



# RED WALL

Property Inspection, LLC.

"Working to get you home."



Office: (503)538-2054

CCB:158232 / OCHI:794 / ODA:176589

Mobile: (971)226-9389

## PROPERTY INSPECTION REPORT

WAYNE GARDNER - OREGON CERTIFIED HOME INSPECTOR



123 Main St - Portland, OR . 97000

### CLIENT INFORMATION:

**NAME:** Buyer Sample

**PRESENT:** Yes

**DATE OF INSPECTION:** 02/25/2011

**TIME OF INSPECTION:** 9:00am

### REALTOR INFORMATION:

**NAME:** Realtor Sample

**COMPANY:** Sample Realty

**PHONE:** 503-555-1212

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 (Home Warranty plans are available). Our CONTRACT FOR SERVICES/SERVICE AGREEMENT 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.

**THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES, MAY RELY UPON ANY REPRESENTATION MADE IN THIS REPORT.**



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## INSPECTION DETAILS & TERMS

### INSPECTION INFORMATION

**BUYERS PRESENT:** Yes.  
**DATE INSPECTED:** 02/25/2011.  
**TIME INSPECTED:** 9:00am.  
**OTHERS PRESENT:** Buyer's Agent.  
**INSPECTION FEE:** \$415.

### PROPERTY INFORMATION

**ESTIMATED AGE:** 1989. About 22 years old.  
**STYLE OF BUILDING:** 2 Story.  
**SPACE BELOW GRADE:** Crawlspace.  
**OCCUPIED OR VACANT:** Vacant.  
**MAIN ENTRY FACES:** South.

### WEATHER CONDITIONS

**APPROX. TEMPERATURE:** 30-35 Degrees.  
**WEATHER CONDITIONS:** Clear.  
**GROUND CONDITIONS:** Dry. Frozen.

### UTILITIES

**UTILITIES STATUS:** All Utilities are ON today.

### UNDERSTANDING THIS REPORT

**PLEASE READ:** Each section of the report has 2 distinct parts. The first is a description of the components which make up that section. For example, the roof is composition shingle or the plumbing supply lines are copper. The second part in each section are the observations and recommendations. In this area, I will describe problems or conditions I observed and my recommendations. I will also present other information that I think you should know such as potential safety issues, general recommendations for improvements, and where to find additional information, such as [www.epa.gov](http://www.epa.gov).

In some cases I will highlight specific areas of concern with additional labels and/or figures. These labels are listed and described below. The purpose of these labels is to help you better recognize potentially expensive repairs and/or safety issues. This does not mean that all repair and safety issues will be prefaced by labels. Only the more significant conditions will be additionally labeled.

All repairs should be made by licensed and qualified contractors. You should obtain pricing for all repairs prior to purchase of the home and within your inspection period to avoid potential surprises regarding the



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scope and cost of any repair. When possible, you should obtain pricing from multiple contractors.

### LABELS USED:

**MAJOR CONCERN** - These are serious safety concerns and/or potentially very expensive repairs. Further evaluation by qualified contractors is recommended before you purchase this home.

**CAUTION** - This label is often used in older homes which do not meet modern building standards with regards to safety. Some examples include steep stairways and low railings, low headroom, older wiring, lack of sufficient outlets/receptacles, etc. In many of these instances, the home complies with the requirements at the time it was built. However, injury and pain take no notice of this and you would be wise to consider improving the overall safety of your home regardless of the age and requirements.

**FYI - For Your Information.** I will sometimes use this label when presenting information which you may find helpful as you live in your home.

- Most observations and recommendations will not be labeled. This does not make them less important than labeled items. You must read all of the report carefully regardless of labeling. If you are concerned about comments which are not labeled; you should contact me to discuss the matter further.
- In all cases, repairs should be made by licensed and qualified contractors who know what they are doing. In the body of the report, I will simply state that repairs should be made. If repairs are made by unqualified individuals, you should expect to be very disappointed in these repairs.

### PLEASE NOTE:

The inspector does NOT check for building permits or compliance or non compliance with any codes, ordinances, statutes or regulatory requirements or restrictions. Most modifications, changes, alterations, upgrades, finishing of basements, attics or garages or remodeling type work require local building department permits and inspections. RED WALL Property Inspection, LLC. strongly advises the client to verify all building department records for all work done at the property. In Portland, permit information can be obtained by calling 503-823-7310. Limited information may be available online at [www.portlandmaps.com](http://www.portlandmaps.com) or [www.portlandonline.com](http://www.portlandonline.com). Other Oregon building departments can be found online at [www.permitsprotect.info/wherepermit.html](http://www.permitsprotect.info/wherepermit.html) or [www.buildingpermits.oregon.gov](http://www.buildingpermits.oregon.gov).

## 1 - STRUCTURAL COMPONENTS

### DESCRIPTION:

#### FOUNDATION:

Continuously poured concrete foundation.

#### FLOORS:

2x6 decking over post & beam support.

#### EXTERIOR WALLS:

Wood stud frame.

#### INTERIOR WALLS:

Wood stud partition walls.

#### CEILING:

Underside of roof trusses (upper), Ceiling joists (lower-not visible)

#### ROOF:

Engineered truss construction.



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## OBSERVATIONS AND RECOMMENDATIONS:

### LIMITATIONS:

The structural components are the base building blocks of any home. The more robust the structure, the better the home will withstand the test of time. Unfortunately, much of a home's structure is covered, and/or is not accessible for evaluation. You should understand that I cannot see through walls, floors or flooring, soil, insulation, vegetation, belongings or clutter, appliances, decking or balconies, and other items which cover or block the structure. I will do the best I can to evaluate the structure of your new home, including crawling under the home, through the attic, and under/over/around any and all areas I can, but you should understand that this evaluation is limited.

\*At this home, I also found the following obstructions: Insulation over some of the foundation walls (interior), Decking, Vegetation, High grade.

### FOUNDATION:

The foundation appears to be in overall good condition and is typical for the age of the home.

### FLOOR STRUCTURE:

Photo of general floor structure from the crawlspace area.



### POSTS:

4x4 and larger wood posts.

### PIERS:

Concrete.

### BEAMS:

4x6 wooden beams.

### ROOF STRUCTURE:

Photo of roof structure from upper attic.



## 2 - EXTERIOR COMPONENTS

### DESCRIPTION:

**SIDING:**

Composite. See below.

**TRIM:**

Wood trim.

**DECKS:**

Single deck at rear.

