

## **hopkins home inspection**

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CCB # 175821, OCHI# 1230

### **Property Inspection Report**

1234 Your Pl, Portland, OR  
Inspection prepared for: John Smith  
Date of Inspection: 5/17/2022 Time: 9am



**Prepared by: Matthew Hopkins**

**CCB # 175821, OCHI# 1230**

**503.869.5292 matt@hopkinsinspections.com**

**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 IN THE REPORT.**

An Inspection Contract and a copy of the Oregon Home Inspection Consumer Notice was delivered prior to the inspection or at the time of the inspection.

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# Inspection and Property Information

## Type of inspection

Whole house inspection including inspection for wood destroying insects and organisms (pest and dry rot).

## Buyer's agent

The transaction is for sale by owner, no licensed agents were present.

## Present at inspection

The client was present at the end of the inspection for an overview.  
The buyer's agent was present for the inspection.

## Start time

9:00 am

## Weather conditions

Partly cloudy

## Soil conditions

The soil was wet, there has been rain recently.

## Approximate temperature

65-70°F

## Property type

Single family house

## The front of the building faces

West

## Status

Occupied

## Apparent modifications or additions

- Modifications, alterations or changes have been made to the building. Most modifications, changes, alterations, upgrades, or remodeling type work require local building department permits and inspections. We advise that the client verify all building department records for all work done at the property, and verify that all inspections are complete and have had final approval.

## Inspector

Matthew Hopkins, OCHI# 1230, CCB# 175821  
Hopkins Home Inspection, 503.869.5292, matt@hopkinsinspections.com

### Report Information

**Important:** Read the following report information and Inspection Contract carefully for terms and conditions governing this report.  
Hopkins Home Inspection requires an Inspection Contract be signed by the client prior to performing an inspection. If you were not present at the inspection or did not sign the Inspection Contract you, by accepting, paying for, and or using the inspection report, acknowledge and agree to be

bound by the terms and conditions set forth in the Inspection Contract. Reliance on this report by other parties not listed in the Inspection Contract is forbidden. This inspection was performed in accordance with the Standards and Practices set forth in Oregon Administrative Rules (Division 8 of OAR 812) and Oregon Home Inspection Certification Law (ORS 701) with exceptions as listed in the Inspection Contract. A summary of OAR 701 was provided with the Inspection Contract.

This report is intended only as a general guide to help the client make his or her own evaluation of the overall condition of the building, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location were concealed, not fully visible or difficult to inspect are excluded from the inspection and report. This inspection is limited to those items included within this report, items not listed in this report were not inspected.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental agency. This is not a code or habitability inspection.

The report is not a warranty or guarantee as to the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such.

Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on the inspector's experience and opinion only and occasional wide variations are to be expected between such estimates and actual experience.

Any deficiencies to systems and or their components identified in the report should be evaluated and or repaired by licensed contractors or specialist prior to closing, obtaining price estimates for maintenance and repairs is also recommended. Pictures contained in the report are meant to be a representative sampling of conditions at the property and NOT a representation of every location where a condition occurs.

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. We strongly advise that the client 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 <https://www.oregon.gov/bcd/lbddd/Pages/index.aspx> or [www.buildingpermits.oregon.gov](http://www.buildingpermits.oregon.gov)

The inspector does not check for recalled products, components or materials. Many household products, components and material have been recalled in the past and additional items are recalled each year. Identification of recalled products is beyond the scope of this inspection. Further information regarding recalled products can be obtained at the Consumer Products Safety Commission at [www.cpsc.gov](http://www.cpsc.gov)

**Reading and Understanding this report:** The inspection report is intended to assist you in making your own assessment of the condition of the inspected property and its components. You will find some or all of the following descriptions in the report.

**Appeared Serviceable:** Systems or components identified in this manner appeared to be functioning as intended at the time of the inspection. This is not to mean that the item was in better than average condition and often wear and or deterioration will be present. This is not a guarantee against future problems or failures. All systems and components require regular maintenance and have limited service life spans. All items listed as serviceable will need to be regularly maintained and monitored.

**Monitor:** Systems or components identified in this manner need to be monitored for any changes or variations from their condition at the time of inspection. Any changes or further deterioration to the components or systems may require further action such as repairs, replacement or evaluation by a licensed professional in the appropriate field.

