

# element

HOME INSPECTION

## Inspection Report

**John Doe**

**Property Address:**  
5555 NE Portland View Dr.  
Portland OR 55555



### Element Home Inspection

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<b>Date:</b> 9/13/2011	<b>Time:</b> 10:00 AM	<b>Report ID:</b> Sample Report
<b>Property:</b> 5555 NE Portland View Dr. Portland OR 55555	<b>Customer:</b> John Doe	<b>Real Estate Professional:</b>

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**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 SEVICES, MAY RELY UPON ANY REPRESENTATION MADE IN THIS REPORT.**

**Client is present:**  
Yes

**Type of building:**  
Single Family (2 story)

**Approximate age of building:**  
1910

**Temperature:**  
65 degrees

**Weather:**  
Clear

**Ground/Soil surface condition:**  
Damp

**Rain in last 3 days:**  
Yes

# 1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

## Styles & Materials

### Viewed Roof From:

Walked roof

### Roof Style:

Gable

### Roof Covering:

Asphalt/Fiberglass

### Number of Roof Layers:

Two or More

### Chimney Type:

Brick

### Sky Light:

None

		IN	NI	NP	RR
1.0	ROOF COVERINGS				X
1.1	FLASHINGS				X
1.2	SKYLIGHTS			X	
1.3	CHIMNEYS				X
1.4	ROOF PENETRATIONS	X			
1.5	ROOF DRAINAGE SYSTEMS (gutters and downspouts)	X			

IN NI NP RR

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## Comments:

**1.0** There is significant moss build up on the roof. The moss can impede water runoff and its root system can start to lift the shingles leading to a premature failure of the roof covering. It is recommended that the moss be removed and a moss inhibitor be applied to the roof.



1.0 Picture 1



1.0 Picture 2

**1.1** The roof flashing is rusted in places, installed incorrectly, and missing around chimneys. Roofing tar has been used around chimneys. This is only a temporary fix because over time the tar will become brittle and crack making it not function properly. Proper flashing should be installed around chimneys and existing old flashings should be replaced.



1.1 Picture 1



1.1 Picture 2

**1.3** Mortar is missing between bricks of chimney. This can cause leaks and compromise the structural integrity of the chimney itself. Chimney should be tuck pointed to repair problem.



1.3 Picture 1

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### Styles & Materials

#### Siding Style:

Lap

#### Siding Material:

Cedar  
Shingles

#### Trim Material:

Wood

#### Exterior Entry Doors:

Wood

#### Windows:

Wood

#### Driveway:

Concrete

		IN	NI	NP	RR
2.0	EAVES, SOFFITS AND FASCIAS	X			
2.1	WALL CLADDING FLASHING AND TRIM				X
2.2	WINDOWS	X			
2.3	DOORS	X			
2.4	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS				X
2.5	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)				X
2.6	WATER FAUCETS	X			
2.7	ELECTRICAL OUTLETS, SWITCHES AND FIXTURES	X			

IN NI NP RR

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### Comments:

2.1 (1) The cedar shingle siding has deteriorated at many places on the house. The damaged shingles should be repaired to prevent water intrusion and further damage.



2.1 Picture 1

(2) The paint is peeling on the exterior trim and walls. Unprotected wood can lead to rot and needed replacement. The walls and trim should be scrapped where needed and re-primmed and painted to prolong the life of the siding.



2.1 Picture 2



2.1 Picture 3

(3) There is a unsealed penetrations on the south side of the house. This opening can provide a pathway for water and wood destroying insects. These area should be sealed with an exterior caulk.



2.1 Picture 4

**2.4 (1)** The back porch steps are missing a handrail. This could be a falling hazard and should be corrected by a qualified contractor.



2.4 Picture 1

**(2)** The deck railing at the rear of the home is rotted. The handrail could fail and needs to be replaced before further deterioration could occur.



2.4 Picture 2



**2.5** There should be a clearance of at least eight inches between the ground and siding. This prevents the moisture in dirt from rotting the siding and also prevents a direct pathway for wood destroying insects. The ground surrounding the foundation wall should be sloped away from the house as much as possible to prevent water from entering the basement. These issues can be addressed by creating a french drain or swale around areas that are not graded properly.