**DRIVEWAY:**

Concrete.

**PATIOS:**

Stone/paver.

**WINDOWS:**

Double pane. Original.

**EAVES/SOFFITS:**

Soffits are covered/closed.

**GRADING:**

Improvements needed. See below.

**WALKWAYS:**

Concrete walkways.

**SPRINKLERS:**

System observed but not tested.

### OBSERVATIONS AND RECOMMENDATIONS:

**LIMITATIONS:**

I walked around the home multiple times. I observed the yard and landscaping, foundation, siding, windows, eaves, gutters, roofs, and most things in between. Usually, there are several limitations which keep me from seeing or getting to everything. Around this home, the following got in my way and limited my inspection: High grade, Bushes, Decking, General lack of access to upper areas.

**SIDING:**



**MAJOR CONCERN** - Due to the potential cost for residing the home, this is a Major Concern. See below. The cladding on the home is a composite type and it is consistent with the composite siding manufactured by Louisiana Pacific (LP) in the early/mid 1990's. This type of siding is known to be prone to moisture absorption issues and may have been part of a class action law suit. To my knowledge, the law suit has ended and there is no longer funds available from the manufacturer. You should investigate this for yourself as my information may be incorrect. In my experience, most of this type of siding has been replaced by this time.

**CONDITION:** I was surprised to find the siding in relatively serviceable condition. Make no mistake, there are several areas where moisture absorption is occurring and the siding is in a state of break down but is generally performing as siding should. These areas are most prevalent on the south and west sides of the

home. I observed the worst areas at upper level butt joints. See the photos for the areas I am describing.

**RECOMMENDATION:** You should plan to have the siding replaced. You should contact a qualified contractor to review the siding and provide you with pricing for replacement. Until replacement occurs, keep the siding and joints well caulked and painted to slow/minimize the damage as much as possible.

**NOTE:** I was informed of damage to the siding at the inside corner at the front of the home (near the fireplace). I was also informed repairs had been made. This area appeared serviceable today and diverter kick-out flashing was installed at the roof/wall area to prevent a reoccurrence of the condition.

## **SIDING IN CONTACT WITH CONCRETE:**

The front entry stoop has been poured against/above the siding. This is not recommended as the siding behind the concrete cannot be maintained and is subject to rot/damage (especially composite siding). Keep this in mind as you work and improve the home. Consider having the joint treated to resist wood destroying insects to help minimize future potential damage.

## **TRIM:**

I noted peeling paint at trim areas. You need to ensure all wood surfaces are properly painted. When wood is left bare, rot and decay begins.



## **DOORS:**

The trim around the west facing french doors (mainly around the base) receive a lot of sun and is in need of paint maintenance to prolong the life of the material.

## **STOOPS & STEPS:**

**CAUTION** - The rear entry steps have several concerns. The steps are not well attached to the platform (weak connection). The platform is not well attached to the house and is not flashed to prevent damage to the siding or interior walls. Have a qualified contractor review the stairway and repair it as needed.



## DECKS:



**MAJOR CONCERN - CAUTION** - The deck is poorly attached to the house. The joists are attached directly to the composite siding with undersized hangars. Someone has half-hazardly installed a ledger board, over the siding, below the joists. It is ineffective. There are also angles pieces of wood attached to joists to improve support. An exterior side post was also recently replaced and it is not vertically plumb. Overall the deck is in danger of becoming detached from the house and falling and it is also a threat to damage the siding. Have a qualified decking contractor review and repair the deck properly.

## GRADING:

The grade at the foundation is too high in some areas (Front of garage foundation and near gas meter under the rear steps). Where the grade is high, you need to lower it to expose as much foundation as is possible (6 inch minimum is recommended) without creating low areas for water collection. In cases where it is difficult to adjust the grade without creating water drainage problems, you may need to consider some form of underground drainage in conjunction with the grade adjustments. In cases where the siding is in contact with the grade, you may need to perform some siding repair.



## FOUNDATION DRAINAGE:

I observed low areas and negative grade around the foundation. In these areas, water will be directed at, and under the home, potentially resulting in wet crawlspaces and basements. Adjust/improve the grade around the home for positive drainage away from all foundation areas. In cases where positive grade and drainage cannot be attained, underground drainage systems may be needed. \*SW corner and at inside corner where the living room meets the garage.

## PUBLIC WALKWAYS:

**MAJOR CONCERN** - The sidewalks are damaged/settled and are in need of repair. There are several lifted sections which now present trip hazards to pedestrians. It appears trees are the culprit and tree removal may be part of a long term solution. This increases the cost of the repair as an arborist should be consulted also. You should know that sidewalk repairs are generally the responsibility of the homeowner and repairs should be made when a sidewalk presents a hazard to pedestrians.



## PRIVATE WALKWAYS:

Same condition as the public walks. There are settled areas and trip hazards. Include in repairs.

## VEGETATION:

There are overgrown bushes and/or trees very close to the home. Trim all vegetation away from the home and AC condensers areas periodically. When on the home the vegetation can damage the siding and can be a conducive condition for wood destroying organisms in some cases.

## LARGE TREES:



There are 2 issues to consider in the future:

- There are 2 very large pine trees at the NE end of the driveway which are atop a slope which shows evidence of movement to the down hill side. Although the trees were straight up and down today, there is a chance they could also begin to move down the slope in the future.
- There is a large tree very near the home at the front. Keep them well trimmed to prevent damage to the roof and siding. These trees also assist animals in accessing your roof. If found to be a problem, consult with an arborist for recommendations.

## CRAWLSPACE VENTS:

Some of the crawlspace vents are at, or are below grade. To prevent blockage and potential water entry, install crawlspace vent wells to keep the vents open and protected.

## LANDSCAPE WALLS:

The stone wall along the south edge of the drive is in need of some repair. It is moving downhill.

**SLOUGHING GRADE:**

The grade on the north side of the drive is sloughing or moving downhill. It is pushing over the block wall under the ivy and it is pushing over the telephone connection box. I'm not sure if you would be responsible for the telephone box repairs or not. You will need to repair the wall while you live in the home. You should plan to consult with a qualified contractor to repair the damage and secure the grade in the area to better prevent any further movement.



**FENCING:**



The fence around the home is damaged in multiple areas, including the west and north sides. It is time for repairs/replacement of much of the fencing.

OWNERSHIP: I cannot determine which property owner is responsible for the fencing around this home. You will need to investigate ownership and plan accordingly.

