MEADOWLARK PROPERTY INSPECTIONS

Property Inspection Report

0 Medford Dr., Medford, OR 97520
Inspection prepared for: John Doe
Real Estate Agent: -

Date of Inspection: 8/29/2024 Time: 9:00 AM
Age of Home: 2002 Size: 2316
Weather: Sunshine

Inspector: Trevor Powers
CCB #242849 OCHI #2653
354 Wrights Creek Dr., Ashland, OR 97520
Phone: 5413631234
Email: trevor@meadowlarkpi.com

MEADOWLARK
PROPERTY INSPECTIONS

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Letter Code Definitions:

The letter code definitions provide the inspector's professional opinion regarding the finding significance, severity, ramifications, course of action, or path of resolution recommended. If further clarification is desired please contact your inspector.

(+) The plus sign indicates a plus for the property.

(A) APPEARANCE Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration.

(B) BUILDING STANDARDS The finding does not conform to building standards and practices in effect at the time of construction or installation. Before purchasing the property, further study and corrections, as needed, by a qualified licensed contractor are advised.

(C) CAUTION Caution is advised. The finding could be, or could become, hazardous under certain circumstances. The opinion of a qualified licensed contractor is recommended.

(D) DAMAGED and/or DAMAGING Significant component damage and/or ongoing damage apparent. Before purchasing the property, needed corrections by a qualified licensed contractor are advised.

(E) EFFICIENCY Repair, alteration or replacement usually improves the efficiency of the component or system.

(F) FAILURE A system or component fails to function, or to function properly. Before purchasing the property a total review of all affected systems by a qualified licensed contractor is advised.

(H) HAZARD The finding should be considered hazardous. Corrections by a qualified licensed contractor, before purchasing the property, are advised.

(M) MONITOR Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.

(N) NOTICE The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised.

(P) PREVENTIVE MAINTENANCE Correction or modification decreases the probability of continued and excessive deterioration.

(R) REVIEW BY SPECIALIST It is recommended that the finding be reviewed, and corrected as needed, by a qualified licensed contractor before purchasing the property.

(T) TYPICAL/COMMON Although typical or common for the age of the structure or component, modifications and/or repairs may be in order.

(U) UPGRADE RECOMMENDED Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.

IMPORTANT:

The written report, and all information gathered during the inspection, is not considered transferable to third parties. The inspection results are intended for the exclusive use of the client.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs should be done by a licensed and bonded tradesman or professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds		
Page 7 Item: 6	Grounds Electrical	• (U) Extension cords were noted on the exterior of the home. Extension cords should not be used as permanent wiring, extension cords are made for temporary use and using them for permanent wiring can be a fire hazard. Modification or addition is generally considered an upgrade which should improve safety or efficiency.
Page 8 Item: 10	Water Pressure	• (P) 120 psi of water pressure was measured. High pressure can cause pipes to leak. Installation of a pressure regulator by a qualified licensed contractor is recommended. Correction or modification decreases the probability of continued and excessive deterioration.
Page 9 Item: 13	Patio	• (U) The patio at the pergola had an uneven section of concrete that could prove to be a trip hazard. Concrete replacement or concrete grinding is recommended for the safety of the occupants. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed concrete contractor is recommended.
Exterior Areas		
Page 11 Item: 1	Doors	• (P) The crawlspace exterior door frame had peeling paint and damaged weatherstripping. New paint and weatherstripping was needed to prevent deterioration. The back patio door frame paint was peeling and should be scraped and resealed to prevent wood deterioration. Correction or modification decreases the probability of continued and excessive deterioration.
Foundation		
Page 16 Item: 14	Crawlspace Floor Condition	• (R) Rodent activity was noted in the sub area. Rodents can cause damage to wiring, insulation and ducting. Rodent infestation can also be a health concern. Corrections by a qualified pest control company is recommended.

Water Heater		
Page 18 Item: 4	TPRV	• (R) No TPR valve extension pipe present on the kitchen water heater. This is a scalding hazard and could cause water damage under the sink. The TPRV discharge tube should terminate in a drain pan or at the exterior of the home. It is recommended that the finding be reviewed, and corrected as needed by a qualified licensed plumbing contractor.
Heat/AC		
Page 20 Item: 5	Refrigerant Lines/condensate	• (P) The condensate line was creating water damage to the shear wall plywood under the back deck. The condensate line should be extended further away from the exterior wall to prevent further damage. Corrections by a qualified licensed contractor is recommended.
Page 21 Item: 9	Filters	• (E) The furnace electronic air filter located in the sub area was dirty. Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to change the filter and have annual maintenance and inspections performed. Repair, alteration or replacement usually improves the efficiency of the component or system.
Garage		
Page 23 Item: 7	Fire Door	• (U) The automatic closure device did not close the garage/house door properly. This could allow a fire or carbon monoxide to enter the home. Although not required, I recommend adjusting the hinges to allow for proper closure of the door. Modification or addition is generally considered an upgrade which should improve safety or efficiency.
Bedrooms		
Page 28 Item: 9	Window Condition	• (R) One front bedroom window and two primary bedroom windows showed signs of a broken gas seal between the panes of glass. Repairs or replacement will provide energy savings and prevent a hazed window from limiting the view. It is recommended that the finding be reviewed, and corrected as needed by a qualified window company.
Roof		
Page 35 Item: 1	Roof Condition	• (R) Roof shingle granule loss was observed and at least on roof shingle appeared to need replacement. The roof was approaching the end of its serviceable lifetime and should be evaluated further. No leaks were detected at the time of inspection. It is recommended that the finding be reviewed and corrected as needed by a qualified licensed roofing contractor.