2.5 Picture 1

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Attached Garage

#### Styles & Materials

**Garage Door Type:**

One manual

**Garage Door Material:**

Wood

**Auto-opener Manufacturer:**

GENIE

		IN	NI	NP	RR
3.0	GARAGE CEILINGS	X			
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	X			
3.2	GARAGE FLOOR	X			
3.3	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X			
3.4	GARAGE DOOR				X
3.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X			
3.6	ELECTRICAL OUTLETS, SWITCHES AND FIXTURES				X

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#### Comments:

**3.4** The sealing strip on the garage door is coming loose. This should be reattached to prevent water intrusion.



3.4 Picture 1

3.6 There is a broken light switch and a junction box missing a cover plate in the garage. This should be repaired by a qualified contractor.



3.6 Picture 1



3.6 Picture 2

## 4. Attic and Roof Structure

### Styles & Materials

**Attic Access:**

Scuttle hole

**Attic Insulation:**

Cellulose

**Viewed Attic From:**

Walked

**Roof Structure:**

2 X 4 Rafters

**Ceiling Structure:**

2X6

**Roof Ventilation:**

Gable vents

Ridge vents

		IN	NI	NP	RR
4.0	INSULATION IN ATTIC	X			
4.1	VISIBLE ELECTRIC WIRING IN ATTIC				X
4.2	ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)	X			
4.3	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)	X			
4.4	VENTILATION DUCTWORK				X
4.5	ROOF VENTILATION	X			
4.6	OTHER	X			

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### Comments:

**4.1** There is old knob and tube wiring in the attic. It was inactive during the time of the inspection. All inactive wiring should be removed to make sure it stays inactive.



4.1 Picture 1

**4.4** The main floor bathroom vent exhausts directly into the attic. The warm moist air from the bathroom can cause moisture issues in the attic. This can lead to mold and delamination of the roof sheathing. The ventilation ductwork should continue to the roof and be connected to a gable vent.



4.4 Picture 1

## 5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

### Styles & Materials

**Foundation:**

Masonry block  
 Poured concrete

**Viewed CrawlSpace From:**

From entry

**Floor Structure:**

2 X 8

**Columns or Piers:**

Wood piers

**Floor System Insulation:**

NONE

IN NI NP RR

		IN	NI	NP	RR
5.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES	X			
5.1	WALLS (Structural)				X
5.2	COLUMNS OR PIERS	X			
5.3	FLOORS (Structural)	X			
5.4	CEILINGS (structural)	X			
5.5	INSULATION UNDER FLOOR SYSTEM	X			
5.6	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)	X			
5.7	VENTILATION OF FOUNDATION AREA (crawlspce or basement)	X			
5.8	VISIBLE SIGNS OF WOOD DESTROYING INSECTS				X
5.9	OTHER				X

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**Comments:**

**5.1** The pier supports at the front and sides of home are failing. This condition can cause the wall to settle more or possibly fail. The walls may need reinforcement and repairs are needed. This has lead the front of the house to settle unevenly with the back of the house with concrete foundation walls. A qualified licensed general contractor should inspect further and repair as needed.



5.1 Picture 1

**5.8** There are visible signs of wood destroying insects in the framing of the basement. The affected areas should be examined and repaired by a qualified contractor. The house should also be evaluated and treated by a pest contractor.



5.8 Picture 1

**5.9** There is debris in the crawlspace and signs of vermin. This debris can become food and shelter for insects and vermin. All debris should be removed.



5.9 Picture 1

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 6. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### Styles & Materials