**HAZARDS:**



There is a water feature at the south fence area. I don't know if it operates or even if it has electrical power to it. There is an electrical cord under the deck but I don't know where it goes. If in fact the fountain does use electricity, have your electrician review it and install proper wiring as needed.



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**ADDITIONAL COMMENTS:**

**CAUTION** - There are large pieces of broken concrete in the back yard. There are several sharp edges. Consider having this material removed.



## 3 - BASEMENT & CRAWLSPACE COMPONENTS

The basement and/or crawlspace structures are described in the Structural report section. This section describes the components and conditions specific to these areas such as vapor barriers, access points, moisture entry, etc.

### DESCRIPTION:

**CRAWLSPACE ACCESS:**

Garage.

**VENTILATION:**

Foundation vents.

**UNDER FLOOR CLEARANCE:**

Adequate clearance.

**VAPOR BARRIER:**

Dark/black plastic, approx. 6mil thickness.

**MOISTURE ENTRY:**

There is evidence of past moisture entry.

**ROT / INSECTS OBSERVED:**

None noted.

### OBSERVATIONS AND RECOMMENDATIONS:

**LIMITATIONS:**

Crawlspaces are difficult to inspect under the best conditions. There are many limitations that keep me from getting everywhere and seeing everything. In your crawlspace, I found the following items blocking my way in areas: Ductwork, Insulation, Plumbing, Low clearance, Decking. You should understand that there are areas under your home which I could not get to and I can't tell you much about these areas. If you are concerned, have better access created and contact me or another contractor for further evaluation.

**MOISTURE ENTRY:**

The area under the home was dry today. However, there is staining present which is evidence of past and/or periodic moisture entry. You should periodically inspect the area under the home during rainy periods for standing water. If more water is present than you expected, contact a drainage contractor for further review. You are also welcome to contact me (RED WALL Property Inspection) with any concerns or questions.

**RODENTS UNDER THE HOME:**

NOTE: There is a rodent bait box behind the garage wall, in the crawlspace. This is evidence of past/present activity under the home. These bait boxes are typically part of a subscription type treatment with a pest contractor but I did not see a label on the box. Have your pest contractor review the home for rodent activity and recommend treatment. \*As far as the attic goes, I did not see evidence of rodent activity in the attics today but that does not mean there isn't any. Include in the recommended pest review.



## 4 - GARAGE & CARPORT

### DESCRIPTION:

**GARAGE TYPE:**

Attached.

**SIDING:**

Same as house.

**ROOF:**

Same as house.

**GARAGE DOORS:**

Double car, Metal door.

**MAN DOORS:**

Metal and solid wood doors.

### OBSERVATIONS AND RECOMMENDATIONS:

**LIMITATIONS:**

There are several conditions in the garage which prevent me from seeing and inspecting everything. In this garage, the following items are some of the obstructions I encountered: Covered walls and ceilings, Appliances, Rugs or other floor coverings, Cabinets and shelving, Personal belongings and storage, Please remember that this inspection is limited.

**GARAGE FLOOR:**

I observed typical cracking of the garage floor.

**GARAGE DOORS:**

The garage door operated normally today. I had to operate it manually as the opener would not operate properly as noted below.

**MAN DOORS:**

**CAUTION** - There is no threshold installed at the doorway from the garage to the home. Although this may have been typical for the period, improved sealing at doorways to the home are recommended in modern construction. weather stripping and thresholds will both seal the door for improved energy efficiency and add to the safety of the home as potential harmful gases are less likely to enter the home.

**AUTO DOOR OPENERS:**

The opener would not operate properly. It raised the door but would not lower it. Adjust/repair the opener for proper operation.

**SAFETY BEAMS:**

**CAUTION** - Unable to test without a working opener. You will need to test them, and the pressure reverse feature, once the opener is adjusted/repared.

**FIRE PROTECTION:**

The fire protection barrier is in overall good condition with the following exceptions:

- Crawlspace cover is not fire resistant. You should cover the door with a fire resistant material,



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such as drywall.

**GARAGE CABINETS/SHELVING:**

**CAUTION** - Weak shelving observed. Have your contractor improve the shelving for safety.

## 5 - ROOF & ATTIC COMPONENTS

### DESCRIPTION:

**ROOF TYPE(S):**

Gable roof.

**INSPECTION METHOD:**

Ladder at eaves, Binoculars.

**LAYERS:**

One layer.

**MATERIAL:**

Composition shingle.

**ESTIMATED AGE:**

1-2 years.

**PITCH:**

Steep pitch.

**FLASHINGS:**

Metal flashing.

**SKYLIGHTS:**

2 skylights.

**GUTTERS & DOWNSPOUTS:**

Continuous metal.

**ATTIC ACCESS:**

Upper hallway and ceiling outside main level bath (2)

**INSULATION & VENTILATION:**

Described in Insulation & Ventilation section.

### OBSERVATIONS AND RECOMMENDATIONS:

**LIMITATIONS:**

Attic-Components such as insulation and ductwork prevent me from accessing areas. I often find flooring and some storage in attics and there is limited or no access to lower eave areas. I do my best to look into and around these areas but my inspection is limited.

Roof-The roof is too steep to climb. Special equipment is required to walk on this type of roof. I did not climb on the roof today. Instead I observed it from my ladder and with my binoculars. This does limit my ability to inspect the roof. Please see my recommendations below.

**MAIN HOUSE ROOF:**

Today I observed the roof to be in typical condition for its age. You should ask the seller for information regarding the installing contractor for warranty purposes.

**ROOF METAL & FLASHINGS:**

The counter flashing at the chimney is open to wind blown rain. You should have a masonry contractor improve the flashing around the chimney to minimize the opportunity for moisture intrusion.



**GUTTERS:**

I observed heavy debris in the accessible gutter sections. Cleaning is needed. Have a contractor clean the gutters and ensure they are operating properly.



**DOWNSPOUTS:**

Some of the downspout sections are not secured in place properly. Secure all downspouts and repair further as needed.

## 6 - PLUMBING COMPONENTS

### DESCRIPTION:

**WATER SHUT-OFF:**

Meter at street/sidewalk area.

**FUEL TYPE:**

Natural gas.

**FUEL SHUT-OFF:**

Gas Meter - North exterior.

**SERVICE PIPING:**

Copper.

**VISIBLE DISTRIBUTION PIPING:**

Copper.

**VISIBLE Drain/Waste/Vent PIPING:**

ABS plastic.

