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CELL 503.812-5603 \*

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CCB # 163840 \* OCHI# 908



## INSPECTION REPORT



1234 Sample Street 011211.

This report is for your exclusive use in determining the physical condition of the property inspected. Although a thorough inspection of the property was made, we wish to CAUTION you that conditions may change and equipment may become defective. The report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof (Mechanical Warranty plans are available). Our CONTRACT FOR SERVICES or SERVICE AGREEMENT titled "**What Your Inspection Includes**" provides additional details:

**PLEASE READ IT CAREFULLY.**

The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is very probable these systems would not meet present standards, although the system did meet requirements at the time it was installed.

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***WARNING.... This report cannot be sold or transferred! The Client agrees to indemnify, defend and hold harmless 4Corners Home Inspection from third party claims relating to this Inspection Report.***

### CLIENT & INSPECTION INFORMATION

INSPECTION LOCATION:	1234 Sample Street, Anywhere, OR.
CLIENT'S NAME:	Sally and John.
CLIENT'S E-MAIL:	sally@comcast.net.
PHONE #:	123-456-7890.
DATE OF INSPECTION:	January 12, 2011.
TIME OF INSPECTION:	1pm.
INSPECTOR:	Scott Neimann.
CLIENT'S AGENT:	Realtor Agent, Coast Realty.
AGENT'S PHONE:	503-987-6543.



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## GENERAL INFORMATION

AREA: Neighborhood.  
PROPERTY OCCUPIED? No.  
CLIENT PRESENT: Yes.  
PROPERTY OPENED BY: Purchaser.

### REPORT TERMINOLOGY DEFINITIONS

**DURABLE:** On the day of the Inspection, the component was operating within its designed lifespan.

**SERVICEABLE:** On the day of the Inspection, the component either responded to the manual controls, or was functioning as intended.

**GOOD:** DURABLE and SERVICEABLE. This means that on the day of the Inspection, the component was both working and within its designed lifespan.

**FAIR:** DURABLE or SERVICEABLE but NOT both. This means that on the day of the Inspection, the component was either NOT working as designed, or it was reaching the end or exceeding its designed lifespan.

**POOR:** The component is neither DURABLE or SERVICEABLE. This means that on the day of the Inspection, the component was NOT working and had NO more useful life.

**ACCEPTABLE:** This means that on the day of the Inspection, the component was still performing as designed.

**(x3):** Number of times the condition was noted.

**LOCATIONS:** The following location descriptions may be used to identify where the room is located, or where the condition was found. Right Rear, Right Front, Left Rear, and Left Front may be used in the report and they are relative to viewing the home from the front sidewalk. Other location directions will include North, South, East, and West. Condition locations within rooms will either be identified from the room's point of entry or with compass directionals.

**PLEASE NOTE:** The component evaluations are not a guarantee or warranty of future performance. It is only an evaluation of how the component was working or performing when it was evaluated. Home warranties can be purchased separately from other companies to protect you when component failure occurs. Also, it should be understood that we are not allowed to move any furniture, pictures, or possessions.

### CLIMATIC CONDITIONS

**TEMPERATURE:** 55 degrees.  
**CONDITIONS:** Rain.  
**SOIL CONDITIONS:** Wet.

### BUILDING CHARACTERISTICS

**MAIN ENTRY FACES:** South.  
**ESTIMATED AGE OF STRUCTURE:** 1996.  
**BUILDING TYPE:** Single Family Dwelling.  
**APPROX. SQUARE FOOTAGE:** 2301-2700 sq ft. Actual square footage calculations are beyond the scope of this evaluation. The number was used to base our inspection fees.

**STORIES:** 3.



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SPACE BELOW GRADE:

Slab on grade.

## UTILITIES

WATER SOURCE:

Public.

SEWAGE DISPOSAL:

Public.

UTILITIES STATUS:

All utilities on.

# GROUPS & EXTERIOR

## TOPOGRAPHY

LOT TYPE:

Hillside lot. NOTE: If soil stability or expansive soil conditions are a concern, please consult a Soils Engineer.

LOT DRAINAGE:

Acceptable.

SLOPE WITHIN 10 FEET OF HOUSE:

Level to Negative grade noted at: Front. The grade appears to slope toward the home and a large retaining wall is installed as part of the foundation along the front of the house. The wall has weep holes to allow for hydraulic drainage near the base of the wall. I did not view any conditions that indicated insufficient drainage or any other adverse effects of the negative slope.

ROOF DRAINAGE:



Drainage discharges=minor repairs

Use of Rain Gutters and Downspouts is Good. Some of the downspouts do not discharge into a rain drain. = consider upgrade to help divert roof drainage away from the foundation.

1) Front left corner of Garage has a rain drain that discharges 12' up from the ground and next to the concrete footing.

2) Right side downspout kickoff elbow has come off the end and is discharging right next to the concrete footing.

= Extend downspouts, add elbows, etc... to divert roof drainage away from the foundation footings.

Typical settling cracks were observed = Monitor.

FOUNDATION:

DAMP/WATERPROOFING:

The evaluation of the foundation damp/waterproofing is beyond the scope of this evaluation because the foundation is mainly concealed from view by the backfill earth.



## RETAINING WALLS:



**Left Retaining Wall. No Railing**

The left retaining wall along the driveway is high with no railing along the drive. = Recommend railing for added safety.

One of the rock boulders has fallen = Consider further evaluation by a licensed contractor.

## DRIVEWAYS/WALKWAYS

### DRIVEWAY:

Acceptable. Some settling has occurred. = Monitor and repair as needed.

### DRIVEWAY DRAINAGE:

Acceptable.

### ADDITIONAL PARKING:

Streetside parking is provided.

### WALKWAYS/STEPS:



**Walkway step uneven=caution**

The stone walkway/steps to the front entry are uneven and a potential trip hazard = Consider repair/upgrade for added safety.

No railing installed = consider upgrade.

## LANDSCAPING

**GROUND COVER:**

Trim and maintain shrubbery away from the house. Approximately eighteen inches is desirable.

**SHRUBBERY:**



Trim shrubbery from house

General condition is Fair. Trim and maintain shrubbery away from the house. Approximately eighteen inches is desirable.

**BACK LAWN:**

Native vegetation only.

## EXTERIOR SIDING

**SIDING TYPE AND CONDITION:**

TYPE: Wood.

CONDITION: Acceptable. When painting/staining cedar siding it is typical that some damaged boards, knot holes, cracks, loose or deteriorated areas may be encountered. These areas should be repaired at that time.

**PAINT/STAIN CONDITION:**

Fair. The original stain is weathered. Cedar siding does not require stain or paint = cosmetic. Re-stain as desired.

## EXTERIOR TRIMS

**EXTERIOR FLASHINGS:**

Yes, flashing was noted above window and door openings. Monitor and maintain the flashings to help prevent moisture intrusion at these locations.

**MOLDINGS & TRIM CONDITION:**

Acceptable.

**TRIM PAINT CONDITION:**

Fair. The trim stain is weathered. = cosmetic. Cedar trim does not require paint/stain = re-stain as desired.

**EAVES/OVERHANGS CONDITION:**



**Moisture stain @ overhang**

1) Some moisture staining was noted at the front entry where the roof flashing is inadequate. Moisture is getting behind the siding and ends up at the eave overhang at the front entry. = Install kickout flashing at roof/wall joint and caulk as needed to help prevent further moisture entry.

2) The deck overhangs show evidence that the solid surface decks are allowing moisture entry along their edges and at the house/deck joint. Moisture staining is visible at the wood soffits on the underside of the decks.

= Further evaluation and repair by a licensed contractor is recommended.



**Deck soffit moisture stains**

**WINDOWS CONDITION:**

**SCREEN CONDITIONS:**

**CAULKING CONDITION:**

**WEATHERSTRIPPING CONDITION:**

No broken glass panes were observed. = good.

Did Not Evaluate.

Caulking condition is Fair.

General condition is Fair.





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**EXTERIOR OUTLETS:**

Good. The outlets are GFCI protected and have the recommended weather covers installed.

**FRONT PORCH**

**TYPE:**

Wood-General condition is Good.

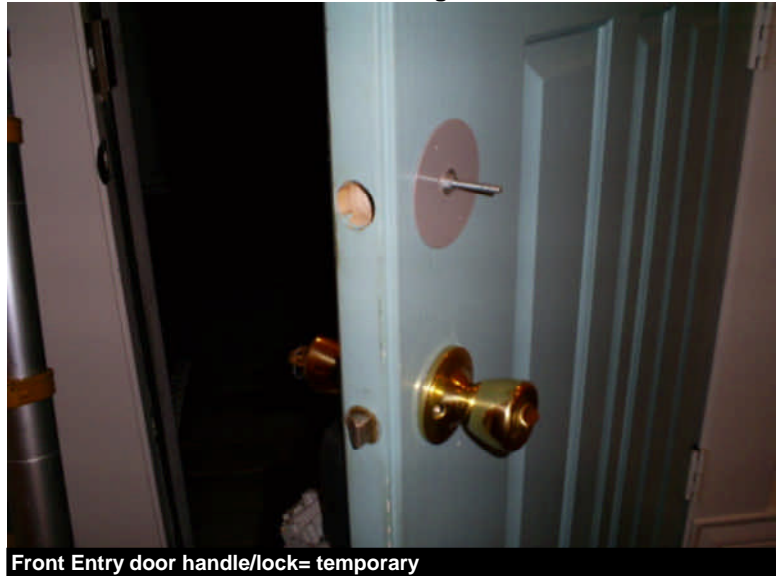
**LIGHTING:**

Acceptable.