#### Electrical Service Conductors:

Overhead service

#### Panel capacity:

200 AMP

#### Panel Type:

Circuit breakers

#### Panel Manufacturer:

BRYANT

#### Branch Wire:

Copper

#### Wiring Methods:

Romex

#### Panel Location:

Basement

IN NI NP RR

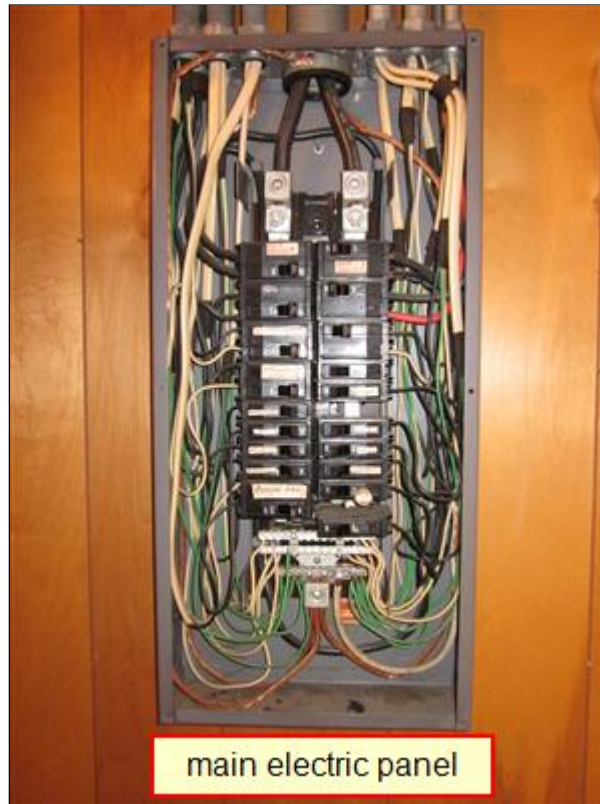
		IN	NI	NP	RR
6.0	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X			
6.1	SERVICE ENTRANCE CONDUCTORS	X			
6.2	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			
6.3	CLEARANCE AROUND SERVICE PANEL	X			
6.4	CIRCUIT LABELING	X			
6.5	PANEL BONDING AND GROUNDING	X			
6.6	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			
6.7	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				X
6.8	POLARITY AND GROUNDING OF RECEPTACLES				X
6.9	GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)				X
6.10	SMOKE DETECTORS	X			
6.11	CARBON MONOXIDE DETECTORS				X

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### Comments:

**6.0** The main electric service panel is located in the basement.



6.0 Picture 1

**6.7** See Item 3.6

**6.8** See Item 12.6

**6.9** See Item 9.8, 10.6

**6.11** There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### Styles & Materials

**Water Source:**

Public

**Water Filters:**

None

**Water Supply (into home):**

Galvanized (old)

**Water Distribution (inside home):**

Galvanized

**Waste Line:**

Cast iron

**Water Heater Power Source:**

Gas (quick recovery)

**Water Heater Capacity:**

50 Gallon (2-3 people)

**Water Heater Manufacturer:**

AMERICAN

**Water Heater Location:**

Basement

IN NI NP RR

		IN	NI	NP	RR
7.0	WATER HEATER INFO	X			
7.1	MAIN WATER SHUT-OFF DEVICE (Describe location)	X			
7.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X			
7.3	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				X
7.4	WATER HEATER TPR VALVE AND DRAIN PIPE	X			
7.5	WATER HEATER EARTHQUAKE STRAPS	X			
7.6	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X			
7.7	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X			
7.8	MAIN FUEL SHUT OFF (Describe Location)	X			
7.9	SUMP PUMP			X	
7.10	EXTERIOR WATER FAUCETS	X			