**SUPPLY PRESSURE:**

About 70 psi.

**FUNCTIONAL FLOW:**

Adequate.

**FUNCTIONAL DRAINAGE:**

Inadequate at some fixtures. See below.

**HOSE BIBS/FAUCETS:**

The exterior faucets are covered/winterized and not all were not tested.

**SUMP PUMP:**

None.

**WATER HEATER:**

Natural Gas, 2004 manufacture date, 50 gallons.

**WH BEYOND AVERAGE USEFUL LIFE:**

No.

**EXTERIOR DRAINS:**

None observed.

### OBSERVATIONS AND RECOMMENDATIONS:

**LIMITATIONS:**

I cannot see the piping inside the walls or buried in the soil. Some of the piping under the home is in areas that are inaccessible.

**SEWER SCOPE:**

I can't see your main waste line to the sewer. You should have a video camera evaluation performed on your waste line before you purchase this home. Broken/damaged waste lines are common and repairs are expensive.

## WATER SHUT-OFF:

Picture of meter location. \*I apologize but my actual picture of the shut-off did not turn out. This is the only shut-off I found. You can buy a long handle 'key' tool to turn the valve at your local hardware store.



## GAS METER:

Picture of gas shut-off.



## GAS PIPING:

There is a loose gas line clip in the crawlspace, under the range. Secure the clip properly.



## PIPE INSULATION:

The copper piping under the home is not insulated from freezing. Although the sidewalls of the crawlspace are insulated (mostly), there is still a potential for your pipes to freeze. You should have a contractor insulate the piping for you.

## DRAIN/WASTE/VENT PIPING:



Garage Laundry: The home owner installed piping for a laundry in the garage. The vent piping was never completed properly and is open and allowing sewer gas to enter the garage. Have a plumber review and repair it.

## FUNCTIONAL FLOW:

NOTE: The water flow/volume appears to be too strong at some fixtures. If this is a problem, contact a plumbing contractor to potentially decrease the pressure to the home. The psi measured at the exterior hose faucet is below the normal 80 psi limit.

## FUNCTIONAL DRAINAGE:

I observed multiple slow draining sinks. Master and main level baths. Clean the drains and repair further as needed.

## HOSE BIBS/FAUCETS:

The exterior faucets are not the freeze proof. During the winter months, you should turn the water to these fixtures off and cover them at the exterior. Do not leave hoses attached to the faucets as this increases the likelihood of freezing and damage.

## EARTHQUAKE STRAPPING:

**CAUTION** - The water heater is not strapped in place to protect it from moving during a seismic event. Have the water heater secured in place using 2 metal straps at the upper and lower third sections of the tank. If there is a single strap present at this time, a second strap should be added.





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**BATHROOM FIXTURES:**

The shower line connection, in the master bath, is leaking. Remake the connection properly.



**TOILETS:**

It is difficult to evaluate for leaking when there is carpet in place around the toilets. I did the best I could but my inspection is limited. You should plan to remove the carpet from wet areas (bath, etc). There may be some damage to the floor around the toilets which I could not find in today's inspection.

**JACUZZI/SPA TUB:**

Unit operated today. It is GFCI protected by the outlet at the bath entry.

## 7 - ELECTRICAL COMPONENTS

### DESCRIPTION:

**SERVICE TYPE:**

Underground.

**SERVICE SIZE:**

200 amps, 120/240 volt, single phase.

**SERVICE LOCATION:**

Garage.

**SERVICE DISCONNECT:**

Top of main panel. Photo below.

**SUB-PANEL(S):**

None.

**SERVICE GROUNDING/BONDING:**

Adequate.

**SEC WIRING:**

Aluminum size 4/0 approx.

**BRANCH WIRING:**

Copper.

**GROUND FAULT (GFCI):**

No GFCI breakers in panel.

**ARC FAULT (AFCI):**

No AFCI breakers in panel.

**RECEPTACLES:**

Sample testing only.

### OBSERVATIONS AND RECOMMENDATIONS:

**LIMITATIONS:**

I took the covers off of the panels to observe the wiring and connections and over-current protection devices. I tested a sampling of the outlets in the home but not all of them. I operated the lights and evaluated the visible wiring. I cannot see inside the walls or through insulation and things like that.

**UNDERGROUND SERVICE:**



**MAJOR CONCERN** - Due to settlement at the base of the conduit, the protective conduit is coming apart. This is a major concern because this repair can be costly as the electrical service may have to be disconnected. Have your electrician review and repair the conduit for safety.

**SERVICE DISCONNECT:**

Picture of main disconnect at panel.



**DISPOSAL WIRING:**

The wiring at the base of the disposal is a potential hazard. It is not properly clamped/secured at the base of the unit. The wiring could be easily pulled from the disposal unit and become hazardous. Have the wiring repaired.



**OUTLETS:**

I observed old, loose, and worn out outlets. When I inserted my tester, these outlet boxes moved loosely from side to side and when I 'wiggled' my tester, the ground connection would come and go. In general these outlets are worn out from use and should be replaced.

**EXTERIOR OUTLETS:**

The exterior outlets have weather resistant covers which are typical for the era of the home. However, when plugs/cords are inserted, the covers are no longer weather resistant. There are newer and better covers available which protect the receptacles from the weather even when plugs are inserted. You should

consider upgrading the exterior outlets to these improved covers.

## GROUND FAULT (GFCI):

FYI - While testing, I found GFCI protection where it should be. However, I cannot tell you how some of the outlets are protected. For example, the exterior outlet tripped a GFCI somewhere in the home (lower bath I think) but I'm not sure which one it is. Keep in mind that if you don't have power at some of your exterior, garage, etc outlets, there is likely a tripped GFCI outlet somewhere in the home. You will need to find it and reset it.

## INTERIOR LIGHTING:

- Some of the lights in the home did not operate today. Have all the non-working bulbs replaced and repair the lighting further as needed. \*One of the lights over the master shower.
- The fan/light, high over the entry foyer, did not operate today. The mounting of this fan also appears suspect. Have your electrician review and repair it as needed.
- At least 1 of the garage lights are not properly attached to the ceiling. Repair/secure the light.



## EXTERIOR LIGHTING:

- The glass in the garage light (north side of door) is broken. You should have it replaced.
- I found several loose light fixtures at the exterior. Have your electrician review and secure them properly.



## LIGHT SWITCHES:

Switch in bonus room is loose/ broken. You should replace it.