**DOORBELL:**

The doorbell is installed and working.

**DOOR:**



Front Entry door handle/lock= temporary

Acceptable. The original handle and locking mechanisms have been removed and a temporary knob/lock has been installed. The original was on the premises = Re-install front entry door handle/lock as needed. Consider re-keying the locks for security.

**DECK (FRONT)**

**GENERAL CONDITION:**

This deck is older and the remaining lifespan is unknown. Wood decks are like fences and typically have a 20 year lifespan. This can be shortened by deferred maintenance and extended by regular maintenance. This deck has not been well maintained and the lifespan has been shortened.

**TYPE:**

Wood deck.

**DECK SECURING:**

**FREESTANDING** - The deck was constructed as a free standing unit that does not rely on the home for strength. It was constructed with separate supports around the perimeter to carry the weight load.

**DECK BOARDS:**

There is rot at many of the deck boards = Further evaluation/repair by a licensed contractor is recommended.

**JOISTS:**

Where visible = acceptable. Most of the deck is not accessible from below = did not view most of the joist components. While removing/replacing rotten deck boards evaluate the joist conditions and repair as needed.



## BACK DECKS

### GENERAL CONDITION:



**Solid surface decks installed**

Because of moisture staining visible at the underside soffits and on interior wall/ceiling/window/door surfaces, It is recommended that a licensed contractor further evaluate the solid surface decks for leakage. Repair as needed.

### TYPE:

### DECK SECURING:

Solid surface decks are installed on the back of the house. Tile. The deck securing is not visible because of the installed soffits. = no evaluation regarding deck securing. Note: the visible framing throughout the home is steel construction. Deck securing would be different than typical wood deck construction. The steel construction appears to be adequate and deck securing appears to be adequate from other observations. (no visible "gaps", no unusual sloping of deck surfaces, etc...)

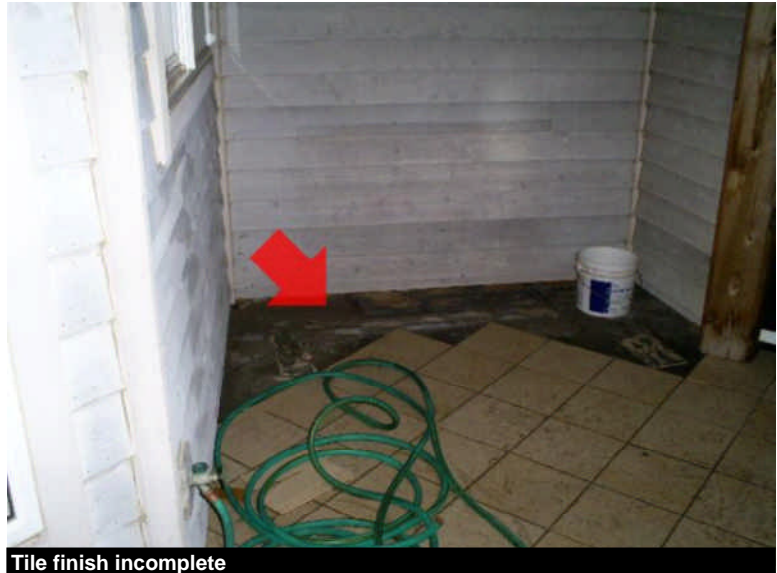
### FLASHING:



**House joint, edge flashings inadequate**

Only caulking is visible at the deck house joint. I could not determine if flashing is installed at this critical joint. Moisture staining at the soffits below and interior moisture indicate the flashing is inadequate and moisture entry is occurring. = Further evaluation/repair by a licensed contractor is recommended.

**DECKING:**



**Tile finish incomplete**

A portion of the tile decking installation is incomplete (or has been removed). = Recommend installation by licensed contractor.

The installed handrail is secured.

Good.

**HANDRAIL:**

**BALUSTRADE SPACING:**

## ROOFING

### GENERAL ROOFING CONDITION

**ROOFING CONDITION:**



**Roofing condition = good**

Good.

Good.

Walked upon the rooftop.

3:12 or greater = adequate for this type of roofing material.

Gable.

There is one layer of roofing material installed.

This appears to be the original roof covering.

The statistical life average of this roofing product is 20-25 years.

Composition Shingles.

Serviceable and is still within useful lifespan.

**RIDGES:**

**INSPECTION METHOD:**

**ROOF PITCH (slope):**

**STYLE:**

**ROOFING LAYERS:**

**ESTIMATED AGE:**

**DESIGNED LIFESPAN:**

**ROOFING MATERIAL:**

**ROOF COVERING STATUS:**

**SOME OF THE SHINGLES:**



Moss noted at rake edge,north side

Some of the shingles showed the following conditions: typical moss growth noted on north or shaded areas. Regular roof maintenance can extend the life of this roofing material.

Different color ridge shingles indicate a possible minor ridge repair. Repair condition = good.

This area gets windy and you should monitor your roof for damage when the regular windstorms hit the area.

**PAST REPAIRS:**

**REMARKS:**

**FLASHINGS & OTHER ITEMS**

**ROOF PENETRATIONS:**



Crack noted @ roof jack boot

The roof jack boot on the furnace vent penetration is visibly cracked = repair/replace as needed to help prevent moisture entry.

Yes. Eave vents, Roof vents, Ridge vent.

Good.

**ATTIC VENTS:**

**ROOF METAL:**



**DIVERTER KICK-OUT FLASHINGS:**



**No Diverter "kickout" flashing**

Diverter kick-out flashings are not installed. These flashings are used above the termination of a lower roof and a vertical wall. The flashing helps to divert water away from the wall to prevent moisture damage within the wall = Recommend the installation of diverter kick-out flashings to help prevent water damage to the wall systems.

The general condition of the rain gutters is Good.

Vegetation overhangs the roof = Recommend trimming as needed.

Insulated skylights were noted. Maintenance includes keeping the flashings clear of debris accumulation which traps moisture against flashing and can cause leakage.

**RAIN GUTTERS:**

**VEGETATION:**

**SKYLIGHTS:**

**CHIMNEY #1**

**CONDITION:**



**Direct vent flue for Gas Fireplace**

Acceptable.

Right side.

PreFabricated metal chimney/flue is installed. Direct vent type for the gas fireplace in the living room.

**CHIMNEY LOCATION:**

**MATERIAL:**





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CHIMNEY CLEAN:

Did Not View.

### CHIMNEY #2

CONDITION:

Good.

CHIMNEY LOCATION:

Vent for Gas Fireplace in Master Bedroom.

MATERIAL:

PreFabricated metal chimney/flue is installed.

CHIMNEY CAP:

The chimney cap appears to be a listed unit.

CHIMNEY CLEAN:

Did Not View.

ROOF JOINT:

The flashing at the chimney/roof joint is protected by the recommended counter flashing.

## GARAGE

### GARAGE

GENERAL CONDITION:

Acceptable.

TYPE:

Two car.

LOCATION:

Attached.

FLOOR CONDITION:

Concrete: Acceptable. Normal settling cracks were noted.

FIRE SEPARATION:

Small holes were observed in the firewall at plumbing/electrical penetrations. These should be sealed with the appropriate fire rated sealant to improve the firewall protection.= minor repair.

WATER HEATER STAND:

Acceptable.

REMARKS:



Bollard not installed at appliance location

The steel bollard is not installed to protect the furnace (gas line) and the water heater from accidental car impact. = Installation recommended for safety.

### #1 GARAGE DOOR(S)

MAIN GARAGE DOOR(S):

Acceptable.

GARAGE DOOR SPRINGS:

Garage door springs have safety retainers.

AUTO-DOOR OPENER(S):

Automatic door opener(s) is operational. Testing of the remote opener switches is beyond the scope of this evaluation.

AUTO-REVERSE:

The safety reverse system is in Good working order. There is an electric eye safety beam installed and working.

HOUSE DOOR:

Yes: A solid core door is installed. There is no self closing device installed = Consider adding a self closing device for added fire and carbon monoxide safety.

### #1 GARAGE ELECTRICAL

ELECTRICAL WIRING:

Electrical wiring is covered on the walls to at least 7 feet.

OUTLETS:

Good.

GFI OUTLETS:

GFCI outlet is installed and appears to be working as designed.

FREEZER OUTLET:

There is no dedicated outlet for a refrigerator or freezer. If you want to have a refrigerator or freezer in the garage then have an electrician add a non-GFCI protected outlet.



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## AMENITIES

### SPA or HOT TUB

**ELECTRIC DISCONNECT:**

An electrical disconnect is installed for Hot Tub installation. The disconnect is required to be within visual sight of the hot tub location. = If hot tub installation is desired, we recommend you consult with licensed electrician and a hot tub installer to determine any repair and/or upgrade needs.

## KITCHEN

### GENERAL KITCHEN CONDITIONS

**LOCATION:**

Main Floor.