IN NI NP RR

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**Comments:**

7.0 2001 American Water Heater Model# DVG62-40S38-NV Serial# 0112100077



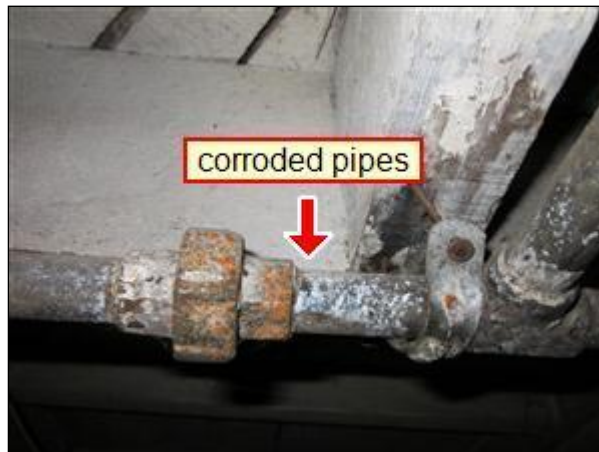
7.0 Picture 1

7.1 The main water shut off is in the basement in back bedroom behind access panel.



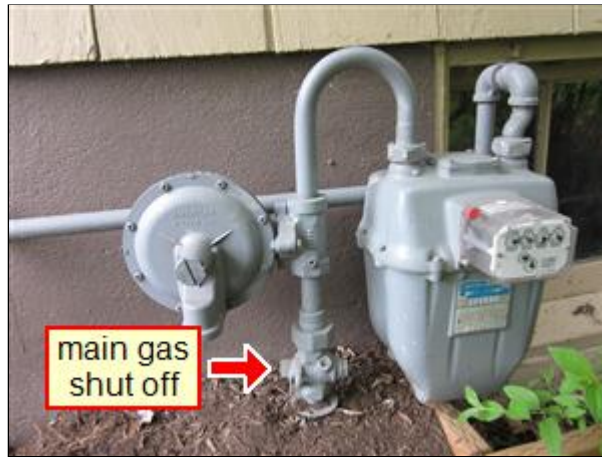
7.1 Picture 1

7.3 The water supply pipes are old galvanized steel. These pipes have deteriorated and could start leaking. All water supply pipes should be further evaluated and repaired by a qualified contractor.



7.3 Picture 1

7.8 The main fuel shut off is at gas meter outside.



7.8 Picture 1

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### Styles & Materials

**Heat Type:**

Forced Air  
Space heater

**Energy Source:**

Gas  
Electric

**Number of Heat Systems (excluding wood):**

Two

**Heat System Brand:**

RHEEM

**Heating System Capacity:**

100,000 BTU

**Ductwork:**

Non-insulated

**Filter Type:**

Disposable

**Types of Fireplaces:**

Solid Fuel

**Operable Fireplaces:**

One

**Number of Woodstoves:**

One

IN NI NP RR

		IN	NI	NP	RR
8.0	HEATING INFO	X			
8.1	HEATING EQUIPMENT				X
8.2	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X			
8.3	NORMAL OPERATING CONTROLS	X			
8.4	AUTOMATIC SAFETY CONTROLS	X			
8.5	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			
8.6	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X			
8.7	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X			
8.8	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)				X

IN NI NP RR

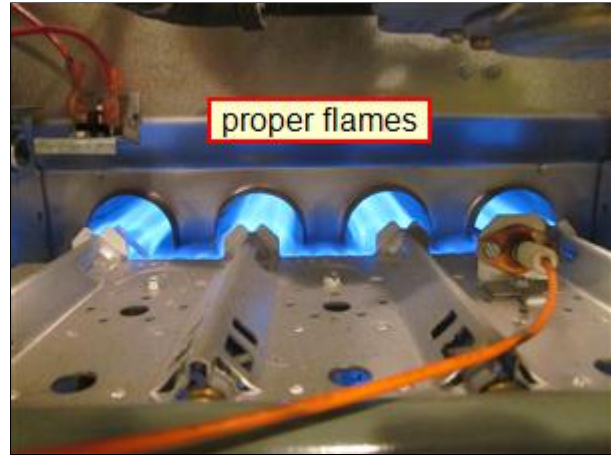
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**Comments:**

8.0 1999 Rheem Gas Furnace Model# RGPK-10EAMER Serial# EX5D 302F479903806



8.0 Picture 1



8.0 Picture 2

8.1 There are electric space heaters in the upstairs bedrooms and one in the basement. These are very old and one of them started smoking when turned on. I recommend that these be replaced by a qualified contractor.