## OLDER 220volt WIRING:

**CAUTION** - As is typical for the era, I observed older, ungrounded, 3 blade 220volt receptacles/connections for either (or all) the dryer, range, cooktop, or oven. In modern homes, these are now 4 blade connectors/receptacles as they are now properly grounded. The older 3 bladed connectors are not grounded and are not as safe as the grounded connectors. Where these are present in your home, you should consider having your electrician upgrade them to the grounded 4 blade connectors.



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## 8 - HEATING COMPONENTS

### DESCRIPTION:

**MANUFACTURER:**

Comfortmaker.

**SYSTEM DESCRIPTION:**

Split forced air system.

**FUEL:**

Natural Gas.

**LOCATION:**

Garage.

**AGE:**

Age of the home. 1989 manufacture date.

**AGED EQUIPMENT:**

Yes - at, or beyond typical life expectancy.

**SIZE/CAPACITY:**

100,000 btu.

**DISTRIBUTION:**

Both metal and Flexible insulated ductwork observed.

**FILTER LOCATION/TYPE:**

Blower cabinet. Disposable medium.

**AUXILLARY/EMERGENCY HEAT:**

None.

**COMBUSTION AIR:**

Adequate.

### OBSERVATIONS AND RECOMMENDATIONS:

**LIMITATIONS:**

I operate the heating equipment using the normal controls and evaluate the visible components. I can't see the ductwork inside walls and ceiling areas.

**AGING FURNACE:**

FYI - The furnace is very near its typical life expectancy. Gas furnaces typically last about 20 years. Although they will continue to fire and move hot air around the home as they age, the concern is the safe operation of the unit. As the furnace nears it's life expectancy, the interior and hidden heat exchanger may fail, causing combustion gas (containing carbon monoxide) to mix with the house air. For safety purposes, this furnace should be evaluated prior to each heating season until replacement occurs. You should also ensure you have working carbon monoxide detectors installed in the home.

**DISTRIBUTION:**

- The metal sections of ductwork under the home are not insulated. You should have them insulated to improve the efficiency of both heating and cooling.
- The ducts are dirty. Consider having them professionally cleaned.



### DAMAGED DUCTWORK:

Loose register covers observed in upper shared bath and in SW bedroom. There may be others. Secure/repair all covers.

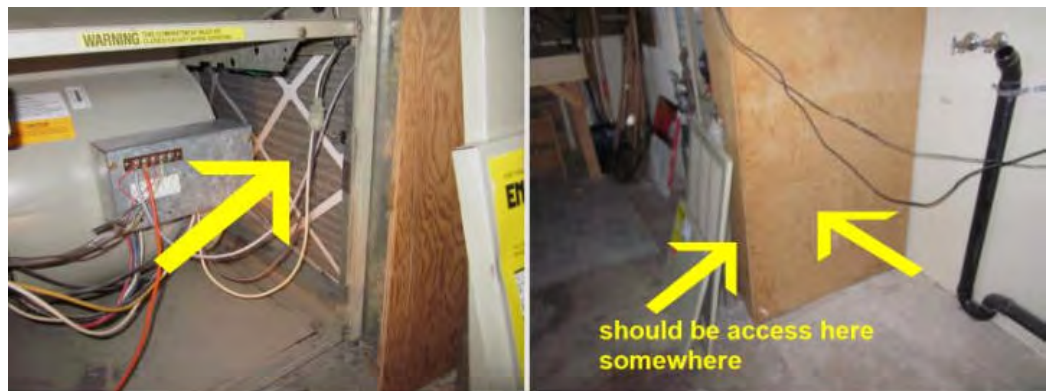


### DISCONNECTED DUCTWORK:

There is a gap where the ductwork meets the branch line in the crawlspace. Have the connections repaired to prevent air leakage.



### FILTER:



The filter is not properly accessible. The cover/opening appears to have been covered by the wood face at the front of the return line (next to the furnace). I did not observe any easy way to properly remove/replace the filter. Include in recommended review.

**VENTING:**

The metal vent pipe is in contact with insulation as it goes into or through the attic. Insulation is considered a flammable material in this case and as such, there should be no contact with the metal vent pipe. Clear away the insulation in these areas and install protective metal barriers to help keep the insulation away.



**GENERAL CONDITION:**

**MAJOR CONCERN** - This is an older furnace. It has reached it's typical life expectancy and is still in operation. The main concern is the SAFE operation of the unit as heat exchangers typically fail by now, as noted above. Before you buy this furnace, have it fully evaluated, cleaned and tuned (if found safe to operate) by a qualified HVAC contractor. You should also ask the HVAC contractor for information regarding the remaining life of the unit and cost for replacement. Plan you budget accordingly. You should be prepared to replace the unit at any time. It should also be serviced prior to every heating season at this point.



Also - Front cover is bent and does not fit properly.

## 9 - COOLING COMPONENTS

### DESCRIPTION:

**MANUFACTURER:**

Amana.

**TYPE:**

Electric forced air system.

**LOCATION:**

North exterior.

**AGE:**

Appears to be original or close to it. About 20 years old.

**AGED EQUIPMENT:**

Yes.

**SIZE/CAPACITY:**

4 tons.

**DISTRIBUTION:**

Same as heating.

**FILTER LOCATION/TYPE:**

Same as heating.

**WALL UNITS:**

None.



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## OBSERVATIONS AND RECOMMENDATIONS:

**LIMITATIONS:**

I did not test the unit today. It is too cold. See below.

**CONDENSER AGE:**

The condenser unit is at or beyond the typical life expectancy for equipment of this type. Regardless of the current operational state of this unit, you should prepare your budget for replacement. FYI - This type of equipment typically operates for about 12-15 years with proper care and maintenance.

**GENERAL CONDITION:**

This is an old unit and is beyond the typical life expectancy for equipment of this type. The typical condenser is built to last about 12-15 years. This unit is older than that. Have your HVAC contractor review and test the unit's operation and repair or replace it as needed. I did not operate it today. Include it in the review with the furnace.



## 10 - INTERIOR COMPONENTS

### DESCRIPTION:

**WALL & CEILING MATERIAL:**

Drywall.

**FLOOR COVERINGS:**

Wood (several), Carpet, Vinyl.

**WINDOW TYPES:**

Double pane, Metal frame.

**BATHROOMS:**

Three full baths.

**KITCHEN APPLIANCES:**

Refrigerator, Gas/electric range, Dishwasher, Disposal.