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Components, systems and areas of the property are described as serviceable or functional unless otherwise noted in the report. Serviceable= Effectively functioning for the intended purpose of the component or system as per manufacturer's installation specifications.

The location of items described in the report will be refered to as front, back, left and right of the building. The inspector's perspective is from the exterior of the building looking at the front entryway door.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code**. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. All outbuildings, sheds and detached structures are excluded from this report.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Inspection Details

1. Attendance

In Attendance:
- Client was present for the walkthrough.
- The buyer's agent was present.

2. Home Type

Home Type: Single Family Home

3. Occupancy and Info

Occupancy:
- The home was occupied/furnished.
- Public water service was noted.
- The utilities were on at the time of inspection.
- Moderate to heavy household items were observed.
- Moderate to heavy storage was observed in the garage which limited the inspection.
- Due to home furnishings, access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors was limited. Any such items are excluded from this inspection report.

Grounds

1. Driveway and Walkway Condition

Materials: Concrete driveway was noted. • Stone walkways noted.
Observations:
• The driveway and walkways were in serviceable condition. No deficiencies were noted.

2. Grading

Observations:
• The grading appeared functional during the inspection.

3. Gate Condition

Materials: Wood • Metal gate was noted.
Observations:
• The side gates were functional at the time of inspection.

4. Deck

Observations:
• The decking and deck framing were in serviceable condition during the inspection.
• The deck ledger was constructed without the benefit of flashing. This installation can lead to moisture intrusion behind the ledger board which can damage siding and framing.

5. Stairs & Handrail

Observations:
• The stairs and guardrails were functional at time of inspection.

6. Grounds Electrical

Observations:
• Accessible electrical receptacles were functional during testing.
• The exterior lights were functional.
• (U)
Extension cords were noted on the exterior of the home. Extension cords should not be used as permanent wiring, extension cords are made for temporary use and using them for permanent wiring can be a fire hazard.
Modification or addition is generally considered an upgrade which should improve safety or efficiency.

7. GFCI

Observations:
• Accessible GFCI receptacles were functional during the inspection.

8. Main Gas Valve Condition

Location: Natural gas supply was noted. • The main gas shutoff was located on the left side of the structure.
Observations:
• The shutoff valve appeared functional.
• (U)
• A gas main shut-off wrench was not discovered. In an emergency it is important to know where the shut-off spade is and have a shut-off wrench located at this gas main.
• Modification or addition is generally considered an upgrade which should improve safety or efficiency.

9. Plumbing

Observations:
• Public water supply was noted.
• Public sewer was noted. A sewer lateral inspection is not included in the home inspection.
• No deficiencies were noted with the grounds plumbing at the time of inspection.

10. Water Pressure

Observations:
• (P)
120 psi of water pressure was measured. High pressure can cause pipes to leak. Installation of a pressure regulator by a qualified licensed contractor is recommended.
Correction or modification decreases the probability of continued and excessive deterioration.

11. Pressure Regulator

Observations:
• A pressure regulator was not visible during the inspection.

12. Exterior Faucet Condition

Location: Various areas around the perimeter.
Observations:
• The hose spigots were functional.

13. Patio

Observations:
• (U)
The patio at the pergola had an uneven section of concrete that could prove to be a trip hazard. Concrete replacement or concrete grinding is recommended for the safety of the occupants.
Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed concrete contractor is recommended.

14. Patio and Porch Condition

Observations:
• The entry porch roof was in serviceable condition.
• The back deck awning was torn and should be replaced. The motorized retractable awning did not function from the nearby switch.

15. Fence and Wall Conditions

Materials: Wood fences • Concrete block retaining wall was noted.
Observations:
• The fences were in serviceable condition during the inspection.
• The retaining walls appeared serviceable at time of inspection. The structural assembly and drainage was inaccessible.

16. Sprinklers

Observations:
• The home was equipped with an underground landscape sprinkler system. Sprinkler systems are beyond the scope of a home inspection, due to most of its parts/piping not visible for inspection.

17. Gazebo/Trellis/Fireplace Condition

Observations:
• The pergola structure was in serviceable condition.

Exterior Areas

1. Doors

Observations:
• The exterior doors were in serviceable condition at the time of inspection. Weatherstripping was installed and intact except where noted.
• (P)
The crawlspace exterior door frame had peeling paint and damaged weatherstripping. New paint and weatherstripping was needed to prevent deterioration. The back patio door frame paint was peeling and should be scraped and resealed to prevent wood deterioration.
Correction or modification decreases the probability of continued and excessive deterioration.