**Evaluate:** Systems or components identified in this manner require additional assessment by a licensed professional in the appropriate area of expertise. Evaluation may be required for safety concerns or to verify proper working order of an item, component or system.

**Repair/Replace:** Systems or components identified in this manner DO NOT appear to be functioning as intended at the time of the inspection and repairs or replacement may be necessary. All repair work needs to be performed by qualified, licensed professionals in the appropriate area of expertise.

**This report contains technical information, if you have any questions regarding the report or its contents please contact the inspector.**

## Site Conditions

Evaluation of soils, site stability, site drainage and geologic conditions are beyond the scope of this inspection and were not inspected or evaluated. Further evaluation of these items can be obtained by geo technical engineers and is strongly recommended on moderate to steeply sloped sites or sites where slides or drainage issues are possible.

Drainage is observed at the areas around the foundation or building only. Underground drain pipes or systems are not visible and were not inspected or evaluated, we recommend you obtain further information regarding any drainage systems on the property and further evaluation of these systems if needed.

The condition of trees, shrubs or other vegetation was not evaluated. Large trees are potentially hazardous and need to be evaluated by a licensed arborist.

Property lines and boundaries were not located by the inspector. Locating the property boundaries can be done by a licensed surveyor. Small landscaping walls or other walls which are not structurally necessary were not evaluated or inspected.

## Grade

- The property site is mostly flat.

## Drainage

- Drainage and slope around the foundation area appeared serviceable. Maintaining proper slope, ground clearance and drainage is important. A 6" minimum separation is recommended between the ground and the lower wall, siding or any wooden items, and the grade at the foundation needs to continue to slope away from the building.

## Clearance to structure

- The clearance between the ground and the building appeared serviceable. Maintaining proper ground clearance is important. In most cases a 6" minimum separation between the ground and the lower wall and building materials is recommended.

## Vegetation

- Trees or plants were close to or touching the building. This can result in increased moisture or insect activity at the exterior walls or building. The vegetation needs to be cut away from the building, a minimum 6" separation is recommended.



Trim plants away

## Retaining wall

Location: Front yard, At the driveway

Type: Stones set in mortar or concrete

Condition:

- **Large cracks were present at the wall and the wall may need repair or replacement, recommend further evaluation of the wall by a masonry contractor or professional engineer.**
- Portions of the wall were missing, repairs are needed.



Damage at wall

## Retaining wall #2

Location: At the driveway

Type: Stones set in mortar or concrete

Condition:

- Common cracks were visible, these cracks need to be monitored for change or movement.

## Grounds

Sidewalks in many jurisdictions are the responsibility of the property owner. If damage or a hazard exists it is often the responsibility of the property owner to repair and the property owner may be liable for hazards at the sidewalk areas. Check with your local building department for information regarding sidewalks and walkways in public right of ways.

### Sidewalks

Type: Concrete

Condition:

- The sidewalks appeared serviceable.
- Common cracks were present at the sidewalks, the cracks need to be monitored for changes.

### Walkways

Type: Concrete

Condition:

- **Trip hazards were present at the walkways, repairs are needed for safety.**



Trip hazards

## Driveway

Location: Front yard  
Rear yard

Type: Concrete

Condition:

- Trip hazards were present at the driveway, repairs are needed for safety.



Trip hazards

## Driveway #2

Location: Front porch

Type: Wood

## Exterior stairs

Location: Front yard

Type: Concrete, Wood framed stairs with composite treads

Condition:

- Some stair treads were cracked and could be hazardous, recommend replacing the cracked treads.



Damaged treads

## Railings

### Condition:

- No handrails installed, recommend installing proper hand rails.

## Exterior stairs #2

Location: Front porch

Type: Wood

### Conditions:

- The stairs appeared serviceable.

## Railings #2

### Condition:

- Moisture damage was present at areas of the railing, the railings need to be monitored and repairs may be needed.

## Exterior stairs #3

Location: Side deck

Type: Wood

### Condition:

- Uneven spacing of some steps. This condition is potentially hazardous and corrections are recommended.

## Railings #3

### Condition:

- The stairway railings appeared serviceable.

## Exterior stairs #4

Location: Rear of side deck

Type: Wood

### Condition:

- Uneven spacing of some steps. This condition is potentially hazardous and corrections are recommended.