**WALL FINISH:**

Good.

**CEILING**

Good Condition.

**FLOORING:**

Tile condition is Good.

**LIGHTING:**

Good.

**GFI OUTLETS:**

GFCI outlet is installed and appears to be working as designed.

**CABINETS:**

Good.

**COUNTERTOPS:**



Typical grout loss @ sink = monitor/repair

Good. Tile. Some typical grout cracking/missing noted at sink location = monitor and repair as needed.

**SINK:**

Good.

**DRAIN CONDITION:**

Good.

**FAUCET:**

Good.

**PLUMBING LEAKS:**

None were visible at this time.

### KITCHEN APPLIANCES

**DISHWASHER:**

Yes. The dishwasher was cycled on the normal cycle to check for its operation and to identify any leakage. Each cycle and feature of the unit was not tested = Beyond the scope of this evaluation.

**GARBAGE DISPOSAL:**  
**DISPOSAL INSTALLATION:**  
**STOVE (Range):**

**Functioning: Yes.**

**Good. Disposal rubber entry shield condition: Good.**



No ignition = hazard. Repair needed

The propane stove ignition system did not respond to knob controls. Propane was present, but no ignition occurred = potential hazard. We recommend further evaluation by a licensed gas appliance technician. Repair as needed.

**OVEN:**

**Electric: Functioning. The temperature settings and timer were not tested.**

**GAS SHUT-OFF:**  
**FLEXIBLE CONNECTOR:**  
**EXHAUST FAN:**

**An easy operate hand shut-off valve is installed on the gas line. A flexible gas line is properly installed.**



Exhaust Fan control location

**Type: Downdraft. - Functioning: Yes. The fan was turned on, tested, and then turned back off.**

**Appears to be functional.**

**REFRIGERATOR:**  
**WATER HOOK-UP:**

**I was unable to determine if there is a water hook-up at the refrigerator area = Ask the owners.**

**BUILT-IN MICROWAVE:**

**Yes. appears to be functional. Note: The evaluation of built-in microwaves is beyond the scope of this inspection.**

**NOTE:** If the future operation of the kitchen appliances is a concern, we recommend that you invest in a mechanical system warranty policy designed for repair/replacement of mechanical item failures in the home. Our service is NOT a warranty. The appliance testing that was performed was done as a courtesy and should not be considered as "Technically Exhaustive." It is recommended that you spend time at the property before closing and see if the appliance operation is to your liking. It is also important to obtain any available appliance operation manuals.



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## LAUNDRY

LOCATION:	Main floor.
WASHER HOOK-UPS:	Did Not Test. It is recommended that you use the more expensive braided steel water hook-up lines for this installation. The cheaper rubber lines are prone to rupturing and flooding of the home.
WASHER DRAIN:	Did Not Test. The testing of the washing machine drain is beyond the scope of this inspection.
DRYER HOOK-UPS:	There is a 220 electric dryer hook-up.
DRYER VENTING:	The dryer vent is vented to the outside. Note: remove steel wool before hooking up to dryer. The steel wool is used to help prevent rodent access.
WASHER/DRYER SPACE:	Adequate.
WASHING MACHINE:	none.
CLOTHES DRYER:	none.
EXHAUST FAN:	none. Consider installing an exhaust fan to provide additional ventilation.
WALL FINISH:	Minor drywall repair needed where something was removed from the wall.
CEILING	Good Condition.
FLOORING:	Tile condition is Good.
WINDOWS:	Dual pane window condition is Good.
WINDOW FUNCTION:	Good. The windows tested were fully functional.
DOOR:	Good. A doorstop is NOT installed but is recommended.
LIGHTING:	Good.
OUTLETS:	Good.
HEATING DEVICE:	None.
CABINETS:	Acceptable.
COUNTERTOPS:	Acceptable.
SHOWER SURROUND AND DOOR:	Tile. Good.
SHOWER PLUMBING:	The shower faucet is missing part of the handle. = Repair as needed.

## INTERIOR ROOMS

**SCOPE:** Interior rooms are evaluated for the Durability and Serviceability of the wall finishes, floor coverings, windows, doors, accessible outlets, closet storage, and heating. The cosmetic features of the room are subjective and not part of this evaluation. Cosmetic issues are only a concern if they are related to current leakage or structural issues.

## LIVING ROOM

CONDITION:	The components of this room are both Durable and Serviceable with the exception of the following item(s) listed below.
WALL FINISH:	Good.
CEILING	Good Condition. Typical drywall seam cracks noted below skylight windows. = cosmetic repair as needed.
FLOORING:	Carpet condition is Good. Normal wear and tear noted.
WINDOWS:	Dual pane windows.
WINDOW DAMAGE:	A window pane has lost its dual pane thermo-seal (x1). Left side bar next to Sliding door.
DOOR:	The exterior sliding door does not operate easily. = Service door for smoother operation. Repair as needed.
LIGHTING:	Good.





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CEILING FAN  
OUTLETS:  
CLOSET STORAGE:  
HEATING DEVICE:  
REMARKS:

None. A junction box is located in the ceiling for upgrade.  
Good.  
Adequate.  
Heat register was observed.  
Gas fireplace is installed. See Heat section of the report for comments.

### ENTRYWAY

LOCATION: Main front door entry.  
CONDITION: The components of this room are both Durable and Serviceable.  
WALL FINISH: Good.  
CEILING: Good Condition.  
FLOORING: Tile condition is Good. The slate tile surface is slightly uneven by design = use with caution.  
WINDOWS: Good.  
DOOR: Good. The original handle has been removed = no dead bolt. Re-install handle as desired.  
LIGHTING: Good.  
CLOSET STORAGE: Adequate.

### DINING AREA

LOCATION: Adjacent to Kitchen.  
CONDITION: The components of this room are both Durable and Serviceable with the exception of the following item(s) listed below.  
WALL FINISH: Good. Normal settling cracks noted = cosmetic repair.  
CEILING: Good. Normal settling cracks noted = cosmetic repair.  
FLOORING: Tile. One cracked tile was noted on the south side near a corner. Grout cracking was noted and appeared to be from settling = monitor and repair as needed.  
WINDOWS: Dual pane window.  
WINDOW DAMAGE: A window pane has lost its dual pane thermo-seal (x1). Upper north side.  
WINDOW FUNCTION: Good. The windows tested were fully functional.  
DOOR: Good. Exterior sliding door.  
LIGHTING: Good.  
OUTLETS: Good.  
HEATING DEVICE: Heat register was observed.

### FAMILY ROOM

LOCATION: Downstairs. SW corner.  
CONDITION: The components of this room are both Durable and Serviceable with the exception of the following item(s) listed below.  
WALL FINISH: Good.



**WINDOWS:**



**Moisture stain @ window sill**

Moisture stains were noted on the window sill. No current moisture was observed, but the exterior soffit at this location appears to be wet and some leakage from the above deck joint appears to be present = further evaluate and repair as needed.



**Moisture stain @ exterior above window**

**WINDOW FUNCTION:  
DOOR:**

The window opened and closed as designed.



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Moisture entry above door casing

Moisture was dripping from above the exterior sliding door casing. This moisture is most likely coming from the solid surface deck joint above. = Further evaluation and repair is recommended.

LIGHTING:

Good.

OUTLETS:

Good.

CLOSET STORAGE:

There is no closet in this room.

HEATING DEVICE:

Heat register was observed.

### HALLWAY

LOCATION:

Downstairs.

CONDITION:

The components of this room are both Durable and Serviceable with the exception of the following item(s) listed below.

SMOKE ALARM:

Yes. A working smoke alarm is installed. The smoke alarm is chirping = Replace the battery.

WALL FINISH:

Good.

CEILING

Good Condition.

FLOORING:

Tile condition is Good.

WINDOWS:

Dual pane window condition is Good.

LIGHTING:

Good.

OUTLETS:

Good.

CLOSET STORAGE:

There is no closet in this room.

HEATING DEVICE:

Heat register was observed.

### LOFT

CONDITION:

The components of this room are both Durable and Serviceable.

SMOKE ALARM:

Yes. A working smoke alarm is installed.

WALL FINISH:

Good.

CEILING

Good Condition.

FLOORING:

Carpet condition is Good. Normal wear and tear noted.

LIGHTING:

This room has no permanent built in lighting. Outlet switched for lamp use.

OUTLETS:

Good.

CLOSET STORAGE:

There is no closet in this room.

HEATING DEVICE:

Air return register was observed.

RAILING:

The loft railing is sturdy and the glass panels appeared to be tempered = Good.