2. Window Condition

Observations:
• Double pane windows were noted.
• The windows were serviceable at the time of inspection.

3. Siding Condition

Materials: Fiber cement siding noted.
Observations:
• The siding was in serviceable condition except where noted.
• (P)
• The stone veneer should be re-grouted or sealed where needed to prevent water intrusion.
• Incorrect staggering of lap siding joints was observed on the left side of the home. Butt joints in adjacent courses should be spaced apart by at least two stud bays to prevent water intrusion.
• Correction or modification decreases the probability of continued and excessive deterioration.

4. Eaves & Facia

Observations:
• The eaves appeared serviceable at the time of inspection. Limited inspection from ground level was noted.

5. Exterior Paint

Observations:
• The paint was in serviceable condition except where noted.
• (P)
• Cracked paint was observed on the corner trim located at the back of the house. Repainting the wood trim is recommended to prevent deterioration.
• Correction or modification decreases the probability of continued and excessive deterioration.

Foundation

1. Slab Foundation

Observations:
• Visible portions of the garage slab appeared serviceable at the time of inspection.

2. Foundation Perimeter

Observations:
• (P)
• Hairline vertical cracks were observed on the exterior. Cracks in the foundation walls should be sealed with the appropriate caulking to prevent water from causing further damage.
• Correction or modification decreases the probability of continued and excessive deterioration.

3. Foundation Walls

Observations:
• Concrete stem wall foundation was noted.
• The visible portions of foundation walls were serviceable at the time of the inspection. See Limitations.

4. Cripple Walls

Observations:
• The cripple walls were serviceable at the time of inspection.

5. Ventilation

Observations:
• Screened openings noted.
• The amount of ventilation was acceptable.

6. Vent Screens

Observations:
• Accessible vent screens were noted as functional.

7. Access Panel

Observations:
• The foundation access door was installed and functional during the inspection. Located on the back of the home.

8. Post and Girders

Observations:
• Support Material: Concrete
• Support Material: Wood cripple wall
• Wood I-joists were noted.
• 2x12 joists were noted.
• No deficiencies were noted on the visual portions of the support system.

9. Sub Flooring

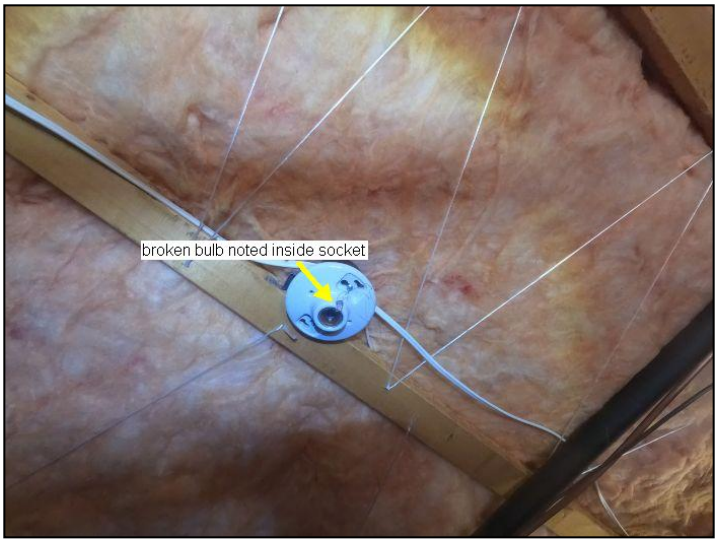
Observations:
• The subfloor was not visible to inspect due to insulation. See Limitations.

10. Anchor Bolts

Observations:
• The anchor bolts were inspected and appear to be serviceable. Some foundation wall anchor bolts were not accessible.

11. Foundation Electrical

Observations:
• Most wiring was covered by insulation and was not visible for inspection.
• (U)
• The exposed wiring within 7 feet from the floor should be covered or protected inside conduit for increased safety.
• A broken light bulb was observed inside the socket at the sub area ceiling. Safe removal of the broken bulb was needed.
• Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed electrical contractor is recommended.



12. Foundation Plumbing

Observations:
• Copper supply pipes noted.
• Pex supply piping noted.
• Acrylonitrile-Butadiene-Stryrene "ABS" waste and vent pipes noted.
• The supply lines were covered by insulation and not visible for inspection.
• The visible portions of drain and waste pipes were serviceable at time of inspection.
• (E)
• Some sections of the supply lines were not insulated. Insulation plays a crucial role in protecting your pipes from freezing during winter. It acts as a barrier, preventing heat transfer and maintaining the temperature inside the pipes.
• Repair, alteration or replacement usually improves the efficiency of the component or system.

13. Ducting

Observations:
• The visually accessible areas of ducting were in serviceable condition except where noted.
• (P)
• One section of ducting insulation needed to be taped up to prevent rodent access.
• Correction or modification decreases the probability of continued and excessive deterioration.

14. Crawlspace Floor Condition

Observations:
• A vapor barrier was installed over the ground. The vapor barrier was in serviceable condition.
• The crawlspace floor was in serviceable condition.
• (R)
Rodent activity was noted in the sub area. Rodents can cause damage to wiring, insulation and ducting. Rodent infestation can also be a health concern.
Corrections by a qualified pest control company is recommended.

