☒ Yes ☐ No

Mantel ☐ N/A ☒ Secure ☐ Loose ☐ Recommend repair/replace

Physical condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend having flue cleaned and re-examined

☐ Not evaluated

Comments

Stairs/Steps/Balconies

☒ None

Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Loose/Missing

Handrail ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Safety hazard ☐ Hand Rail/Railing/Balusters recommended

Risers/Treads ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Risers/Treads uneven ☐ Trip hazard

Comments

Smoke/Carbon Monoxide detectors

Smoke Detector ☒ Present ☐ Not Present Operable: ☒ Yes ☐ No ☐ Not tested ☐ Recommend additional

☐ Safety Hazard

Comments -Smoke detectors are over 10 years old and should be replaced with new ones

CO Detector ☒ Present ☐ Not Present Operable: ☒ Yes ☐ No ☐ Not tested ☐ Recommend additional

☐ Safety Hazard

Attic/Structure/Framing/Insulation

☐ N/A

Access ☐ Stairs ☐ Pulldown ☒ Scuttlehole/Hatch ☐ No Access Other: .

Access limited by:

Inspected from ☐ Access panel ☒ In the attic ☐ Other

Location ☐ Hallway ☐ Bedroom Closet ☒ Garage ☐ Other

Flooring ☐ Complete ☐ Partial ☒ None

Insulation ☒ Fiberglass ☐ Batts ☐ Loose ☐ Cellulose ☐ Foam ☐ Other ☐ Vermiculite ☐ Rock wool

Depth: 6-8 inches ☐ Damaged ☐ Displaced ☐ Missing ☐ Compressed

☐ Recommend additional insulation

Installed in ☐ Rafters/Trusses ☐ Walls ☒ Between ceiling joists ☐ Underside of roof deck ☐ Not Visible

Vapor barriers ☐ Kraft/foil faced ☐ Plastic sheeting ☒ Not Visible ☐ Improperly installed

Ventilation ☒ Ventilation appears adequate ☐ Recommend additional ventilation ☐ Recommend baffles at eaves

Fans exhausted to Attic: ☐ Yes ☒ No ☐ Recommend repair Outside: ☒ Yes ☐ No ☐ Not Visible

HVAC Duct ☒ N/A ☐ Satisfactory ☐ Damaged ☐ Split ☐ Disconnected ☐ Leaking ☐ Repair/Replace

☐ Recommend Insulation

Chimney chase ☐ N/A ☒ Satisfactory ☐ Needs repair ☐ Not Visible

Structural problems observed ☐ Yes ☒ No ☐ Recommend repair ☐ Recommend structural engineer

Roof structure ☒ Rafters ☐ Trusses ☐ Wood ☐ Metal ☒ Collar ties ☐ Purlins ☒ Knee wall ☐ Not Visible Other: .

Ceiling joists ☒ Wood ☐ Metal ☐ Not Visible

Sheathing ☒ Plywood ☐ OSB ☐ Planking ☐ Rotted ☐ Stained ☐ Delaminated

Evidence of condensation ☐ Yes ☒ No

Evidence of moisture ☐ Yes ☒ No

Evidence of leaking ☐ Yes ☒ No

Firewall between units ☒ N/A ☐ Yes ☐ No ☐ Needs repair/sealing

Interior

Attic/Structure/Framing/Insulation cont.

Electrical ☒ No apparent defects ☐ Open junction box(es) ☐ Handyman wiring
☐ Knob and tube covered with insulation ☐ Safety Hazard

Comments

Crawl Space

Crawl space

☐ N/A
Type ☒ Full crawlspace ☐ Combination basement/crawl space/slab
Conditioned (heated/cooled) ☐ Yes ☒ No
Comments

Access

Location ☐ Exterior ☒ Interior hatch/door ☐ Via basement ☐ No access
Inspected from ☐ Access panel ☒ In the crawl space
Comments

Foundation walls

Condition ☒ Satisfactory ☐ Marginal ☐ Have Evaluated ☐ Monitor ☐ Cracks ☐ Movement
Material ☐ Concrete block ☒ Poured concrete ☐ Stone ☐ ICF ☐ Wood ☐ Brick
Comments

Floor

Material ☐ Concrete ☒ Gravel ☒ Dirt Other: .
Condition ☐ Typical cracks ☐ Not Visible ☒ Vapor barrier present
Comments

Seismic bolts

☐ N/A ☒ None visible
Condition ☐ Appear satisfactory ☐ Recommed evaluation
Comments

Drainage

Sump pump ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Pump not tested
Standing water ☐ Yes ☒ No ☐ Not Visible
Evidence of moisture damage ☐ Yes ☒ No
Comments