## BATHROOMS

### #1 BATHROOM(mainfloor, hall)

LOCATION:	Main Floor.
WALL FINISH:	Good.
CEILING	Good Condition.
FLOORING:	Tile condition is Good.
WINDOWS:	Dual pane window condition is Good.
WINDOW FUNCTION:	Good. The windows tested were fully functional.
DOOR:	Good.
LIGHTING:	Good.
GFI OUTLETS:	GFCI outlet is installed and appears to be working as designed.
HEATING DEVICE:	Heat register was observed. There is a functioning, electric wall heater installed. Follow manufacture's maintenance recommendations to reduce potential fire hazard risk.
BATH VENTILATION:	Exhaust fan is operational.
VANITY:	Good.
COUNTERTOPS:	Good.
SINK:	Good.
DRAIN CONDITION:	The drain flowed as designed.
FAUCET:	Good.
TOILET:	



Too high for lid placement=minor repair

PLUMBING LEAKS:	The lid does not fit properly on the tank because the flapper riser is too high = minor repair needed for lid to sit properly on the tank.
BATH FIXTURE:	None apparent at this time.
SHOWER PAN/TUB:	Shower only.
TUB/SHOWER SURROUND:	Good.
SHOWER ENCLOSURE:	Good. Regular caulking of the seams and joints is required to keep water penetration to a minimum.
TUB/SHOWER PLUMBING:	Door - General condition is Good. Good.

**OTHER CONDITIONS:**



**Attic Access. No Hatch cover.**

The ceiling has been opened within the closet to access an attic space above. The opening allows heat to escape the living space of the home = repair ceiling for added heat efficiency.

**REMARKS:**



**Water circulation pump**

A water circulation pump is installed under the sink. A timer mechanism appears to be present. These are often installed at locations that are a distance from the water heater to help supply hot water quicker to the location. The unit was unplugged = did not test.

**#2 BATHROOM (master bedroom)**

LOCATION:	Master Bedroom.
WALL FINISH:	Good.
CEILING	Good Condition.
FLOORING:	Tile condition is Good.
WINDOWS:	Dual pane window condition is Good.
WINDOW FUNCTION:	Good. The windows tested were fully functional.
DOOR:	The door sticks at the strike plate = adjust as needed.
LIGHTING:	Good.
GFI OUTLETS:	GFCI outlet is installed and appears to be working as designed.
HEATING DEVICE:	Heat register was observed. There is a functioning, electric wall heater installed. Follow manufacture's maintenance recommendations to reduce potential fire hazard risk.
BATH VENTILATION:	The exhaust fan did not respond to switch = Repair/replace as needed.
SINK:	Good. Pedestal Type.
DRAIN CONDITION:	The drain flowed as designed.



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FAUCET:	Good.
TOILET:	Good.
PLUMBING LEAKS:	None apparent at this time.
BATH FIXTURE:	Shower only.
SHOWER PAN/TUB:	Ceramic Tiles = Good Condition. Note: The waterproof integrity of ceramic shower pans is beyond the scope of this inspection.
TUB/SHOWER SURROUND:	Fair. Tile grout openings were noted at the bench seat in the shower stall. In addition, the window sill is below showerhead height and the grout/caulking at the window joint has shrunk = Repair grout joints as needed to help prevent moisture entry.
SHOWER ENCLOSURE:	Door - General condition is Good.
TUB/SHOWER PLUMBING:	Good.

### **#3 BATHROOM (downstairs Hall)**

LOCATION:	Downstairs. Hall.
WALL FINISH:	Good.
CEILING:	Good Condition.
FLOORING:	Tile. Good.
WINDOWS:	Glass block window condition is good.
DOOR:	Good.
LIGHTING:	Good.
GFI OUTLETS:	GFCI outlet is installed and appears to be working as designed.
HEATING DEVICE:	There is a functioning, electric wall heater installed. Follow manufacture's maintenance recommendations to reduce potential fire hazard risk.
BATH VENTILATION:	Exhaust fan is operational.
VANITY:	Drawer and door pulls are not installed = upgrade as needed.
COUNTERTOPS:	Good.
SINK:	Good.
DRAIN CONDITION:	The following conditions were noted at the drain: The permanent drain stopper is not installed. The sink drain leaks onto the cabinet shelf below. = Repair needed.
FAUCET:	The "hot" faucet handle does not come to a positive "stop" = repair/upgrade as needed.
TOILET:	Good.
BATH FIXTURE:	Shower only.
SHOWER PAN/TUB:	Ceramic Tiles = Good Condition. Note: The waterproof integrity of ceramic shower pans is beyond the scope of this inspection. Resealing of the grout or recaulking is considered as normal maintenance.
TUB/SHOWER SURROUND:	Ceramic Tiles = Good Condition. The waterproof integrity of the surround tile grouting is beyond the scope of this evaluation. Regular resealing and maintenance of tile grout is required to keep water from penetrating into the walls.
SHOWER ENCLOSURE:	Door - General condition is Good.
TUB/SHOWER PLUMBING:	Good.



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## BEDROOMS

**SCOPE:** Sleeping rooms are evaluated for the Durability and Serviceability of the wall finishes, floor coverings, windows, doors, accessible outlets, closet storage, heating and smoke alarms. The cosmetic features of the room are subjective and not part of this evaluation. Cosmetic issues are only a concern if they are related to current leakage or structural issues.

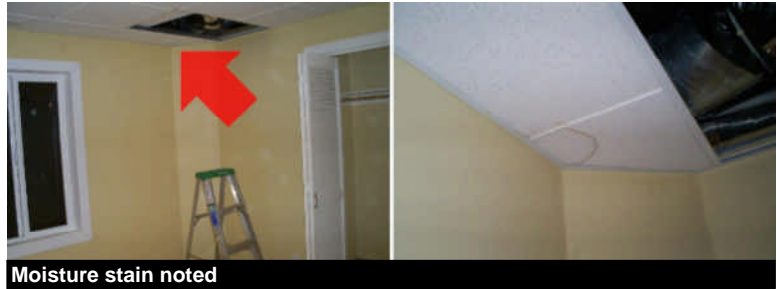
### #1 BEDROOM (master)

**LOCATION:** Master. Main Floor.  
**CONDITION:** The components of this room are both Durable and Serviceable with the exception of the following item(s) listed below.  
**SMOKE ALARM:** There is electrical wiring for a unit, but no unit is installed.= repair recommended. Caution- the exposed wiring is energized = potential shock hazard.  
**WALL FINISH:** Good.  
**CEILING:** Good Condition.  
**FLOORING:** Carpet condition is Good. Normal wear and tear noted.  
**WINDOWS:** Dual pane window.  
**WINDOW DAMAGE:** The window pane has lost its dual pane thermo-seal (x2). The upper triangle windows appear to have lost there seal. = repair as needed.  
**WINDOW FUNCTION:** Good. The windows tested were fully functional.  
**DOOR:** Good.  
**LIGHTING:** Good.  
**CEILING FAN:** Good Condition.  
**OUTLETS:** Good.  
**CLOSET STORAGE:** Adequate.  
**HEATING DEVICE:** Heat register was observed.

### #2 BEDROOM(downstairs, first left)

**LOCATION:** Downstairs. First left after staircase. SE corner.  
**CONDITION:** The components of this room are both Durable and Serviceable with the exception of the following item(s) listed below.  
**SMOKE ALARM:** None. A working smoke alarm is NOT installed, but the upgrade is recommended. This is a Buyer's Safety Upgrade and should NOT be considered the responsibility of the Seller's.  
**WALL FINISH:** Adequate.  
**CEILING:** Note: The south wall appears to have been modified and/or painted since original construction. Since there is no smoke detector wiring in this room, I would "guess" it was originally an office or storage room. The window may have been added for fire egress and thus a "bedroom". Of course.... this is all "speculation" as the original design is unknown.





Moisture stain noted

A moisture stain on the acoustic ceiling tile was noted. I opened an adjacent tile and viewed the drop ceiling from above. No visible evidence of current leaking was observed. The source of the stain is unknown, but may be the result of leakage at the furnace condensation drain line that is directly above the observed stain. = Monitor and repair as needed.

Tile condition is Good.

Dual pane window condition is Good.

Good. The windows tested were fully functional.

Good.

Good.

Good.

Adequate.

Heat register was observed.

FLOORING:

WINDOWS:

WINDOW FUNCTION:

DOOR:

LIGHTING:

OUTLETS:

CLOSET STORAGE:

HEATING DEVICE:

### #3 BEDROOM(downstairs, SE corner)

LOCATION:

Downstairs to the Right. SE corner.

CONDITION:

Repairs are needed. See comments below.

SMOKE ALARM:

Yes. A working smoke alarm is installed. The smoke alarm is chirping = Replace the battery.

WALL FINISH:



Paint sag=moisture. Ceiling Damaged

Paint sagging indicates past excess moisture conditions. On the day of inspection I did not view any moisture that would explain the condition. Plumbing is present in the ceiling above the area and may explain the source of moisture, though I could not positively determine, as there was no leakage on the day of inspection. = Monitor and repair as needed.



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#### CEILING

#### FLOORING:

#### WINDOWS:

#### DOOR:

#### LIGHTING:

#### OUTLETS:

#### CLOSET STORAGE:

#### HEATING DEVICE:

The ceiling drywall has been partially removed to view plumbing conditions above. Repairs are needed to restore ceiling finish.

Tile condition is Good.

Glass block windows are in good condition.

Interior = good.

Exterior sliding door to deck = Good.

This room has no permanent built in lighting.

Good.

Adequate.

Heat register was observed.

## INTERIOR - (GENERAL)

### CEILINGS / WALLS / FLOORS

#### CEILINGS:



Drop ceiling provide access to plumb,etc..

Areas of repair are needed where ceilings have been opened. See individual room notes for details.