8.1 Picture 1

8.8 The wood burning stove in the basement is very old and is missing model, serial, and certification numbers. This stove may need to be removed by the current owner based on new State of Oregon Laws. Please consult your realtor regarding this issue. For further information follow this link [www.deq.state.or.us/aq/burning/woodstoves/heatSmart.htm](http://www.deq.state.or.us/aq/burning/woodstoves/heatSmart.htm)



8.8 Picture 1



8.8 Picture 2

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 9. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

### Styles & Materials

**Dishwasher Brand:**

WHIRLPOOL

**Disposer Brand:**

IN SINK ERATOR

**Exhaust/Range hood:**

KITCHEN AIDE

**Range/Oven:**

KITCHEN AIDE

**Refrigerator:**

WHIRLPOOL

**Built in Microwave:**

GENERAL ELECTRIC

**Cabinetry:**

Wood

**Countertop:**

Laminate

		IN	NI	NP	RR
9.0	CEILINGS	X			
9.1	WALLS	X			
9.2	FLOORS	X			
9.3	PANTRY/CLOSET DOORS	X			
9.4	WINDOWS	X			
9.5	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			
9.6	PLUMBING DRAIN AND VENT SYSTEMS	X			
9.7	PLUMBING WATER SUPPLY FAUCETS AND FIXTURES	X			
9.8	OUTLETS WALL SWITCHES and FIXTURES				X
9.9	DISHWASHER				X
9.10	RANGES/OVENS/COOKTOPS	X			
9.11	RANGE HOOD	X			
9.12	EXHAUST FAN	X			
9.13	EXHAUST FAN VENTING				X
9.14	FOOD WASTE DISPOSER	X			
9.15	MICROWAVE COOKING EQUIPMENT	X			
9.16	REFRIGERATOR	X			

**IN NI NP RR**

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**Comments:**

**9.8** The outlets in the kitchen need to be GFCI protected. A qualified licensed electrical contractor should correct as needed.



9.8 Picture 1

**9.9** The dishwasher drain hose did not perform a loop to create a trap under sink. This prevents dirty water to re-enter the dishwasher. I recommend repair as necessary.



9.9 Picture 1

**9.13** The exhaust fan in the range hood does not vent to the outside. This type of fan has a grease trap the needs to be cleaned often. It does not expel any moisture or exhaust from fuel burning appliances. This should be vented to the outside by a qualified contractor.

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 10. Laundry Room

### Styles & Materials

**Floor Covering(s):**

Vinyl

**Clothes Dryer Vent Material:**

Flexible Metal

**Dryer Power Source:**

Electric

**Washer Drain Size:**

2" Diameter

**Washer Brand:**

WHIRLPOOL

**Dryer Brand:**

WHIRLPOOL

		IN	NI	NP	RR
10.0	CEILINGS	X			
10.1	WALLS	X			
10.2	FLOORS	X			
10.3	DOORS	X			
10.4	COUNTERS AND CABINETS	X			
10.5	LAUNDRY SINK	X			
10.6	OUTLETS SWITCHES AND FIXTURES				X
10.7	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X			
10.8	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				X
10.9	CLOTHES DRYER VENT PIPING	X			

IN NI NP RR

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

**Comments:**

**10.6** The outlets in the laundry room need to be GFCI protected. A qualified contractor should correct as needed.



10.6 Picture 1

10.8 The water faucet for the laundry sink was leaking when turned on. This should be repaired by a qualified contractor.



10.8 Picture 1

## 11. Bathroom and Components

### Styles & Materials

#### Exhaust Fans:

Fan only

#### Floor:

Tile

#### Bathtub:

Cast iron

#### Shower Surround:

Tile

		IN	NI	NP	RR
11.0	CEILINGS	X			
11.1	WALLS	X			
11.2	FLOORS	X			
11.3	DOORS (REPRESENTATIVE NUMBER)	X			
11.4	WINDOWS	X			
11.5	COUNTERS AND CABINETS	X			
11.6	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X			
11.7	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			
11.8	OUTLETS, SWITCHES AND FIXTURES	X			
11.9	EXHAUST FAN	X			
11.10	BATHTUB	X			
11.11	SHOWER SURROUND				X
11.12	TOILET	X			
11.13	HEAT SOURCE	X			

IN NI NP RR

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

### Comments:

**11.11** The shower surround is missing grout in places and missing caulk around bathtub. This can lead to water intrusion and wall damage behind the tiles. This should be repaired as needed.