**LAUNDRY APPLIANCES:**

Washer and Electric Dryer. Not tested. Dryer hookup is 3-prong electric only.

**SMOKE ALARMS:**

Present but Improvement is recommended.

**CARBON MONOXIDE ALARM:**

None. Improvement needed.

**SECURITY SYSTEM:**

None noted.

## OBSERVATIONS AND RECOMMENDATIONS:

**LIMITATIONS:**

As you might expect, I can't see through walls, insulation, furniture, carpeting and things like that. I operate and test all of the windows, doors and outlets that I can access easily. However, if these areas are blocked or covered by storage, furniture, clutter or other things, I did not evaluate them. Regarding appliances, I evaluate most of them in the kitchen. I run the dishwasher through a normal cycle after removing the bottom cover. I operate the cooktop, range, oven and broiler. I heat a small cup of water in the built-in microwave if there is one. I operate the disposal and hot water dispenser if present. Finally, I check the refrigerator/freezer installed in the kitchen for any major deficiencies. In all cases, I can tell you whether or

not they seem to operate normally. I cannot tell you how well they operate. If they are aged, you should prepare your budget for new appliances.

I do not test the washer and dryer. I do not evaluate garage refrigerator/freezers and I do not operate trash compactors.

## WALLS & CEILINGS:

Typical cracking and nail pops were noted. The cracks I saw were cosmetic in nature. Repair them as needed.

## FLOOR COVERINGS:



- Carpet around master toilet is not properly installed. You should plan to remove the carpet from the wet areas.
- Loose transition strips noted.
- Most of the wood floors installed after construction are amateur installations. This is most obvious in the SW bedroom where there are large gaps between boards and visible face nailing. Repair the flooring as desired.
- The vinyl tiles installed in the kitchen/dining area are loose. You will need to repair/replace this flooring.

## CARPET IN WET AREAS:

I observed carpet installed in wet areas. This is not recommended as edges at tubs/toilets and areas under or in front of sinks, dishwashers, etc, cannot be properly maintained and monitored for leakage. You should consider replacing the carpet in these areas with a more suitable material. You may also find some damage to the underlayment material at tub/shower/toilet areas which I could not evaluate today.

## WINDOWS:

I observed the following:

- Several south facing windows have failed seals. This means there is clouding between the panes. This is a costly repair. Until repaired, they will still keep out the wind/rain. They will just become increasingly clouded over time.
- Broken window slides and latch at bonus room windows and at the dining nook window. These windows need repair for proper operation.
- Several windows are difficult to operate. This is typical for these 20 year old metal windows.
- At least 1 window would not open today. \*Master bath, south.

Have a window contractor review and repair the windows. Consider replacing the windows with newer vinyl style windows.

**DANGEROUS WINDOWS:**

**CAUTION** - The very low sill height at bonus room windows is a potential hazard for children. If these windows are open, a child could easily fall out of the windows, and onto the ground/driveway below. Consider installing guards across the windows for safety.



**INTERIOR DOORS:**

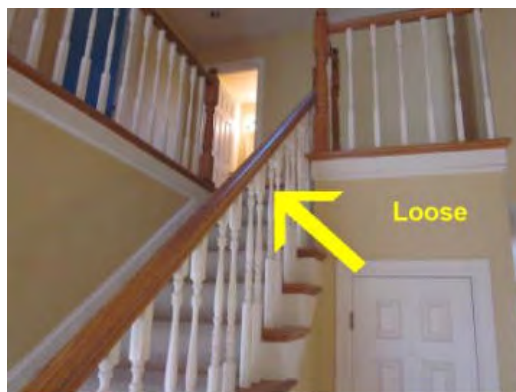
- Door to master bath toilet does not latch.
  - The latch at the NW bedroom door is broken.
- Repair the doors for proper operation.

**EXTERIOR DOORS:**

- Failed thermal seals (like the windows) at dining room french doors. Have the glass sections repaired/replaced as needed. Like the windows, the clouding will worsen with time.
- The door knob at the front door, is bent/damage. Repair or replace it as needed.



**RAILINGS:**



**CAUTION** -

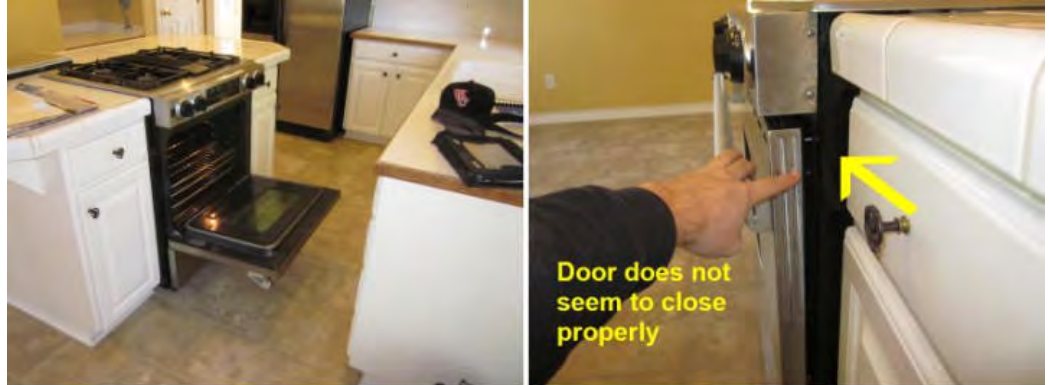
- The main upper rail section (main stairway) is loose. It needs to be secured properly.
- Some of the balusters are spaced greater than 4 inches apart at some railing areas. Although typical for the era of construction, this large gap between balusters has proven to be a hazard for children. You should have your contractor review and improve the safety of the railings inside and outside the home.
- There is a cracked and very weak baluster in the upper rail. This is hazardous. These type of

- balusters are generally weak. Consider another type of baluster for improved safety.
- The wall railing at the smaller set of stairs (to bonus room) is loose. Secure it properly.

**DISHWASHER:**

I ran the dishwasher through a normal cycle and it did operate and it didn't leak today. I can't tell you how well it works or if it will actually clean your dishes.

**RANGE/OVEN:**



**CAUTION -**

- The range does not fit in the opening/area properly. There are gaps at the countertop and when the door is open, there is improper access to the oven. This is a potential hazard. Consider reconfiguring the area for improved utility.
- The door appears to be sprung and does not appear to completely close. Contact the manufacturer for recommendation.