15. Insulation Condition

Observations:
• The insulation was functional during the inspection.
• (E)
• One section of insulation was pulled down under the kitchen where it appears repairs were made. Re-insulate this area for increased energy efficiency and protection of the copper water supply lines.
• Repair, alteration or replacement usually improves the efficiency of the component or system.

Electrical

1. Electrical Panel

Location: Main location: Inside garage.
Observations:
• No functional concerns were noted at the main panel.
• A grounding rod was not found. It is likely that a Ufer ground was used.

2. Main Amp Breaker

Main Amp:
• 120/240 Volt
• 200 amp service was noted.

3. Breakers in off position

Observations:
• All breakers were on at the time of inspection.

4. Cable Feeds

Observations:
• There was an underground service lateral noted.

5. Breakers

Materials: Aluminum non-metallic sheathed stranded cable was noted on the main. • Copper NMB non-metallic sheathed branch wiring was noted.
Observations:
• The circuit breakers and conductors were functional at the time of inspection.
• The AFCI breakers were tested and functional at the time of inspection.

Water Heater

1. Combustion

Observations:
• The water heater had a sealed combustion chamber.
• The combustion chamber was serviceable during the inspection.

2. Venting

Observations:
• The visible portions of water heater venting appeared functional at the time of inspection.

3. Water Heater Condition

Heater Type: Gas • Electric
Location: The water heater was located in the garage. • The tankless water heater was located under the kitchen sink.
Observations:
• The water heater was 11 years old. Normal life expectancy is 8-12 years.
• The tank was in serviceable condition.
• The water heater was functional during testing.

4. TPRV

Observations:
• The Temperature Pressure Release (TPRV) valve and discharge pipe on the garage water heater appeared functional during the inspection.
• (R)
No TPR valve extension pipe present on the kitchen water heater. This is a scalding hazard and could cause water damage under the sink. The TPRV discharge tube should terminate in a drain pan or at the exterior of the home.
It is recommended that the finding be reviewed, and corrected as needed by a qualified licensed plumbing contractor.

5. Number Of Gallons

Observations:
• 50 gallons

6. Gas Valve

Observations:
• A gas shutoff valve was noted. The gas valve appeared functional at the time of inspection.

7. Plumbing

Materials: Copper
Observations:
• No deficiencies observed at the visible portions of the supply piping.

8. Strapping

Observations:
• Two earthquake straps were installed. The water heater strapping was serviceable.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality and ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Location: The furnace was located in the sub area.
Type: Gas fired forced warm air furnace was noted.
Observations:
• (E)
• The furnace was 22 years old. Typical furnace life expectancy is between 16-20 years. Although functional, the furnace was approaching or at the end of its serviceable lifespan.
• Repair, alteration or replacement usually improves the efficiency of the component or system.

2. Enclosure

Observations:
• No deficiencies noted with the enclosure.

3. Venting

Observations:
• Plastic - PVC vent noted.
• The visible portions of the vent pipes appeared functional.

4. Gas Valves

Observations:
• A gas shut off valve was present and appeared functional.

5. Refrigerant Lines/condensate

Observations:
• The visible portions of the refrigerant and suction lines were in serviceable condition.
• (P)
The condensate line was creating water damage to the shear wall plywood under the back deck. The condensate line should be extended further away from the exterior wall to prevent further damage. Corrections by a qualified licensed contractor is recommended.

6. AC Compress Condition

Compressor Type: Electric
Location: The compressor was located on the exterior grounds.
Observations:
• (E)
• The condenser was 21 years old and was approaching or past its serviceable lifespan. The average lifespan of these units is approximately 15 years. The unit was functional at the time of inspection. Annual HVAC service contract is recommended.
• The condenser fins were starting to deteriorate. The fins need to be in good condition to allow the proper airflow through the unit.
• Repair, alteration or replacement usually improves the efficiency of the component or system.

7. Air Supply

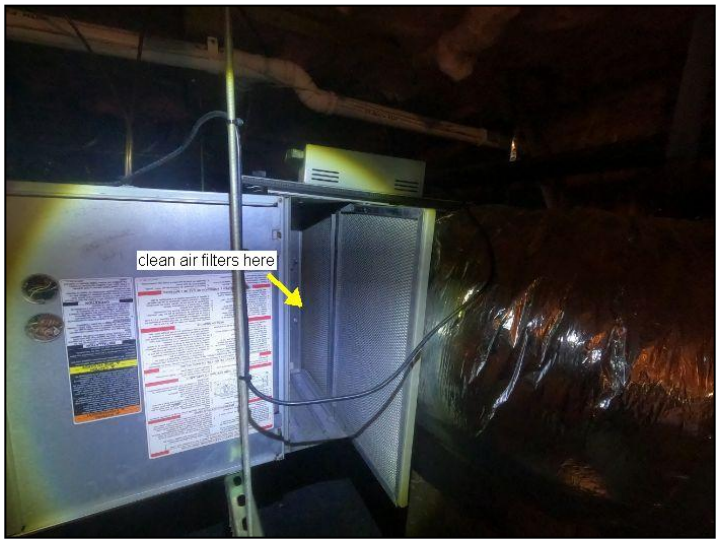
Observations:
• The return air supply system was functional.