Some areas of the ceiling incorporate a drop-in style ceiling. The space between ceilings and upper flooring allows for plumbing, electrical, etc... access.

#### WALLS:

Areas of repair are needed where excess moisture was noted or where minor wall damage has occurred. = See individual room notes for details.

#### WALL CAVITIES:

The insides of the wall cavities were NOT evaluated. We are limited to visual signs on the outer wall surfaces and cannot see through the walls to detect concealed water damage, concealed molds, concealed wood destroying insect damage, concealed wood destroying organism activity, or any other concealed conditions inside the walls. The evaluation inside of the walls is possible using destructive discovery and boroscopes, but this is not a service offered by our inspection firm = We do not perform destructive discovery.

#### WALL INSULATION:



**Exterior wall insulation removed/fallen**

Unable to determine if the walls are insulated.

The space between floor and drop ceilings has insulation installed along the exterior walls. Some of the insulation has come loose or been removed to view wall components = minor repair to replace the removed or fallen sections.

Evidence of moisture entry was observed. See individual room notes for details.

#### MOISTURE ENTRY:

#### FLOORS:



**Copper water pipe penetration. Edges.**

The floors are generally in good condition. Normal wear and tear noted.

Subflooring appears to be Metal with Concrete above. Penetrations were noted at drop ceiling locations. Note: Where plumbing penetrates the metal subfloor there may be points of wear against sharp edges. = Evaluate where visible. Monitor and Repair/upgrade as needed.



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## WINDOWS

MATERIAL:	Vinyl. Glass Block.
PANES:	Dual Pane: It is beyond the scope of this inspection to verify the integrity of the thermo-seals. Every effort was made to identify them when possible.
STYLE:	Single Hung, Casement, Picture, Glass Block.
CONDITION:	Fair.
BAD THERMO-SEALS:	Bad thermo-seals were noted - See individual room notes. The identification of bad thermo-seals is beyond the scope of this visual evaluation. As a courtesy we have identified the obvious bad seals that were identified during the inspection. The identification of bad thermo-seals is very difficult because there are times where there may be no obvious evidence and then other times where moisture can be visibly seen between the panes.
FUNCTION:	Good.
SCREENS:	The evaluation of screens is beyond the scope of this evaluation.
MINI-BLINDS:	The evaluation of mini-blinds is beyond the scope of this evaluation.

## STAIRWAY (to garage/loft)

LOCATION:	Main Floor to Loft.
CONDITION:	



Stair Repairs Needed

LIGHTING:	The tile steps need repair. Loose/cracked grout noted. In addition, the tile has been removed at the garage entry landing. The missing tile creates a potential trip hazard. = Further evaluation/repair is recommended for safety. Two of the wall lights did not respond to switch = check bulbs, then fixture. Repair as needed.
HEAD CLEARANCE:	Good.
RAILINGS STURDY:	General condition is Good.

## STAIRWAY #2

LOCATION:	Main floor to Downstairs.
CONDITION:	Good.
RISER/TREAD RATIO:	General condition is Good.
HEAD CLEARANCE:	Good.
RAILINGS STURDY:	General condition is Good.

## ADDITIONAL ITEMS

SMOKE DETECTORS:	Fair. The units are hardwired as well as battery operated. Many of the units are chirping = replace batteries. One of the units is missing and the wiring is uncapped and dangling from the ceiling. = re-install the unit for fire safety and electrical shock safety.  Oregon's smoke alarm law requires that all ionization smoke alarms in real property sold after January 1, 2002 must meet the following requirements: 1) If solely battery-powered, an ionization smoke alarm must have a 10 year battery, 2) The smoke alarm must have a hush
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CARBON MONOXIDE DETECTOR:

feature (including hard wired alarms), 3) The dwelling must have the proper number of approved alarms located as required by the State Fire Marshall (At a minimum, proper alarms must be adjacent to sleeping areas and on each level of the home).

CENTRAL VACUUM:

No unit was found, but they are recommended on each living floor in homes with gas and/or wood burning appliances, and/or attached garages.= Consider upgrade for added safety.  
Unit is installed but not tested. = see operator's manual for operation and service instructions.

## HAZARDOUS MATERIALS TESTING & IDENTIFICATION

PLEASE NOTE:

Hazardous materials are beyond the scope of this Home Inspection report. If asbestos, molds, fungi, sick home syndrome, electromagnetic fields, fiberglass, formaldehyde, hazardous wastes, lead, radon, soils contamination, underground storage tank contamination, or quality of drinking water and waste disposal are a concern, please contact an appropriate expert. This Inspection Firm may be qualified to evaluate and report on some or all of the Hazardous Materials listed above, but these service must be contracted separately and their findings will not be included in this limited visual inspection report.

## ATTIC & FOUNDATION

### ATTIC

METHOD OF INSPECTION:

Entered into both attic areas and inspected all of the accessible areas.

ATTIC ACCESS:

Master Bedroom Closet ceiling hatch.

Main floor hall bath ceiling opening. Note: the ceiling in the closet cabinet has been cut open to allow for access to this attic space. A hatch cover should be installed to help prevent heat loss.

STRUCTURE:



Main Attic. Access=Bedroom

Visual condition is Good.





Small attic above Mainfloor Bath

ROOF SHEATHING:  
VAULTED CEILING:

Good. TYPE: Plywood sheathing.

Partial = I was unable to evaluate the concealed portions of the vaulted ceiling.

FRAMING:  
TRUSS SYSTEM:  
RAFTER SYSTEM:  
RAFTERS VISIBLY SAGGING:  
CEILING JOIST SAGGING:  
RIDGE:  
RIDGE BRACING:  
RAFTERS:  
JOISTS:

Good.  
Yes.  
Yes.  
No.  
No.  
Good.  
Good.  
Good.  
Good.

### **ATTIC COMPONENTS:**

LEAK EVIDENCE:  
ATTIC FLOOR:  
ATTIC LIGHT:  
ATTIC INSULATION:  
ATTIC VENTILATION:

There is no current visible evidence of leakage into the attic area.  
None.

None.

Total Thickness: 10"-12". Type: Fiberglass Batts.

Adequate. Types of attic vents found: Eave vents, Roof vents, Ridge vent.

**ATTIC ELECTRICAL:**



**Insulation chewed = rodent activity**

Rodent damaged insulation was noted at one location. = Rodent control should be maintained to help prevent further damage to electrical wiring.

(chewed wiring insulation noted at the small attic space above the main floor bathroom.)

**EXHAUST FAN DUCTING:**



**Bath exhausts to exterior=good**

The bathroom exhaust fans appear to be ducted to the exterior = good.

Good..

**DUCTWORK:**

**PESTS:**



**Rodent bait packages noted**

I observed rodent droppings and bait packages in the attic.=  
Continue rodent control measures. Consider professional rodent control as needed.

**FOUNDATION**

**FOUNDATION CONDITION:**



**Concrete Foundation& Steel Posts**

Good. The concrete foundation supports the up hill side of the home.  
The lower side of the home is supported with steel posts.



Steel Support Structure

**FOUNDATION CRACKS:**

**ANCHOR BOLTS:**

**REMARKS:**

Typical settling cracks were observed = Monitor.

Unable to determine. Method of construction prevents viewing anchoring at the concrete foundation.

This home's foundation is not a "typical" concrete footing with concrete stem wall installation. Because of the hillside location the foundation appears to be designed for this topography. Evaluating the "adequacy" of steel post construction is beyond the scope of my expertise. Evaluating the "adequacy" of the concrete support structure installed on the hillside is also beyond the scope of my expertise. I did not view any conditions that indicated movement, settling, erosion, sliding, or any other conditions that seemed to be of concern from my observations. However, if you have concerns about the building methods used, the adequacy of the construction and/or foundation components we recommend you consult with a licensed structural engineer and perhaps a soils engineer or geo-tech.

**CRAWL SPACE**

**DESCRIPTION:**

For this home, we will be describing the area under the home that is supported by the steel posts as the "crawl space".

**STRUCTURE:**

Appears to be in adequate condition. Rusting of the steel components should be expected and was noted. Rust prevention may be useful in extending the overall life of the support structure. Current rusting did not appear to be excessive, but some scaling was noted. = If you have concerns about the steel construction we recommend you consult a specialist who is knowledgeable of this building method and materials.

Note: vSteel structure construction is beyond the scope of my expertise. Opinions are based solely on visual conditions observed. I am not qualified to determine the "integrity" of steel, weight bearing capabilities, engineering adequacy, etc....

**SUBFLOOR:**

The subflooring is covered with a "belly pan" and is not visible. = no evaluation.

**UNDER FLOOR INSULATION:**

Insulation was observed at one location where the belly pan is partially fallen/open. Most of the underfloor is not visible because of the belly pan. Insulation is mostly not visible.



**SOIL CONDITION:**  
**MOISTURE DAMAGE:**

**Moist.**



**Wet form board, belly pan. SE corner**

The wood belly pan is moisture stained at the SE corner of the crawlspace. The moisture appears to be the result of wood-to-earth contact or contact with the concrete footing that is seeping moisture at the joint. Wet wood can attract wood destroying insects and, over time, will allow rot to damage the wood. The wood belly pan covers under floor components above and no visual evaluation can be made without removing the belly pan. = We recommend further evaluation by a licensed contractor. Repair as needed.