**RANGE ANTI-TIP:**

**CAUTION -** There is no anti-tip bracket installed at the range/oven (or I cannot determine if there is one installed). When the door to the range is open, the range is susceptible to 'tipping' forward and causing injury. For this reason, manufacturer's ship their ranges with an anti-tip bracket for installation on the wall or floor behind the unit. Unfortunately, I rarely find them installed. Read your manufacturer's instructions and if an anti-tip bracket is recommended, you should install one.



**DRYER VENTING:**

**CAUTION -**

- Heavy lint observed behind upper dryer and at exhaust cover. The vent is not working properly.
- There is no current operation dryer vent at the garage laundry.

Before using any dryer in the home, have the vents reviewed and repaired for proper and safe operation. An improper vent is a fire hazard.



**DRYER CONNECTION:**

There is a 3 prong, 220volt, electrical connection for a dryer. \*Both locations.

**2ND FLOOR LAUNDRY:**

**CAUTION - NOTE:** A second floor laundry is a convenience but can also be a potential source of water damage. To better protect the floors/ceilings under the laundry, you should have a catch pan installed under your washer with a drain to the exterior. There are also devices which can be installed between the home's water supply and the washing machine which can detect unwanted water flow and disconnect the water supply.

**SMOKE ALARMS:**

Observed at upper and lower hallways. Lower unit at bonus room is loose and does not sound properly. \*The units are hard wired.

- Replace the lower level unit and test for proper operation.
- 

**CAUTION -** As is common for the era of the home, I observed alarms only in the hallways (2) of the home today. I tested the alarms and it operated normally today (1 did, 1 did not). This does not mean they will operate when you move into the home. To improve the safety of the home, you should also install alarms inside sleeping areas (modern requirements are one on every level outside sleeping areas and inside sleeping areas).

Test all alarms upon moving in and every 30 days thereafter. Read the manufacturer's instructions and maintain and test the alarms accordingly.

**CARBON MONOXIDE ALARMS:**

**CAUTION -** There are no carbon monoxide alarms installed in the home. You would be wise to install CO alarms outside of sleeping areas at the very least.

## 11 - INSULATION & VENTILATION COMPONENTS

**DESCRIPTION:**

**ATTIC INSULATION:**

Fiberglass.

**CRAWLSPACE INSULATION:**

Fiberglass.

**WALL INSULATION:**

Unknown.

**ATTIC VENTILATION:**

Eave and roof vents.

**POWER FANS:**

None.

**CRAWLSPACE VENTILATION:**

Foundation vents.

**KITCHEN FAN/VENT:**

**BATHROOM FANS/VENTS:**

Yes - to exterior.

Yes - To Exterior.

## OBSERVATIONS AND RECOMMENDATIONS:

### LIMITATIONS:

I can't tell you about the insulation installed in the exterior walls. This is beyond the scope of this evaluation.

### ATTIC INSULATION:



- The previous owner installed speakers in the master bedroom ceiling. In the attic above this area, the insulation was removed and never replaced. You need to install insulation in this area. Protect the speakers for fire safety.
- A previous owner has traversed the upper attic area to run wiring, resulting in compacted insulation in these areas as well as some missing insulation. You should add more insulation in these worn/missing areas to restore the R-value.

**CRAWLSPACE INSULATION:** FYI - The sidewalls of the crawlspace are insulated and not the under floor area. This is acceptable.





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## 12 - FIREPLACES, WOODSTOVES & CHIMNEYS

### DESCRIPTION:

**FIREPLACES & TYPE:**

Masonry fireplace.

**WOOD STOVES:**

None.

**CHIMNEYS & TYPE:**

Masonry chimney.

### OBSERVATIONS AND RECOMMENDATIONS:

**LIMITATIONS:**

- I could not properly inspect your chimney. See the Level II recommendation below.
- The flues were not visible and are beyond the scope of this inspection.

**LEVEL II INSPECTION:**

WHEN TRANSFER OF PROPERTY OCCURS, THE CHIMNEYS AND FIREPLACES SHOULD BE INSPECTED:

- On January 13, 2000, the National Fire Protection Association adopted these levels of inspection into code NFPA 211 (Standard for Chimneys, Fireplaces, Vents and Solid Fuel Burning Appliances) that remove much of that "discretion". Inspections are now clearly defined as Level 1, Level 2 or Level 3 .
- NFPA 211 is the standard upon which certified chimney sweeps base their services and CSIA Certified Chimney Sweeps are tested to these three levels of inspection. Always ask for the level of inspection that you believe will be most appropriate for your chimney and venting system.

A Level II Inspection is generally limited to accessible areas of the chimney structure and appliance installation. Accessible areas are those that can be reached without destructive action to the building or building finish. Access may require the movement or opening of doors and panels, and may require the use of common hand tools or ladders. A Level II Inspection will include all portions of a Level I Inspection as well as accessible areas of the chimney structure, including areas within accessible attics, basements and crawl spaces. In addition, a Level II Inspection will include an examination of the chimney interior by video scanning or other comparable means of inspection. The inspector should also determine that the flue is properly sized for the connected appliance(s).

A Level II Inspection is the recommended level of inspection:

- Upon addition or removal of one or more connected appliances, or replacement of an appliance with one of dissimilar type, input rating or efficiency.
- Prior to relining or replacement of flue lining.
- Upon sale or transfer of the property
- After an operating malfunction or external event likely to have caused damage to the chimney.

You can find a description of all 3 levels of inspection at this website:

<http://www.csia.org/HomeownerResources/ChimneySafetyInfo/ChimneyInspections/tabid/116/Default.aspx>.

## FIREPLACE:

Generally serviceable with exception of hearth as noted below.



## DAMPER:

The damper operated today.

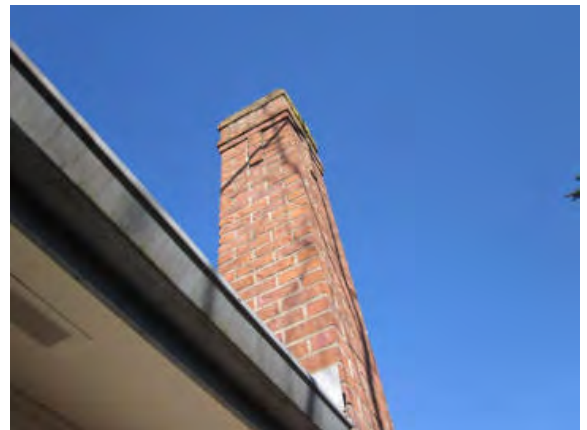
## HEARTH:

**CAUTION** - The previous owner installed a new hearth and the underlayment edges are exposed to potential embers from the fire. This is a hazard. Have a qualified contractor review and repair the hearth for fire safety. Suggest you do not use the fireplace until the hearth is repaired.