8. Registers

Observations:
• All accessible registers were functional at the time of inspection.

9. Filters

Location: Located at the furnace ductwork. • Located in a filter grill in an interior area ceiling.
Observations:
• (E)
The furnace electronic air filter located in the sub area was dirty. Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to change the filter and have annual maintenance and inspections performed.
Repair, alteration or replacement usually improves the efficiency of the component or system.



10. Thermostats

Observations:
- Location: Hallway
- Digital - programmable type.
- The thermostat was functional at the time of inspection.

11. Service Light and Platform Condition

Observations:
- The furnace service light was functional at the time of inspection.

Garage

1. Walls

Observations:
• The firewall between the garage and house appeared satisfactory.
• The accessible wall areas were in serviceable condition.

2. Anchor Bolts

Observations:
• The anchor bolts were not visible during the inspection. The anchor bolts were obscured by drywall.

3. Rafters & Ceiling

Observations:
• Drywall ceilings noted.
• 2x4 rafter construction noted.
• The drywall ceiling was in serviceable condition.
• Visible areas of the roof framing were in serviceable condition.

4. Electrical

Observations:
• The accessible electrical receptacles were tested and found to be wired correctly.
• The garage light was functional.

5. GFCI

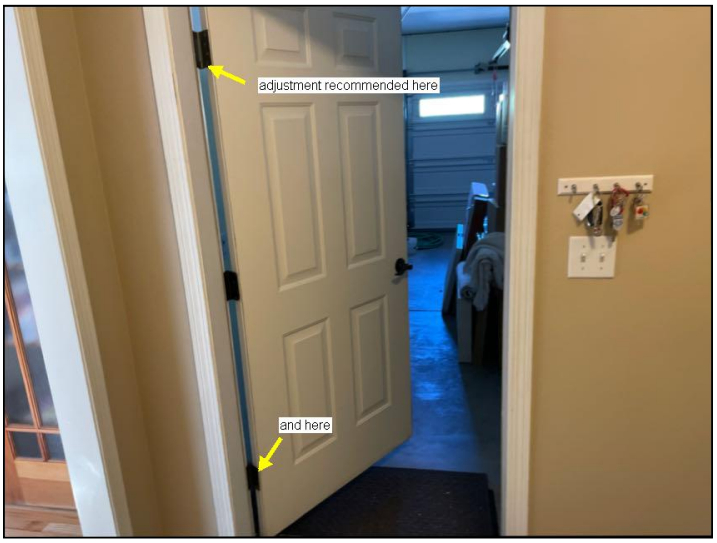
Observations:
• GFCI protection was in place and operational.

6. 240 Volt

Observations:
• The 240 volt outlet tested functional.

7. Fire Door

Observations:
• The fire door appears to have the proper fire-resistance rating. No discrepancies were noted.
• (U)
The automatic closure device did not close the garage/house door properly. This could allow a fire or carbon monoxide to enter the home. Although not required, I recommend adjusting the hinges to allow for proper closure of the door.
Modification or addition is generally considered an upgrade which should improve safety or efficiency.



8. Garage Door Condition

Materials: Two 9' sectional door garage doors were noted.
Observations:
• No deficiencies were observed. Weatherstripping was installed and intact.

9. Garage Door Parts

Observations:
• The eye beam sensors were functional during testing.
• The garage emergency pull cord handles were installed and appeared functional.

10. Garage Opener Status

Observations:
• Belt drive openers were noted.
• The garage door openers were functional with safety features built in. The pressure reverse features were not tested as this test could damage the door parts.

11. Cabinets

Observations:
• The interior of the cabinets were not inspected due to stored personal items.
• No deficiencies were observed on the garage cabinets.

12. Counters

Observations:
• The visible areas were serviceable.

13. Wash Basin

Observations:
• The wash basin and faucet were functional at the time of inspection.
• (E)
• A slow drain was observed at sink with gurgling which may indicate that the drain line needs to be cleaned and/or that the drain is not properly vented.
• Repair, alteration or replacement usually improves the efficiency of the component or system.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas of the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Ceiling Fans

Observations:
• The ceiling fan was functional during testing.

2. Closets

Observations:
• No deficiencies were noted at the closets.

3. Door Bell

Observations:
• The door bell operated when tested.

4. Doors

Observations:
• The interior doors were noted as functional at the time of inspection.

5. Electrical

Observations:
• Accessible electrical receptacles were tested and found to be wired correctly.
• The light switches were functional.

6. Smoke Detectors

Observations:
• Smoke alarms were observed in their proper place at the time of inspection.
• A carbon monoxide alarm was noted.

7. Ceiling Condition

Materials: Drywall ceilings noted.
Observations:
• No deficiencies were noted on the ceilings.

8. Patio Doors

Observations:
• Tempered glass was observed on the patio door.
• The hinged patio door was functional during the inspection.

9. Wall Condition

Materials: Drywall walls noted.
Observations:
• No deficiencies were observed.