**PEST ACTIVITY:**

Wood destroying insect activity was noted at the SE corner of the crawlspace. A concrete form board was left in place in contact with the soil. The board is also in contact with the wood belly pan and insect activity is a potential. I did not view any live insects at the time of inspection, but view the area as a potential activity location because of the wet and softened wood. = Removing wood to earth contact will help prevent insect activity. Removing wet and/or damaged wood components will help prevent insect activity. Monitor and repair/treat as needed.

**CRAWL SPACE ELECTRICAL:**

**Any electrical components installed under the home are covered by the wood belly pan. = no visual observations.**

### ***CRAWL SPACE FRAMING:***

### **VISIBLE FRAMING:**

**Steel framing appears to be adequate. No evidence of sagging or unsupported framework was observed. = Monitor framing and hill conditions.**

**SILL PLATES:**

**I was unable to view this component.**

### JOISTS:

**I was unable to view this component.**

**SUB-FLOOR:**

**I was unable to view this component.**

## GIRDER/JOISTS SAGGING

No.

## PLUMBING SYSTEM

### PLUMBING SYSTEM

**GENERAL CONDITION:**

Good. On the day of inspection we observed minor plumbing repair needs that are typical of a home of this age. It was disclosed that previous plumbing repairs have been needed since original construction. On the day of our inspection a few minor leaks were observed. Most of the plumbing is hidden within the belly pan of the crawlspace or within the drop ceilings. = Only visible components were inspected. = Monitor conditions. Repair as needed. Public water.

**WATER SUPPLY:**

**SHUT-OFF LOCATION:**



There is a utility shutoff valve at the meter.

There is a whole house shutoff under the home, accessed from the left side and located near the center of the area beneath the home. The portion viewed was Copper. The exposed main line was 1 1/4" diameter pipe.

**WATER MAIN TYPE & SIZE:**

**WATER MAIN LEAKAGE:**

Wet soil was noted around the water main exit from the ground. I could not determine source of moisture as condensation was present on the copper piping. No visible leaks were observed. = monitor and repair as needed.

**WATER PRESSURE:**

Water flow appears to be adequate, Testing of water pressure at each fixture is beyond the scope of this inspection.

**WATER PIPE TYPE:**

Supply lines which are not visible are not part of these conclusions. The following type(s) of water supply piping was identified: Copper. There is a noticeable decrease in water volume when more than one fixture is in use. This is a normal condition and I did not observe a restricted water condition that would require any further evaluation/repair.

**SUPPLY PIPE LEAKS:**

Evidence of supply pipe leak(s) at: Above the water heater = See Water Heater notes.

**WASTE PIPE TYPE:**

Plastic Waste Lines. Note: Waste lines which are not visible are not part of these conclusions.

**DRAIN FLOW:**

Acceptable. Only the sink,tub/shower and toilet drains were observed for flow.



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CLEAN-OUT PLUG ACCESS:  
WASTE TREATMENT:  
WASTE PIPE LEAKS:

Yes.

Unable to positively determine-Ask the owners.



Stain@bellypan = past leaks. Monitor

Minor leakage was noted at bathroom sink drain = minor repair.  
Some moisture staining where the waste pipe exits the wood belly pan under the home was noted. I did not view any current moisture. = Monitor and repair as needed.

HOSE BIBS:  
REMARKS:

Acceptable.

NOTE: The identification, inspection, and testing of modern backflow prevention devices on the supply and waste systems is beyond the scope of this evaluation.

## WATER HEATER

LOCATION:  
CONDITION:

Garage.

No hot water was delivered to faucets throughout the house. The heating elements in the unit may be burned out. = Further evaluation by a licensed plumber is recommended. Repair as needed.

BRAND:  
APPROXIMATE AGE:  
LIFESPAN:

American.

1996.

According to the industry experts, the average water heater life in the U.S. is 8 to 12 years. In this area, we frequently view water heaters that are 15 years old, though no guarantees are implied. They can fail at any time and should be monitored no matter what age.

TYPE:

220 volt electric heater. The 220 volt electrical hook-up is routed through the recommended flexible conduit.

SIZE:

50 gallons. Note: I generally see a larger water heater for a home of this size with this many bath/showers. The farthest bathroom has a circulation pump installed on the hot water system to help deliver hot water quicker to these fixtures. = Consider additional water heater, larger unit, and/or additional small unit near the far bathroom as needed.

EARTHQUAKE STRAPPING:  
SAFETY RELEASE VALVE:

The unit is secured to the wall with metal brackets = good.

Yes = Did Not Test. The drain pipe is routed to the floor or to the exterior = good.

TANK DRAIN VALVE:

The lower tank drain valve is currently not dripping.

**PLUMBING LEAKS:**



Plumbing Leak = repair needed

There is a plumbing leak in the copper supply plumbing above/near the water heater location = Further evaluation and repair is recommended.

**RAISED PLATFORM:**

Yes.

**AREA LIGHTING:**

There is adequate lighting near the water heater.

## HEATING SYSTEMS

### HEATING SYSTEM (Propane Furnace)

**HEATING AREA:**

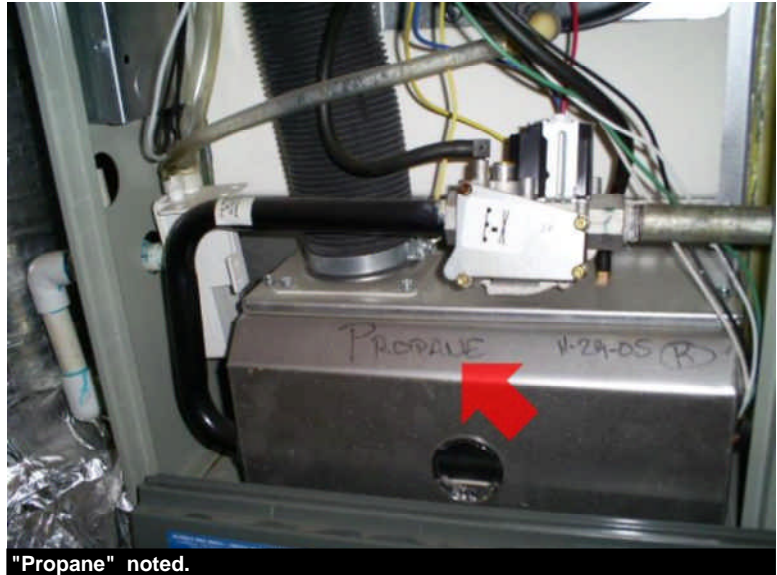
Whole house.

**VISUAL CONDITION:**

Good. The heating unit was run through a complete cycle. The safety controls were observed. The heater was operated by turning up the thermostat, and then turned back to its original setting. Trane.

**BRAND:**

**TYPE:**



"Propane" noted.

Forced Air. This unit uses both gas (propane) and electricity.

"Propane" was marked on the unit = good.

2005. (Appears to be an addition since original construction.)

According to industry experts, the average life of a heat exchanger in the U.S. is 15 to 20 years. Use this estimate as a general guideline. Many factors can affect the operation of this system and it is possible for the system to fail at any time.

Operates smoothly.

**APPROXIMATE AGE:**

**ESTIMATED LIFESPAN:**

**BLOWER MOTOR:**



**FILTER TYPE:**



Filter located above unit

The filter is installed and functioning. Filters require regular maintenance.

Good.

The visible portions of the ductwork are in working condition. Clearance to combustibles is Good.

**THERMOSTAT:**

**HEAT DUCTS:**

**COMBUSTIBLE CLEARANCE:**

**GAS SHUT-OFF:**



Easy shutoff valve = good

An easy operate hand shut-off valve is installed on the gas line. The combustion and exhaust venting appear to be Good.

63 degrees.

105 degrees.

105 degrees - 63 degrees = 42 degree temperature differential = ok.

**VENTING:**

**RETURN AIR TEMPERATURE:**

**SUPPLY AIR TEMPERATURE:**

**RISE TEMP DIFFERENTIAL:**

**COMBUSTION CHAMBER:**

The manufacturers label on the inside of the furnace indicates that the rise temperatures for this unit is 35-65 degrees. The unit is operating within the proper range.

Did Not Evaluate. The complete evaluation of Combustion Chambers/ Heat Exchangers is technically exhaustive and is beyond the scope of this evaluation.

**BURNERS:**

High efficiency furnaces have sealed combustion chambers preventing visual inspection of the burner.

**CONDENSATE DRAIN LINE:**



Condensate drain, with vent = good.

**RECOMMENDATION:**

Good.

Regular maintenance, as recommended by the manufacturer, is required for all appliances. See the Owner's Manual for details.

## #2 HEATING SYSTEM (radiant heat)

**HEATING AREA:**

Unknown.

**VISUAL CONDITION:**



Abandoned pipes= past heating system?

Not functional. Only partially installed. Damaged components were observed.

If use of this system is desired, we recommend you consult a heating specialist for repair/intallation requirements needed.

Radiant heating system using hot water in plumbing. Generally installed in flooring or ceilings.

**TYPE:**

**THERMOSTAT:**

Thermostats were noted that appeared to be "dead", may be for this incomplete system and abandoned in place.