## CHIMNEYS:

Photo of chimney.





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## 13 - WOOD DESTROYING ORGANISMS

### IMPORTANT NOTICE - PLEASE READ

This inspection was performed in accordance with accepted industry standards, on the basis of visible evidence in readily accessible areas of the structure at the address listed throughout this report, for termites and other wood destroying organisms, including powder post beetles, deathwatch beetles and other wood boring beetles, carpenter ants and wood decay fungi (rot). This inspection is limited to wood destroying organisms only. Inspectors are trained to detect visible infestation and damage that the untrained eye might overlook, but infestation and damage could be present in areas not readily accessible at the time of our inspection. THEREFORE, WE CANNOT AND DO NOT IN ANY WAY REPRESENT OR GUARANTEE THE PREMISES TO BE FREE FROM TERMITES OR OTHER WOOD DESTROYING ORGANISMS OR THEIR DAMAGE, NOR DO WE REPRESENT OR GUARANTEE THAT THE TOTAL DAMAGE OR INFESTATION IS LIMITED TO THAT DISCLOSED IN THIS REPORT.

### OTHER LIMITATIONS:

Visual Inspection Only.

Probing of wood will only be done to rough (non-finished) lumber in the crawlspace area if visual inspection shows evidence of potential problems.

Removal of coverings or finishes will not be done.

Visible signs of activity can be affected by seasonal and or climatic variations and therefore RED WALL Property Inspection, LLC. will not warrant that the building is free of wood destroying organisms or pests and will not accept responsibility for hidden damages or activity.

Minor Rot Conditions: In certain geographic areas of Oregon, wet climates are common. These wet conditions promote minor dry rot areas and these areas are technically fungi infections. Many of these areas may not substantially affect the quality, structural soundness or anticipated life of the structure. These areas may not be reported unless they contribute to the structural unsoundness of the building.

### STRUCTURE INSPECTED

**INSPECTED:** Residence.

### WOOD DESTROYING ORGANISMS (WDO)

**FUNGI/ROT:** None found.

**DAMPWOOD TERMITES:** None found.

**SUBTERRANEAN TERMITES:** None found.

**CARPENTER ANTS:** **YES.** I observed evidence of carpenter ant activity around several lower siding areas (debris - parts/ant debris). See the recommendations below.

**WOOD-BORING BEETLES:** None found.

### CONDITIONS FAVORING WDO

**CELLULOSE DEBRIS:** No.

**EARTH-TO-WOOD CONTACT:** No.

**EXCESSIVE MOISTURE:** No.

**VAPOR BARRIER INCOMPLETE:** No.

**POOR VENTILATION:** No.

**FAULTY GRADE:** No.

**POOR CLEARANCE:** No.



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## RECOMMENDATION

**RECOMMENDATION:** As noted above, there has been some activity around the home. Recommend you contact a pest control operator to further review the home and recommend periodic treatments as needed.

## OBSTRUCTIONS AND INACCESSIBLE AREAS

**CRAWLSPACE:** 4-Floor coverings, 5-Cabinets or shelving, 6-Stored items, 9-Insulation, 10-Ductwork, 13-Limited Access.

**MAIN LEVEL:** 2-Fixed Ceilings, 3-Fixed wall coverings, 4-Floor coverings, 5-Cabinets or shelving, 8-Appliances, 13-Limited Access.

**ATTIC:** 9-Insulation, 13-Limited Access.

**GARAGE:** 2-Fixed Ceilings, 3-Fixed wall coverings, 4-Floor coverings, 5-Cabinets or shelving, 6-Stored items, 8-Appliances, 13-Limited Access.

**EXTERIOR:** 3-Fixed wall coverings, 13-Limited Access.

**ATTACHED DECK:** 13-Limited Access.

## 14 - HAZARDOUS MATERIALS

PLEASE NOTE:

HAZARDOUS MATERIALS are beyond the scope of this home inspection report. If asbestos, electromagnetic fields, fiberglass, formaldehyde, hazardous wastes, lead, radon, soils contamination, underground storage tank contamination, mold, sick home syndrome, quality of drinking water, waste disposal, or other issues/conditions are a concern, please contact an appropriate expert.

Any of the above hazardous materials/issues/conditions or other mentioned in this report, are done so strictly out of courtesy. There is no guarantee the list below is a complete listing of hazardous materials at this property. RED WALL Property Inspection, LLC. recommends interested parties further investigate these issues and any other homeowner concerns to assist in making educated decisions.

THE HAZARDOUS MATERIALS LISTED BELOW MAY BE PRESENT AT THIS PROPERTY:

## IMPORTANT INFORMATION

**RADON:** RADON: Radon is attributed to being the second major source of lung cancer in the United States and the EPA recommends that all residences located under 3 stories off the ground be tested for the presence of this gas. One source for additional information can be found at: <http://www.epa.gov/radon>.



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## BUYER'S PROTECTION

### HOME WARRANTY:

If the future operation of the mechanical components of the home is a concern, it is strongly recommended that you invest in a home warranty policy designed for repair/replacement of mechanical systems of the home. Our service is NOT a home warranty. Home warranties are offered by several different companies.

### FINAL INSPECTION:

It is important for home buyers to take advantage of a "Final Walkthrough Inspection". This is best performed in "Vacant Home" condition before the final funding of the home.

### PLEASE NOTE:

All claims for obscure, non-visible, undisclosed or concealed items must be made against the Seller of the property. The Inspector can be your greatest asset when such situations arise with the property. Documentation by a Certified Inspector can be a valuable legal resource. If this should occur in your case, please call RED WALL Property Inspection, LLC at 503-538-2054 and we will return to the property and document any newly revealed challenges.

### 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 "CHECK LIST" OF PERTINENT QUESTIONS 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. 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 SERVICE AGREEMENT.

THIS CONCLUDES THE HOME INSPECTION REPORT. PLEASE CALL OR EMAIL WITH ANY QUESTIONS. YOU ARE WELCOME TO CONTACT ME RIGHT AFTER THE INSPECTION, OR A YEAR AFTER.

THANK YOU FOR THE OPPORTUNITY,

Wayne Gardner  
RED WALL Property Inspection, LLC