## Railings #4

### Condition:

- Moisture damage was present at areas of the railing, the railings need to be monitored and repairs may be needed.

## Items not inspected

- There is an exterior sprinkler or irrigation system installed. This system was not operated or inspected. Recommend operational review of this system with the seller. Irrigation systems should have anti siphon or back flow devices installed, we recommend that you have the system checked for proper installation by a licensed plumber or irrigation contractor. Irrigation systems need to be properly winterized to help prevent freezing pipes, recommend further information regarding the winterization procedure for this system.

## Exterior Walls

Exterior walls, siding, trims and other components of the buildings exterior were inspected visually from the ground only. Upper areas were not fully visible and were not fully evaluated. The condition of the walls and materials behind the siding was not visible and was not inspected or evaluated. Further evaluation of the walls and wall components, moisture detection, or other inspections can be obtained by specialty contractors.

Conclusive identification of siding and trim materials was not made, we recommend that you obtain further information regarding the type of siding and trim materials.

## Wall construction

The walls appear to be wood framed.

## Siding materials

Siding materials: Vinyl siding

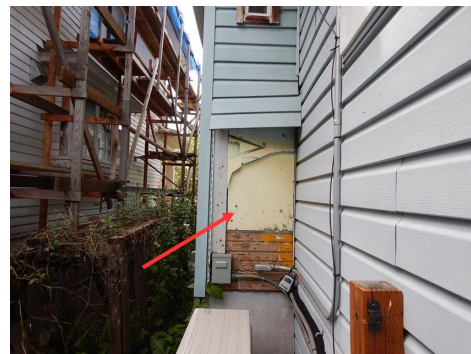
## Siding condition

### Condition:

- Large cracks or openings were present at the siding or wall components. These opening need to be repaired or sealed.
- Areas of the siding were missing, repairs are needed.



Damaged siding



Missing siding

## Trim material

Trim Material: Wood  
Metal

## Trim condition

Trim condition:

- Common cracks or openings were present at the trims or trim to wall transitions. These openings need to be sealed as part of routine maintenance.
- Moisture damage was present in areas, these areas need to be carefully monitored and are likely to need repairs.



Moisture damage

## Wall flashings

- Wall flashings were not visible above the window, door or wall trims. This is common with this type of vinyl or metal siding installation. The wall transitions need to be carefully monitored for indications of leaks.

## Roof edge areas, eaves, soffits and fascias

- There are large openings at the roof edge in areas, repairs are needed.



Opening at roof edge

## Paint condition

- Areas of peeling and damaged paint. Proper preparation and paint are needed to help protect the wall components. Recommend obtaining price estimates from a licensed painting contractor.

## Chimneys

The interior portions of chimneys and flues are not visible and are not inspected or evaluated. Deterioration or obstructions may be present and could pose hazardous conditions and cleaning, service and full safety inspections by a licensed chimney contractor is recommended prior to use.

The draft at chimneys is not evaluated.

## Chimney

Location & materials: Center roof area, Metal flue

Access: The chimney was viewed from the ground. This was a limited view and all areas of the chimney were not fully visible.

Condition:

- The chimney appeared serviceable.

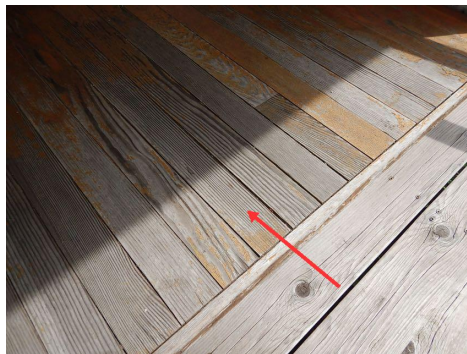
## Porches

### Front porch

Type: Wood framed porch

### Front porch condition

- Moisture damage was present at areas of the porch, this is an indication of the wear to the porch. These areas need to be carefully monitored and repairs or replacement are likely to be needed in the near future.



Moisture damage

### Front porch railings

- The railings appeared serviceable.

## Decks

Wooden decks will eventually develop moisture or rot damage and they need to be very carefully maintained and monitored. The transition between decks and the building is an area which is prone to leaks. Properly installed flashings are considered the best means of sealing this transition but are often not installed or visible behind the deck framing and wall coverings. These areas need to be carefully monitored and maintained. All decks need to be properly used and if overloaded or improperly used could collapse. Decks which are higher than 30" off the ground generally are required to be permitted and inspected by building department officials, recommend verifying permit and inspection records for all decks or deck alterations.