Ventilation

Location ☒ Wall vents ☐ Power vents ☐ None apparent

Girders/Beams/Columns

Material ☐ Steel ☒ Wood ☐ Masonry
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Not Visible ☐ Sagging/Altered
Comments

Joists

Material ☒ Wood ☐ Steel ☐ Truss ☐ Not Visible ☐ 2x8 ☐ 2x10 ☐ 2x12 ☐ Engineered I-Type
☐ Sagging/Altered joists
Condition ☒ Satisfactory ☐ Marginal ☐ Poor
Comments

Subfloor

☒ Not Visible
Condition ☐ Indication of moisture stains/rotting
Comments

Insulation

☐ None
Type ☒ Fiberglass ☐ Cellulose ☐ Rockwool ☐ Foam ☐ Not Visible
Location ☐ Walls ☒ Between floor joists Other: .
Comments

Crawl Space

Vapor barrier

Present

☐ Yes ☐ No ☒ Not Visible ☐ Improperly installed

Material

☐ Kraft/foil faced ☐ Plastic ☒ Not Visible Other: .

Condition

☒ Satisfactory ☐ Marginal ☐ Poor

Comments

Plumbing

Water service

Main shut-off location Main water shutoff in garage and out at curb

Water entry piping ☐ Not Visible ☐ Copper/Galv. ☐ PVC Plastic ☐ CPVC Plastic ☐ Polybutylene Plastic
☒ PEX Plastic ☐ Lead ☐ Polyethylene

Lead other than solder joints ☐ Yes ☐ No ☒ Unknown ☐ Service entry

Visible water distribution piping ☒ Copper ☐ Galvanized ☐ PVC Plastic ☐ CPVC Plastic ☐ Polybutylene Plastic
☒ PEX Plastic Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Flow ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Water pressure over 80 psi ☐ Recommend plumber evaluate
☐ Recommend pressure regulator

Pipes Supply/Drain ☐ Corroded ☐ Leaking ☐ Valves broken/missing ☐ Dissimilar metal
 Cross connection: ☐ Yes ☒ No ☐ Safety Hazard ☐ Recommend repair
☐ Recommend a dielectric union ☒ Satisfactory

Drain/Waste/Vent pipe ☐ Copper ☒ Cast iron ☐ Galvanized ☐ PVC ☐ ABS ☐ Brass

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Support/Insulation ☐ N/A

Type:

Metal strapping

Traps proper P-Type ☒ Yes ☐ No ☐ P-traps recommended

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Interior fuel storage system ☒ N/A ☐ Yes ☐ No Leaking: ☐ Yes ☐ No

Fuel line ☐ N/A ☐ Copper ☐ Brass ☒ Black iron ☐ Stainless steel ☐ CSST ☐ Not Visible ☐ Galvanized
☐ Recommend CSST be properly bonded

Condition ☐ N/A ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend plumber evaluate

Comments

Photos



Main water shutoff

Main fuel shut-off location

☐ N/A

Location East side exterior

Comments

Photos



Main fuel shut off located on east side of exterior

Water heater #1

General

☐ N/A

Brand Name:

GE

Serial #: 0306r04617

Capacity:

40 gallon

Approx. age:

-Water heater manufactured March 2006, approximately 10 years old.

Typical life of a water heater is 8-12 years. This water heater still produced hot water

Type

☐ Gas ☒ Electric ☐ Oil ☐ LP Other: .

Combustion air venting present ☐ Yes ☐ No ☒ N/A

Seismic restraints needed ☐ Yes ☒ No ☐ N/A

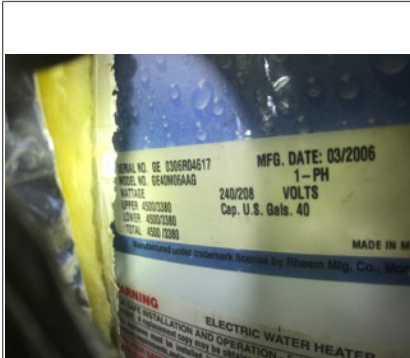
Relief valve ☒ Yes ☐ No Extension proper: ☒ Yes ☐ No ☐ Missing ☐ Recommend repair ☐ Improper material

Vent pipe ☒ N/A ☐ Satisfactory ☐ Pitch proper ☐ Improper ☐ Rusted ☐ Recommend repair

Condition ☒ **Satisfactory** ☐ Marginal ☐ Poor

Comments

Photos



Water heater label

Heating System

Heating system

Unit #1

Brand name:

Lennox

Approx. age:

Furnace manufactured July 2005, approximately 11 years old. Typical life of a furnace is 16-25 years