10. Fireplace

Location: Living Room
Type: A gas fireplaces was noted.
Observations:
• The fireplace appeared serviceable. A gas shutoff valve was noted. Gas fireplaces are not operated during a home inspection.

11. Window Condition

Materials: Vinyl framed single hung windows were noted. • Vinyl framed fixed windows were noted.
Observations:
• All accessible windows were functional during the inspection.
• No deficiencies were noted at the time of inspection.

12. Floor conditions

Observations:
• Wood floors noted.
• Tile entryway noted.
• The visually accessible areas of flooring appeared serviceable during the inspection.

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas from being inspected as the inspector will not move personal items.

1. Locations

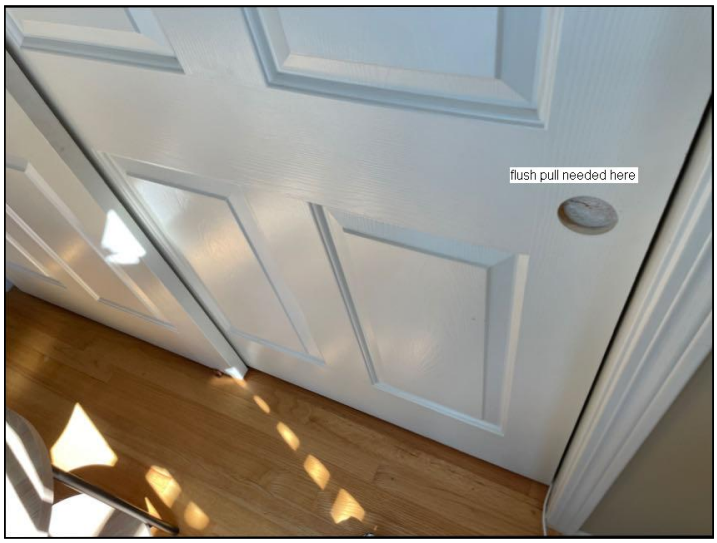
Locations: Primary Bedroom • Front Bedroom • Back Bedroom

2. Ceiling Fans

Observations:
• The ceiling fans were functional during testing. No deficiencies were noted.

3. Closets

Observations:
• The closets were in serviceable condition during the inspection.
• (E)
• The bi-pass door flush pull was missing at the back bedroom closet. Installation of a new flush pull was needed.
• Repair, alteration or replacement usually improves the efficiency of the component or system.
• (A)
• Popped nails were observed on the closet ceiling in the back bedroom and primary bedroom. A nail pop occurs most often when drywall or wooden structural material (studs, joist, trusses) dries out and shrinks slightly, which causes the mounting nails or screws to protrude.
• Maintenance, alteration or repair could be expected to improve component appearance and may decrease deterioration.



4. Doors

Observations:
• The bedroom doors were functional.

5. Electrical

Observations:
• Some outlets were not accessible due to furniture and or stored personal items.
• Accessible receptacles were tested and found to be wired correctly.
• AFCI receptacles were tested and were functional.

6. Floor Condition

Flooring Types: Hardwood flooring was noted.
Observations:
• No deficiencies noted on the visually accessible portions of flooring.

7. Smoke Detectors

Observations:
• Smoke alarms were present in each bedroom.

8. Wall Condition

Materials: Drywall walls noted.
Observations:
• Visible wall areas appeared serviceable.

9. Window Condition

Materials: Vinyl framed single hung windows noted.
Observations:
• The windows were in serviceable condition except where noted.
• (R)
One front bedroom window and two primary bedroom windows showed signs of a broken gas seal between the panes of glass. Repairs or replacement will provide energy savings and prevent a hazed window from limiting the view.
It is recommended that the finding be reviewed, and corrected as needed by a qualified window company.

10. Ceiling Condition

Materials: Drywall ceilings noted.
Observations:
• No deficiencies were noted on the bedroom ceilings.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

1. Locations

Locations: Primary Bathroom • Hall Bathroom

2. Cabinets

Observations:
• No deficiencies were observed on the bathroom cabinets.

3. Ceiling Condition

Materials: Drywall ceilings noted.
Observations:
• No deficiencies were noted.

4. Counters

Observations:
• The counter tops were functional. No deficiencies were noted.

5. Doors

Observations:
• The bathroom doors were functional at the time of inspection.

6. Electrical

Observations:
• The electrical receptacles and lights were functional during the inspection.

7. GFCI

Observations:
• GFCI was in place and operational.

8. Exhaust Fan

Observations:
• The bath fans were functional during testing.