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**REMARKS:**

Plastic (PEX) piping was observed in the closet under the main floor staircase to the loft. The plastic piping does not connect to the water system of the home and visible damage was observed where the furnace ducting penetrates the concrete floor. The system may have been removed or never installed. A gas water heater is located in the garage that appeared to have been disconnected from a past installation, but I could not positively determine where it came from or where installation was intended.

Overall: The observed components are non-functional for delivering heat in their present condition. No connection to the water system was observed = no potential for leaks from the observed plastic piping. Leaving the piping and any related thermostats in place is ok. If re-installation is desired, we recommend consulting with a licensed heating specialist familiar with this type of system.

***FIREPLACE #1 (living room)***

**LOCATION:**



Pilot did not light = evaluate

Living Room.

There is a sealed gas fireplace installed.

Propane.

An easy operate hand shut-off valve is installed on the gas line.

Acceptable.

The circulation fan is installed, but it was not tested.

Adequate.

Did Not View. It is recommended that gas appliance exhaust flues should be cleaned at least every 5 years.

The pilot did not light when tested. = Further evaluation by a licensed gas fireplace installer/technician is recommended to verify the condition of the unit.

***FIREPLACE #2 (master bedroom)***

**LOCATION:**

Master Bedroom.

**TYPE OF UNIT:**

There is a sealed gas fireplace installed.

**TYPE OF FUEL:**

The unit is gas burning. Propane.

**GAS SHUT-OFF:**

An easy operate hand shut-off valve is installed on the gas line. A flexible gas line is installed.





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FIREBOX CONDITION:  
CIRCULATION FAN:  
FLUE:

Acceptable.

The circulation fan is installed, but it was not tested.

Did Not View. It is recommended that gas appliance exhaust flues should be cleaned at least every 5 years.

REMARKS:

The pilot lit when tested, but the unit did not respond to the remote control device. I could not get the full flame to ignite. = Replace battery in the remote control. Re-test. Consider further evaluation by fireplace technician to determine overall condition and any repair needs.

## ELECTRICAL SYSTEM

### ELECTRICAL SYSTEM

ELECTRICAL SERVICE:

Underground System.

GENERAL CONDITION:

Good. The electrical system is in good overall condition.

SYSTEM TYPE:

Circuit Breakers.

SYSTEM TYPE & VOLTAGE:

3 Wire System using both 110/220 volts.

WIRING TYPE:

Romex.

MAIN 110V BRANCH WIRING:

Copper Branch Wiring - While viewing the 110 volt branch wiring inside the panel(s) there was NO evidence of any 110 volt aluminum branch wiring. Only copper 110 volt branch wiring was observed.

MAIN 220/240V BRANCH WIRING:

Copper.

HOUSE GROUND CONNECTION:

The main house ground is not tightly connected to the driven rod on the left side of the house. The clamp is currently loose = Recommend having a licensed Electrician make the needed main house ground connection.= minor repair

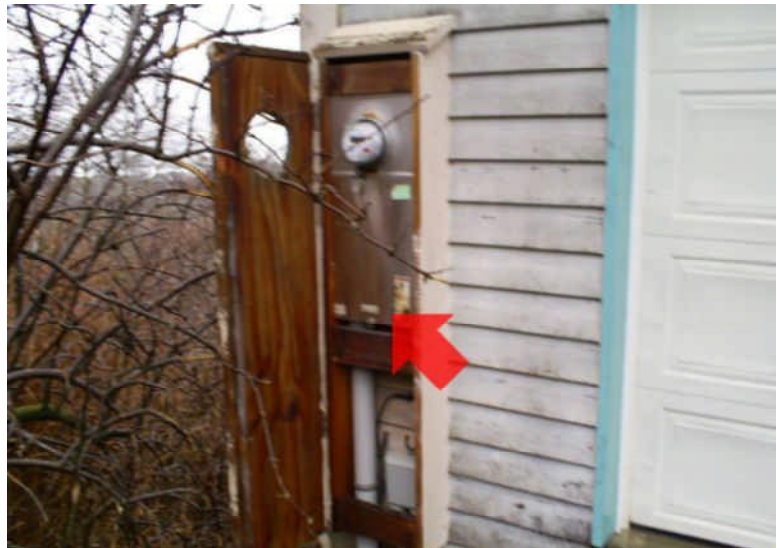
OUTLET TESTING:

All of the accessible open outlets were tested.

GFCI PROTECTION:

Yes - This home is equipped with the recommended GFCI protection.

REMARKS:



Panel latch rusted=no access

The panel cover below the meter base was rusted and is not safely accessed because of the airspace below. I could not observe if a main disconnect was present within this panel cover.



## MAIN DISTRIBUTION PANELS

### MAIN PANELS LOCATION:



Panels wired as "Main" panels  
Garage.

### REMARKS:



Both Panels wired as "Mains"

Both panels in the garage are wired as "Main" panels. I could not open the panel cover below the meter base to observe whether a main disconnect was installed at that location. IF one is, then these two panels should be wired as "Sub" panels. IF there is NO main disconnect below the meter then the panels are wired correctly.

The only consideration I would have is, "should there be protection (breaker) between the panels and the meter?"

Note: the permit/inspection stickers within the panel do not have a signature on the "Final" inspection line. This is common, but I always recommend you verify with local building authorities that the "Final" inspection did occur and was signed off.

If you have concerns with the electrical installation we recommend you consult a licensed electrician to verify correct panel configuration.

MAIN DISCONNECT SIZE:  
SERVICE ENTRY CABLES:  
GFCI BREAKERS  
AFCI BREAKERS  
PANEL LABELING:

200 amps.  
#4/0 Aluminum.  
No GFCI breakers are installed.  
No AFCI breakers are installed.  
Yes. Determining whether the labeling of the breakers is accurate is beyond the scope of this evaluation.



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## SUMMARY

### SUMMARY SECTIONS

STRUCTURAL CONDITION:	The overall structural condition is Good.
ROOF CONDITION:	The overall roofing condition is Good.
MECHANICAL CONDITION:	There are some normal maintenance repairs needed to the mechanical systems that are consistent with the age of the home.
ELECTRICAL CONDITION:	The electrical system appears to be in Good condition.
HEATING CONDITION:	The Propane heating system appears to be in Good condition. There are some normal maintenance repairs needed to the heating systems (fireplaces) that are consistent with the age of the home.
PLUMBING CONDITION:	There are some needed repairs = Please review the plumbing areas of this report and have a licensed Plumber repair as needed.
HEALTH & SAFETY ITEMS:	There are a few Health & Safety upgrades that are noted within the report that will increase the overall safeness of the home.
GAS APPLIANCE WARNING:	We recommend , for your safety, a maintenance inspection be performed on all propane appliances by the propane provider.
INSPECTION LIMITATIONS:	Hazardous materials are beyond the scope of this Home Inspection report.
REPAIR BIDS:	It is our strict policy <b>NOT</b> to provide repair bids. It is our recommendation that licensed tradespeople be called upon to provide you accurate written estimates that you can hold them to when the work is performed. We feel that it would be a great disservice to our Clients to provide arbitrary <b>Guesstimates</b> and way beyond the scope of our Inspection services. Guessing does not provide you with reliable financial numbers to base your investment upon.
REMARKS:	This home is in Fair overall condition. Please refer to the report in its entirety. We wish you well with your new home!

**PLEASE REMEMBER:** Our service is established to help you identify and document most of the conditions of the property. The inspection report is not intended to be an "all inclusive" list of every condition, but rather, to identify the major challenges that were visible on the day of the inspection. If you notice other major items that are not included in this report that you would like included, please notify us and we will make an addendum to the inspection report to reflect these items. Please remember that cosmetic items are subjective and beyond the scope of our evaluations.

This report is intended as a list of pertinent issues regarding the conditions of the items included in the report. All evaluations have been factored by the age of the property and other relevant conditions, such as weather, on the date of the inspection. The report findings are only valid on the day of the inspection and could change at any time after we have left the property.

Our service is **NOT** a warranty of the integrity of the systems of the property. No maintenance services, removal of cowlings, or destructive discovery have been performed. Our liability is limited by the terms in our service agreement.. Thank you for selecting our firm to complete your property inspection.



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A handwritten signature in black ink, appearing to read "Scott Neimann", is written over a light gray rectangular background.

REPORT PREPARED BY:

Scott Neimann.

PREPARATION DATE:

January 12, 2011.

**WARNING TO THIRD PARTIES:** This report cannot be sold or transferred! Our firm makes a living from producing and selling inspection reports. This report is protected by copyright! Reproduction, transfer, imitation, or duplication of our reports will be subject to penalties provided by Federal copyright laws. And while some agents, sellers, lenders, and other parties see nothing wrong with freely sharing our firm's intellectual property, they are actually doing so without our permission and violating our rights. This report was prepared exclusively for our contracted client. If you are a buyer or third party, other than our client who contracted for our services, and are relying upon the report findings, then by doing so this shall be deemed to be a retention of this firm for the purpose of providing an analysis of this home at an additional fee equal to the original fee as of the original date of this inspection. Please contact our firm immediately to arrange payment and enter into a contractual agreement to use and rely upon the report findings.