☐ Unknown Model #: g40df-36a-070-11 Serial #: 5905g22049 ☒ Satisfactory ☐ Marginal ☐ Poor

☐ Recommended HVAC technician examine

Energy source ☒ Gas ☐ LP ☐ Oil ☐ Electric ☐ Solid fuel

Warm air system ☐ Belt drive ☐ Direct drive ☐ Gravity ☒ Central system ☐ Floor/wall furnace

Heat exchanger ☐ N/A ☐ Sealed ☒ Not Visible ☐ Visual w/mirror ☐ Flame distortion ☐ Rusted

☐ Carbon/soot buildup

Carbon monoxide ☐ N/A ☐ Detected at plenum ☐ Detected at register ☐ Not tested

Tester:

Tif 8800x

Combustion air venting present ☐ N/A ☒ Yes ☐ No

Controls Disconnect: ☒ Yes ☐ No ☒ Normal operating and safety controls observed

Gas shut off valve: ☒ Yes ☐ No

Distribution ☒ Metal duct ☐ Insulated flex duct ☐ Cold air returns ☐ Duct board ☐ Asbestos-like wrap

☐ Safety Hazard

Flue piping ☐ N/A ☒ Satisfactory ☐ Rusted ☐ Improper slope ☐ Safety hazard ☐ Recommend repair/replace

Filter ☒ Standard ☐ Electrostatic ☐ Satisfactory ☐ Needs cleaning/replacement ☐ Missing

☐ Electronic (not tested)

When turned on by thermostat ☒ Fired ☐ Did not fire Proper operation: ☒ Yes ☐ No ☐ Not tested

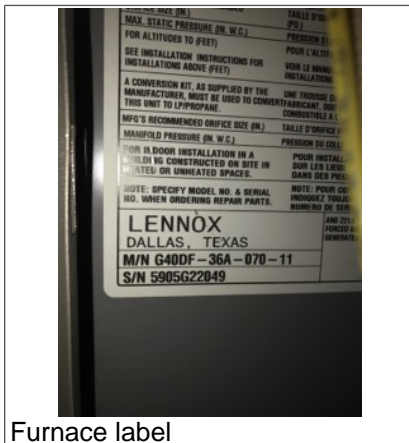
Heat pump ☒ N/A ☐ Supplemental electric ☐ Supplemental gas

Sub-slab ducts ☒ N/A ☐ Satisfactory ☐ Marginal ☐ Poor Water/Sand Observed: ☐ Yes ☐ No

System not operated due to ☒ N/A ☐ Exterior temperature Other: .

Comments

Photos



Furnace label

Electric

Main panel

Location Garage
Condition ☒ Satisfactory ☐ Poor
Amperage/Voltage ☐ Unknown ☐ 60a ☐ 100a ☐ 150a ☒ 200a ☐ 400a ☒ 120v/240v
Adequate Clearance to Panel ☒ Yes ☐ No
Breakers/Fuses ☒ Breakers ☐ Fuses
Appears grounded ☒ Yes ☐ No ☐ Not Visible
GFCI breaker ☐ Yes ☒ No Operable: ☐ Yes ☐ No
AFCI breaker ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not Tested
Main wire ☐ Copper ☒ Aluminum ☐ Not Visible ☐ Double tapping of the main wire
 Condition: ☒ Satisfactory ☐ Marginal ☐ Poor
Branch wire ☒ Copper ☐ Aluminum ☐ Solid Branch Aluminum Wiring ☐ Not Visible ☐ Safety Hazard
Branch wire condition ☒ Satisfactory ☐ Poor ☐ Recommend electrician evaluate/repair ☐ Romex ☐ BX cable
☐ Conduit ☐ Knob/Tube ☐ Double tapping ☐ Wires undersized/oversized breaker/fuse
☐ Panel not accessible ☐ Not evaluated
 Reason:

Comments

Living Room

Living Room

Location South side

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No

Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable

Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

Doors ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Broken/Missing hardware

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass

☐ Broken/Missing hardware

Comments

Dining Room

Dining Room

Location North side

Walls & Ceiling ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ Damage

Moisture stains ☐ Yes ☒ No

Where:

Floor ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes ☐ Tripping hazard

Ceiling fan ☒ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend repair/replace

Electrical Switches: ☒ Yes ☐ No ☒ Operable Receptacles: ☒ Yes ☐ No ☒ Operable

Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Safety hazard ☐ Cover plates missing

Heating source present ☒ Yes ☐ No Holes: ☐ Doors ☐ Walls ☐ Ceilings

Doors ☐ None ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☒ Broken/Missing hardware

Windows ☐ None ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass ☐ Evidence of leaking insulated glass

☐ Broken/Missing hardware

Comments -Door missing at dinning room

Photos



Door missing at dinning room