9. Floor Condition

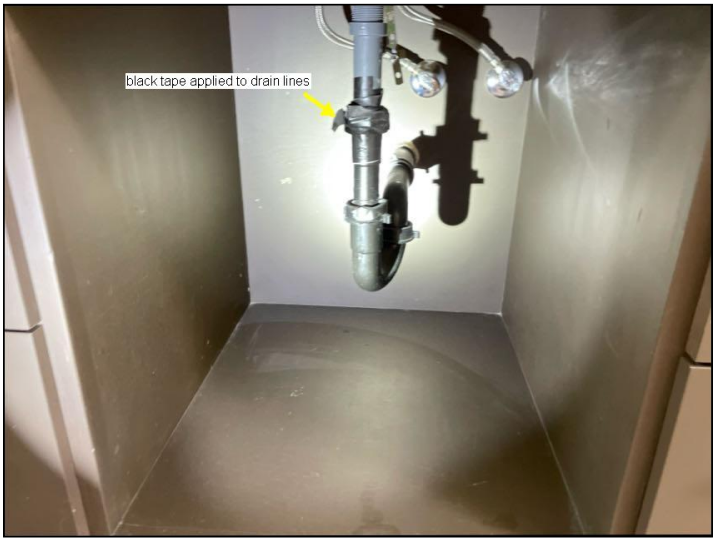
Materials: Tile flooring noted.
Observations:
• No deficiencies were noted on the bathroom flooring.

10. Mirrors

Observations:
• The mirrors were functional during the inspection. No deficiencies noted.

11. Plumbing

Observations:
• No deficiencies were noted on the hall bathroom sink plumbing.
• (N)
• Black tape had been applied to the plumbing drain lines under the primary bathroom sinks. It appeared that the tape was applied for aesthetics since the plumbing was exposed. If the tape had been applied to stop leaks, the tape should be removed and proper repairs should be made. No leaks were detected during testing.
• The significance of the finding is uncertain. Further study by a qualified licensed contractor is advised.



12. Showers

Observations:
• The shower heads were functional during testing.
• The shower bases appeared serviceable. The shower pans were not pressure tested.
• No deficiencies were noted with the faucets.

13. Shower Walls

Observations:
• Tile noted.
• No deficiencies observed at the time of inspection.

14. Enclosure

Observations:
• Tempered glass enclosures were observed.
• The shower enclosures were in serviceable condition. No deficiencies were noted.

15. Sinks

Observations:
• The sinks were functional. No deficiencies were noted.

16. Toilets

Observations:
• Low flow 1.6 gpf toilets noted.
• The toilets were functional during testing.

17. Window Condition

Materials: Vinyl framed sliding window was noted.
Observations:
• The window was functional during the inspection.

18. Bathroom Wall Condition

Observations:
• Drywall walls noted.
• No deficiencies were noted during the inspection.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Observations:
• The interior areas of the cabinets contained stored items limiting the visual inspection.
• No deficiencies were observed on the kitchen cabinets.

2. Counters

Observations:
• No deficiencies were observed at the kitchen counter tops.

3. Dishwasher

Observations:
• The dishwasher was functional. A rinse cycle was tested.

4. Doors

Observations:
• The pocket door was in serviceable condition.

5. Garbage Disposal

Observations:
• The disposals were functional during the inspection.

6. Cook top condition

Observations:
• Gas cook top noted.
• All heating elements operated when tested.

7. Oven & Range

Observations:
• Oven: Electric radiant heating coils or infrared halogen.
• The ovens operated when tested.

8. Sinks

Observations:
• The sinks were functional. No deficiencies were noted.
• The faucets were functional.

9. Spray Wand

Observations:
• The spray wands were operated and functional at the time of inspection.

10. Soap Dispenser

Observations:
• No soap was present during the inspection.

11. Vent Condition

Materials: Exterior vented hood vent was noted.
Observations:
• (U)
• The vent filters were greasy. Recommend cleaning the filter regularly for fire safety and efficiency of the motor.
• Modification or addition is generally considered an upgrade which should improve safety or efficiency.

12. Floor Condition

Materials: Wood flooring noted.
Observations:
• Normal wear was observed for the age of the flooring.

13. Plumbing

Observations:
• No deficiencies noted on the visible areas of the plumbing under the sinks.

14. Ceiling Condition

Materials: Drywall ceilings noted.
Observations:
• No deficiencies were observed on the kitchen ceiling.

15. Electrical

Observations:
• The electrical receptacles and lights were functional at the time of inspection.

16. GFCI

Observations:
• GFCI was in place and operational.

17. Wall Condition

Materials: Drywall walls noted.
Observations:
• No deficiencies were observed on the visually accessible areas of the walls.

Laundry

1. Locations

Locations: Off garage.

2. Cabinets

Observations:
• The cabinets were in serviceable condition.

3. Counters

Observations:
• The counter top was serviceable.

4. Dryer Vent

Observations:
• The dryer vent appeared functional.

5. Electrical

Observations:
• The accessible outlets were tested and found to be wired correctly.
• The 220V receptacle was functional.

6. Exhaust Fan

Observations:
• The exhaust fan was operated and functional.

7. Gas Valves

Observations:
• No gas valve was visible. Limited review was noted.

8. Floor Condition

Materials: Tile flooring noted.
Observations:
• No deficiencies were noted on the accessible areas of flooring.

9. Plumbing

Observations:
• The visually accessible portions of plumbing appeared functional at the time of inspection. The plumbing was not tested.

10. Wall Condition

Materials: Drywall walls noted.
Observations:
• No deficiencies were noted.

11. Ceiling Condition

Materials: Drywall ceiling noted.
Observations:
• No deficiencies were noted on the ceiling.