11.11 Picture 1



11.11 Picture 2

## 12. Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

### Styles & Materials

#### Ceiling Materials:

Drywall

#### Wall Material:

Drywall

#### Floor Covering(s):

Carpet

Hardwood T&G

#### Interior Doors:

Hollow core

Wood

#### Window Types:

Single pane

		IN	NI	NP	RR
12.0	CEILINGS	X			
12.1	WALLS	X			
12.2	FLOORS	X			
12.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			
12.4	DOORS (REPRESENTATIVE NUMBER)				X
12.5	WINDOWS (REPRESENTATIVE NUMBER)	X			
12.6	OUTLETS SWITCHES AND FIXTURES				X

IN NI NP RR

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

### Comments:

**12.4** The door to the guest bedroom rubs and needs adjustment. The door handle is also loose. A qualified contractor should inspect and repair as needed.



12.4 Picture 1



12.4 Picture 2

**12.6 (1)** One of the outlets in the living room is missing a ground. This is a safety hazard and should be repaired by a qualified contractor.



12.6 Picture 1

(2) There is a junction box in the hallway closet that is missing a cover plate. This is a safety hazard and should be repaired by a qualified contractor.



12.6 Picture 2

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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# General Summary



OCHI#1330 CCB#192611  
5716 NE 32nd Ave  
Portland, OR 97211  
(503) 702-9635

**Customer**  
John Doe

**Address**  
5555 NE Portland View Dr.  
Portland OR 55555

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Roofing

### 1.0 ROOF COVERINGS

#### Repair or Replace

There is significant moss build up on the roof. The moss can impede water runoff and its root system can start to lift the shingles leading to a premature failure of the roof covering. It is recommended that the moss be removed and a moss inhibitor be applied to the roof.

### 1.1 FLASHINGS

#### Repair or Replace

The roof flashing is rusted in places, installed incorrectly, and missing around chimneys. Roofing tar has been used around chimneys. This is only a temporary fix because over time the tar will become brittle and crack making it not function properly. Proper flashing should be installed around chimneys and existing old flashings should be replaced.

### 1.3 CHIMNEYS

#### Repair or Replace

Mortar is missing between bricks of chimney. This can cause leaks and compromise the structural integrity of the chimney itself. Chimney should be tuck pointed to repair problem.



## 2. Exterior

### 2.1 WALL CLADDING FLASHING AND TRIM

#### Repair or Replace

- (1) The cedar shingle siding has deteriorated at many places on the house. The damaged shingles should be repaired to prevent water intrusion and further damage.
- (2) The paint is peeling on the exterior trim and walls. Unprotected wood can lead to rot and needed replacement. The walls and trim should be scrapped where needed and re-primmed and painted to prolong the life of the siding.
- (3) There is a unsealed penetrations on the south side of the house. This opening can provide a pathway for water and wood destroying insects. These area should be sealed with an exterior caulk.

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

#### Repair or Replace

- (1) The back porch steps are missing a handrail. This could be a falling hazard and should be corrected by a qualified contractor.
- (2) The deck railing at the rear of the home is rotted. The handrail could fail and needs to be replaced before further deterioration could occur.

### 2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

#### Repair or Replace

There should be a clearance of at least eight inches between the ground and siding. This prevents the moisture in dirt from rotting the siding and also prevents a direct pathway for wood destroying insects. The ground surrounding the foundation wall should be sloped away from the house as much as possible to prevent water from entering the basement. These issues can be addressed by creating a french drain or swale around areas that are not graded properly.

## 3. Attached Garage

### 3.4 GARAGE DOOR

#### Repair or Replace

The sealing strip on the garage door is coming loose. This should be reattached to prevent water intrusion.

### 3.6 ELECTRICAL OUTLETS, SWITCHES AND FIXTURES

#### Repair or Replace

There is a broken light switch and a junction box missing a cover plate in the garage. This should be repaired by a qualified contractor.

## 4. Attic and Roof Structure

### 4.1 VISIBLE ELECTRIC WIRING IN ATTIC

#### Repair or Replace

There is old knob and tube wiring in the attic. It was inactive during the time of the inspection. All inactive wiring should be removed to make sure it stays inactive.

### 4.4 VENTILATION DUCTWORK

#### Repair or Replace

The main floor bathroom vent exhausts directly into the attic. The warm moist air from the bathroom can cause moisture issues in the attic. This can lead to mold and delamination of the roof sheathing. The ventilation ductwork should continue to the roof and be connected to a gable vent.