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## **ITEMIZED REPORT SUMMARY**

**Client:** John and Sandy Berger

**Inspection Address:** 47330 Beachcrest Drive

**Date of Inspection:** January 12, 2011



Dear Sandy and John :

At your request, a visual inspection of the above referenced property was conducted. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

This summary is not meant to be all inclusive. The full inspection report contains the full account of our findings. Please refer to the full report and understand that there may be items which you feel are major that did not get merged into this summary list. This document is meant to be an aid only and not a comprehensive summary.

The following items include informational items, as well as items that may need to be addressed:

### **GROUND & EXTERIOR**

#### EXTERIOR TRIMS

##### *EAVES/OVERHANGS CONDITION:*

- 1) Some moisture staining was noted at the front entry where the roof flashing is inadequate. Moisture is getting behind the siding and ends up at the eave overhang at the front entry. = Install kickout flashing at roof/wall joint and caulk as needed to help prevent further moisture entry.
- 2) The back deck overhangs show evidence that the solid surface decks are allowing moisture entry along their edges and at the house/deck joint. Moisture staining is visible at the wood soffits on the underside of the decks.  
= Further evaluation and repair by a licensed contractor is recommended.

#### BACK DECKS

##### *GENERAL CONDITION:*

Because of moisture staining visible at the underside soffits and on interior wall/ceiling/window/door surfaces, It is recommended that a licensed contractor further evaluate the solid surface decks for leakage. Repair as needed.





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### *FLASHING:*

Only caulking is visible at the deck house joint. I could not determine if flashing is installed at this critical joint. Moisture staining at the soffits below and interior moisture indicate the flashing is inadequate and moisture entry is occurring. = Further evaluation/repair by a licensed contractor is recommended.

## ROOFING

### FLASHINGS & OTHER ITEMS

#### *DIVERTER KICK-OUT FLASHINGS:*

Diverter kick-out flashings are not installed. These flashings are used above the termination of a lower roof and a vertical wall. The flashing helps to divert water away from the wall to prevent moisture damage within the wall = Recommend the installation of diverter kick-out flashings to help prevent water damage to the wall systems.

## GARAGE

### GARAGE

#### *REMARKS:*

The steel bollard (post) is not installed to protect the furnace (gas line) and the water heater from accidental car impact. = Installation recommended for safety.

## KITCHEN

### KITCHEN APPLIANCES

#### *STOVE (Range):*

The propane stove ignition system did not respond to knob controls. Propane was present, but no ignition occurred = potential hazard.

We recommend further evaluation by a licensed gas appliance technician. Repair as needed.

### LAUNDRY

#### *SHOWER PLUMBING:*

The shower faucet is missing part of the handle. = Repair as needed.

## INTERIOR ROOMS

### LIVING ROOM

#### *DOOR:*

The exterior sliding door does not operate easily. = Service door for smoother operation. Repair as needed.

### FAMILY ROOM



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### *CEILING*

Moisture stain on an acoustic tile was noted at the south wall above the window corner. I could not identify the source of the moisture, but it may be related to the solid surface deck above. Stains noted on the exterior ceiling soffit outside the room viewed from the deck. = evaluate/repair deck conditions. Monitor ceiling and repair as needed.

### *WINDOWS:*

Moisture stains were noted on the window sill. No current moisture was observed, but the exterior soffit at this location appears to be wet and some leakage from the above deck joint appears to be present = further evaluate and repair as needed.

### *DOOR:*

Moisture was dripping from above the exterior sliding door casing. This moisture is most likely coming from the solid surface deck joint above. = Further evaluation and repair is recommended.

## **BATHROOMS**

### #1 BATHROOM(mainfloor, hall)

#### *TOILET:*

The lid does not fit properly on the tank because the flapper riser is too high = minor repair needed for lid to sit properly on the tank.

#### *OTHER CONDITIONS:*

The ceiling has been opened within the closet to access an attic space above. The opening allows heat to escape the living space of the home = repair ceiling for added heat efficiency.

### #2 BATHROOM (master bedroom)

#### *BATH VENTILATION:*

The exhaust fan did not respond to switch = Repair/replace as needed.

#### *TUB/SHOWER SURROUND:*

Fair. Tile grout openings were noted at the bench seat in the shower stall. In addition, the window sill is below showerhead height and the grout/caulking at the window joint has shrunk = Repair grout joints as needed to help prevent moisture entry.

### #3 BATHROOM (downstairs Hall)

#### *DRAIN CONDITION:*

The following conditions were noted at the drain: The permanent drain stopper is not installed. The sink drain leaks onto the cabinet shelf below. = Repair needed.

#### *FAUCET:*

The "hot" faucet handle does not come to a positive "stop" = repair/upgrade as needed.



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### BEDROOMS

#### #1 BEDROOM (master)

##### *SMOKE ALARM:*

There is electrical wiring for a unit, but no unit is installed.= repair recommended. Caution- the exposed wiring is energized = potential shock hazard.

#### #2 BEDROOM(downstairs, first left)

##### *CEILING*

A moisture stain on the acoustic ceiling tile was noted. I opened an adjacent tile and viewed the drop ceiling from above. No visible evidence of current leaking was observed. The source of the stain is unknown, but may be the result of leakage at the furnace condensation drain line that is directly above the observed stain. = Monitor and repair as needed.

#### #3 BEDROOM(downstairs, SE corner)

##### *WALL FINISH:*

Paint sagging indicates past excess moisture conditions. On the day of inspection I did not view any moisture that would explain the condition. Plumbing is present in the ceiling above the area and may explain the source of moisture, though I could not positively determine, as there was no leakage on the day of inspection. = Monitor and repair as needed.

##### *CEILING*

The ceiling drywall has been partially removed to view plumbing conditions above. Repairs are needed to restore ceiling finish.

### INTERIOR - (GENERAL)

#### STAIRWAY (to garage/loft)

##### *CONDITION:*

The tile steps need repair. Loose/cracked grout noted. In addition, the tile has been removed at the garage entry landing. The missing tile creates a potential trip hazard.

= Further evaluation/repair is recommended for safety.

#### ADDITIONAL ITEMS

##### *SMOKE DETECTORS:*

Fair. The units are hardwired as well as battery operated. Many of the units are chirping = replace batteries. One of the units is missing and the wiring is uncapped and dangling from the ceiling. = re-install the unit for fire safety and electrical shock safety.

Oregon's smoke alarm law requires that all ionization smoke alarms in real property sold after January 1, 2002 must meet the following requirements: 1) If solely battery-powered, an ionization smoke alarm must have a 10 year battery, 2) The smoke alarm must have a hush



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feature (including hard wired alarms), 3) The dwelling must have the proper number of approved alarms located as required by the State Fire Marshall (At a minimum, proper alarms must be adjacent to sleeping areas and on each level of the home).

## **ATTIC & FOUNDATION**

### CRAWL SPACE

#### *MOISTURE DAMAGE:*

The wood belly pan is moisture stained at the SE corner of the crawlspace. The moisture appears to be the result of wood-to-earth contact or contact with the concrete footing that is seeping moisture at the joint. Wet wood can attract wood destroying insects and, over time, will allow rot to damage the wood. The wood belly pan covers under floor components above and no visual evaluation can be made without removing the belly pan. = We recommend further evaluation by a licensed contractor. Repair as needed.

#### *PEST ACTIVITY:*

Wood destroying insect activity was noted at the SE corner of the crawlspace. A concrete form board was left in place in contact with the soil. The board is also in contact with the wood belly pan and insect activity is a potential. I did not view any live insects at the time of inspection, but view the area as a potential activity location because of the wet and softened wood. = Removing wood to earth contact will help prevent insect activity. Removing wet and/or damaged wood components will help prevent insect activity. Monitor and repair/treat as needed.

## **PLUMBING SYSTEM**

### WATER HEATER

#### *CONDITION:*

No hot water was delivered to faucets throughout the house. The heating elements in the unit may be burned out. = Further evaluation by a licensed plumber is recommended. Repair as needed.

#### *PLUMBING LEAKS:*

There is a plumbing leak in the copper supply plumbing above/near the water heater location = Further evaluation and repair is recommended.

## **HEATING SYSTEMS**

### FIREPLACE #1 (living room)

#### *REMARKS:*

The pilot did not light when tested. = Further evaluation by a licensed gas fireplace installer/technician is recommended to verify the condition of the unit.

### FIREPLACE #2 (master bedroom)

#### *REMARKS:*

The pilot lit when tested, but the unit did not respond to the remote control device. I could not get





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the full flame to ignite. = Replace battery in the remote control. Re-test. Consider further evaluation by fireplace technician to determine overall condition and any repair needs.

## **ELECTRICAL SYSTEM**

### ELECTRICAL SYSTEM

#### *HOUSE GROUND CONNECTION:*

The main house ground is not tightly connected to the driven rod on the left side of the house. The clamp is currently loose = Recommend having a licensed Electrician make the needed main house ground connection.= minor repair

Some of these items will likely require further evaluation, repair, or even replacement by licensed tradespeople. We recommend you obtain competitive estimates where applicable. Minor items may be noted in this summary or in the full report and should receive your attention as well. It should be understood that it is not the responsibility of this inspection firm to determine which items should be negotiated for repair.

Thank you for selecting our firm to do your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Certified Home Inspector