### Decks

Location: Side

Deck construction: Wood framed deck with wood deck boards

Condition:

- Rot damage was present at areas of the deck. The rot damage needs to be properly repaired and may have affected the structural integrity of the deck. Recommend obtaining price estimates for the

needed repairs.



Rot at deck

## Roof System

This roof inspection is a visual, general evaluation only. This is not a roof certification and no warranty or guaranty of the roof or roofing is made by the inspector or the inspection company. Further evaluation of the roof can be obtained by a licensed roofing contractor if necessary.

It is not possible during a visual non-invasive inspection to determine if leaks have occurred in the past or will occur in the future. Any moisture stains in the attic areas, ceilings or at the exterior roof edge areas should be considered as evidence of prior leaks. We recommend that you obtain further information regarding any prior leaks or repairs made to the roof.

### Roof type

Combination of hip and gable type roofs

### Roof coverings

Composition shingles

### Access

The roof was viewed from a ladder at the lower roof edge and from the ground.  
The roof was not accessed due to its steep pitch.

The inspection of the roof was limited, not all areas were accessible or visible, further evaluation of the roof can be obtained by a licensed roofing contractor.

### Number of roofing layers

There appears to be one or two layers of roofing.  
There appears to be different number of roofing layers in different areas of the roof.

Multiple layer roofs often have an uneven appearance and can be prone to wind damage. Shingles at multiple layer roofs often wear quicker than on single layer roofs.

### Condition

- The roofing appeared serviceable and within its useful life, regular maintenance and inspection is needed.

### Roof flashing

Flashing type: A combination of metal and rubber flashings were in use.

#### Condition:

- The visible flashings appeared serviceable, flashings are often below areas of the roofing or other materials and are not fully visible.

## Skylights

### Condition:

- The skylights appeared serviceable at the time of the inspection, skylights are prone to leaks and the flashings and transitions at the skylights need to be carefully monitored and maintained.

## Roof drainage

### Condition:

- The gutters appeared serviceable at the time of inspection, gutters require regular cleaning and maintenance in order to operate properly.
- Drainage from the roof, gutters and downspouts needs to be directed away from the building and foundation areas. Improper roof drainage can result in increased moisture at the foundation, building or in basement or crawlspace areas and can result in foundation damage, leaks into the basement or crawlspace areas, moisture damage and other problems.

## Foundation and Floor Framing

### Foundation

Type: Concrete

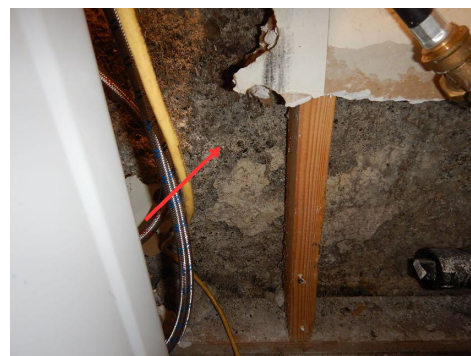
Access to the foundation was limited by: Finished areas of the basement prevented inspection of the foundation in areas.

### Condition:

- Common deterioration was visible at areas of the foundation. Older foundations generally have some surface deterioration. This condition needs to be monitored and corrections or repairs may be needed if the deterioration continues.
- Patching or repairs were visible at areas of the foundation. This may be an indication of prior leaks or moisture at the foundation. Recommend further information regarding any prior leaks or water entry at the foundation. These areas need to be monitored and corrections may be needed if leaks or excessive moisture are present.
- The skim coat, or parge coat, at the interior foundation was deteriorated or separated in areas. This coat may be needed to help prevent deterioration to the foundation and repairs may be needed. Recommend further evaluation of this condition by a licensed foundation contractor.



Patching visible



Deterioration and damaged parge coat

### Floor construction

Type of construction: Conventional wooden framing with joists.

Access to the framing was limited by: Finished areas of the basement or lower floor prevented inspection of areas of the floor and lower wall framing.

**Condition:**

- The visible areas of the framing appeared serviceable at the time of the inspection.
- The structural beams are connected to the structural columns with nails only. This is common at older construction but installing framing hardware or other connectors at these areas is recommend for improved structural connections. Further evaluation of this condition can be made by a licensed framing contractor or professional engineer.