## 5. Structural Components

### 5.1 WALLS (Structural)

#### Repair or Replace

The pier supports at the front and sides of home are failing. This condition can cause the wall to settle more or possibly fail. The walls may need reinforcement and repairs are needed. This has lead the front of the house to settle unevenly with the back of the house with concrete foundation walls. A qualified licensed general contractor should inspect further and repair as needed.

### 5.8 VISIBLE SIGNS OF WOOD DESTROYING INSECTS

#### Repair or Replace

There are visible signs of wood destroying insects in the framing of the basement. The affected areas should be examined and repaired by a qualified contractor. The house should also be evaluated and treated by a pest contractor.

### 5.9 OTHER

#### Repair or Replace

There is debris in the crawlspace and signs of vermin. This debris can become food and shelter for insects and vermin. All debris should be removed.

## 6. Electrical System

### 6.7 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

#### Repair or Replace

See Item 3.6

### 6.8 POLARITY AND GROUNDING OF RECEPTACLES

#### Repair or Replace

See Item 12.6

### 6.9 GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

#### Repair or Replace

See Item 9.8, 10.6

### 6.11 CARBON MONOXIDE DETECTORS

#### Repair or Replace

There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

## 7. Plumbing System

### 7.3 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

#### Repair or Replace

The water supply pipes are old galvanized steel. These pipes have deteriorated and could start leaking. All water supply pipes should be further evaluated and repaired by a qualified contractor.

## 8. Heating / Central Air Conditioning

### 8.1 HEATING EQUIPMENT

#### Repair or Replace

There are electric space heaters in the upstairs bedrooms and one in the basement. These are very old and one of them started smoking when turned on. I recommend that these be replaced by a qualified contractor.

## 8. Heating / Central Air Conditioning

### 8.8 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

#### Repair or Replace

The wood burning stove in the basement is very old and is missing model, serial, and certification numbers. This stove

may need to be removed by the current owner based on new State of Oregon Laws. Please consult your realtor regarding this issue. For further information follow this link [www.deq.state.or.us/aq/burning/woodstoves/heatSmart.htm](http://www.deq.state.or.us/aq/burning/woodstoves/heatSmart.htm)

## 9. Kitchen Components and Appliances

### 9.8 OUTLETS WALL SWITCHES and FIXTURES

#### Repair or Replace

The outlets in the kitchen need to be GFCI protected. A qualified licensed electrical contractor should correct as needed.

### 9.9 DISHWASHER

#### Repair or Replace

The dishwasher drain hose did not perform a loop to create a trap under sink. This prevents dirty water to re-enter the dishwasher. I recommend repair as necessary.

### 9.13 EXHAUST FAN VENTING

#### Repair or Replace

The exhaust fan in the range hood does not vent to the outside. This type of fan has a grease trap that needs to be cleaned often. It does not expel any moisture or exhaust from fuel burning appliances. This should be vented to the outside by a qualified contractor.

## 10. Laundry Room

### 10.6 OUTLETS SWITCHES AND FIXTURES

#### Repair or Replace

The outlets in the laundry room need to be GFCI protected. A qualified contractor should correct as needed.

### 10.8 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

#### Repair or Replace

The water faucet for the laundry sink was leaking when turned on. This should be repaired by a qualified contractor.

## 11. Bathroom and Components

### 11.11 SHOWER SURROUND

#### Repair or Replace

The shower surround is missing grout in places and missing caulk around bathtub. This can lead to water intrusion and wall damage behind the tiles. This should be repaired as needed.

## 12. Rooms

### 12.4 DOORS (REPRESENTATIVE NUMBER)

#### Repair or Replace

The door to the guest bedroom rubs and needs adjustment. The door handle is also loose. A qualified contractor should inspect and repair as needed.

## 12. Rooms

### 12.6 OUTLETS SWITCHES AND FIXTURES

#### Repair or Replace

(1) One of the outlets in the living room is missing a ground. This is a safety hazard and should be repaired by a qualified contractor.

(2) There is a junction box in the hallway closet that is missing a cover plate. This is a safety hazard and should be repaired by a qualified contractor.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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