Attic

1. Access

Observations:
• Scuttle Hole located in: Garage.
• The access hole was functional - with batt insulation over hatch door.

2. Structure

Observations:
• 2X4 truss construction noted.
• The visibly accessible areas of roof framing were in serviceable condition at the time of inspection.

3. Ventilation

Observations:
• Under eave soffit inlet vents noted.
• Fixed, roof-field exhaust vent noted.
• The venting appeared adequate during the inspection.

4. Vent Screens

Observations:
• The accessible vent screens were noted as functional.

5. Duct Work

Observations:
• Visually accessible areas of ducting appeared serviceable.

6. Electrical

Observations:
• Most areas of electrical were not accessible due to insulation.
• Accessible electrical appeared serviceable at the time of inspection.

7. Attic Plumbing

Observations:
• ABS (Acrylonitrile-Butadiene-Styrene)(black in color) - plumbing vent piping
• No deficiencies were noted on visible area of plumbing vent piping.

8. Insulation Condition

Materials: Blown in fiberglass insulation noted.
Depth: Insulation averages about 14-16 inches in depth
Observations:
• No deficiencies were noted at the accessible areas.

9. Exhaust Vent

Observations:
• Visible portions of the exhaust appeared functional.

Roof

1. Roof Condition

Observed: Walked on the roof.
Materials: Asphalt shingles noted.
Observations:
• (P)
• Tree limbs within 10 feet of the roof should be trimmed away to prevent clogging the gutters and possible damage to the roof if a limb falls.
• Correction or modification decreases the probability of continued and excessive deterioration.
• (R)
Roof shingle granule loss was observed and at least on roof shingle appeared to need replacement. The roof was approaching the end of its serviceable lifetime and should be evaluated further. No leaks were detected at the time of inspection.
It is recommended that the finding be reviewed and corrected as needed by a qualified licensed roofing contractor.

2. Flashing

Observations:
• The roof flashings were in serviceable condition except where noted.
• (P)
• Exposed nail heads were observed on several of the flashings. All nail heads need to be sealed to prevent leaks.
• Correction or modification decreases the probability of continued and excessive deterioration.

3. Sky Lights

Observations:
• The skylights appeared to be serviceable during the inspection.
• (M)
• A mastic seal had been applied to the primary bathroom skylight which may indicate past leaks. No evidence of water damage was found at the time of inspection.
• Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.

4. Vent Caps

Observations:
• (E)
• Rusted vent caps were noted and need to be replaced when a new roof is installed.
• Repair, alteration or replacement usually improves the efficiency of the component or system.

5. Gutter

Observations:
• The gutters and downspouts appeared serviceable during the inspection. The gutters were not tested.
• (P)
• Debris was observed inside the gutters. Functional gutters will control the flow of rainwater and protect the roof, walls and foundation from water damage.
• Correction or modification decreases the probability of continued and excessive deterioration.

6. Roof Vent Condition

Observations:
• Fixed, roof-field exhaust vents were noted.
• Under eave soffit inlet vents noted.
• The accessible vent screens were functional.
• The amount of ventilation appeared adequate.

Wood Destroying Organisms (Pest and Dryrot)

1. Carpenter Ants, Damp Wood Termites, Subterranean Termites, Wood Boring Beetles

Observations:
• No evidence of wood boring insect activity was observed on the accessible areas of the home.

2. Fungus Wood Rot

Observations:
• (P)
• Structural plywood located at the condensate line was beginning to deteriorate and could be susceptible to wood destroying organism damage.
• Correction or modification decreases the probability of continued and excessive deterioration.

3. Conducive Conditions

Observations:
• (P)
• Vegetation was observed against the home. Prune or remove any plants that are in contact or proximity to home to eliminate moisture and pathways of wood destroying insects.Prune or remove any plants that are in contact or proximity to home to eliminate moisture and pathways of wood destroying insects.
• Correction or modification decreases the probability of continued and excessive deterioration.

4. Obstructions and Inaccessible Areas

Observations:
• Some areas of the crawlspace were inaccessible due to insulation, duct work, plumbing, and/or wiring.
• Areas of the interior were obstructed by fixed ceiling, fixed wall covering, floor covering, cabinets or shelving, stored items, furnishings and
appliances.
• Areas of the attic were obstructed by insulation, limited access, duct work, plumbing, and/or wiring.

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Firewall	A firewall is an assembly of materials used to separate the house and prevent the spread of fire by constructing a wall which extends from the foundation through the roof with a prescribed fire resistance duration and independent structural stability.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
HVAC	Heating, ventilation, and air conditioning (HVAC) is the technology of indoor environmental comfort. Its goal is to provide thermal comfort and acceptable indoor air quality.
NMB	NMB stands for Non-Metallic because it has a PVC jacket instead of a metal clad jacket. It is a basic indoor electrical wire used to deliver power from an electrical box to lights, outlets and appliances.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves
Ufer ground	A “Ufer” ground is slang for what the National Electrical Code (NEC) addresses as a concrete-encased grounding electrode. Ufer is the name of the engineer who created it as a solution to significant grounding problems discovered by the U.S. military during World War II.