**Foundation to framing attachment**

- The buildings framing has been attached to the foundation in areas. These attachments were added after the building was constructed in a retrofitted manner. Recommend further information regarding these modifications, how they were made and engineering specifications for the modifications. Not all areas of the framing were visible and the bolts, nuts and other connectors were not checked or evaluated by the inspector. Further evaluation can be obtained by a professional engineer if needed.

**Basements and Crawlspace**

Basements and crawlspaces by their nature of being below grade often leak. It is not possible during a visual non-invasive inspection to determine if leaks have occurred in the past or will occur in the future. Any moisture stains in the basement or crawlspace areas should be considered as evidence of prior leaks. We recommend that you obtain further information regarding any prior leaks or moisture or water entry into the basement or crawlspace areas.

Excessive moisture in basements or crawlspaces can lead to many problems including but not limited to mold, mildew, rot, insect activity and settlement to the foundation or structure. Basements and crawlspace areas need to be carefully monitored for water and excessive moisture. Further evaluation can be made by a drainage or specialty contractors if needed.

**Basement**

Type: Partial basement

Finish: The basement area was partially finished.

Emergency egress (escape) was not provided from the basement. Proper emergency egress is required in all bedrooms and is recommend in all living area spaces.

Access and inspection of the basement and its systems and structures was limited by: Drywall installed in areas

**Basement condition****Condition:**

- Areas of the basement and the systems and structures in the basement were not fully visible and were not inspected.
- The basement area appeared mostly dry and serviceable at the time of the inspection. The basement needs to be carefully monitored for water entry or excessive moisture.
- Emergency egress (escape) was not provided from the basement. Proper emergency egress is required in all bedrooms and is recommend in all living area spaces.

**Basement floor****Floor:**

- Areas of the basement floor were covered or otherwise obstructed and were not fully visible for inspection.
- Stains were present at the floor drain area. Information regarding these stains and the operation

of the floor drain is needed. The stains at the drain area may be an indication that the drain backs up and the drain or drain lines may need to be cleaned or repaired.



Stains at floor drain

## Crawlspace

Location of crawlspace and access: Partial crawlspace area under the building.

Access: The crawlspace access door was serviceable.

### Condition:

- This crawlspace area appeared mostly dry and serviceable at the time of the inspection. The crawlspace area needs to be carefully monitored for water or excessive moisture.
- Animal waste was present in this crawlspace. The animal waste needs to be removed and the crawlspace needs to be cleaned. Corrections are needed to help keep the animals out of the crawlspace area. Further evaluation of this condition can be made by a licensed pest control operator if needed.

## Crawlspace drainage

- A drain or drainage system was not visible in this crawlspace. If water enters the crawlspace it may not drain properly. Information regarding any drainage systems in the crawlspace area is needed. The crawlspace area needs to be carefully monitored for water or excessive moisture.

## Crawlspace vapor barrier

- The visible portions of the vapor barrier appeared serviceable.

## Crawlspace ventilation

- Ventilation in this crawlspace appeared adequate. The crawlspace area needs to be monitored for indications of excessive moisture and additional ventilation or other corrections may be needed if excessive moisture is present.

## Crawlspace insulation

- The sub floor insulation visible in this crawlspace appeared serviceable, the efficiency of the insulation was not determined.

## Electrical System

Improper or damaged wiring can result in a shock or fire hazard. All wiring related issues need to be properly repaired or corrected by licensed electricians.

Wiring within the walls, floors and ceilings, under insulation, underground or otherwise not visible was not observed or inspected. Breakers or fuses are not operated and are not turned on or off. Evaluation of circuit load and capacity is not made.

Only a representative number of outlets were tested. The inspector does not test outlets in use or blocked. Inexpensive circuit testers are available at home centers and hardware stores and further testing of all outlets is recommended when the building is vacant.

GFCI (ground fault circuit interrupter) protection is a safety device needed at all outlets near water. GFCI protection can be provided by installing GFCI breakers or outlets. GFCI breakers and outlets are identifiable by test and reset buttons on their faces. Some outlets may be protected by another outlet or breaker in the building, locating the location of all GFCI resets is recommended. Installing GFCI outlets on ungrounded circuits is allowable and needed at outlets near sources of water. GFCI protection is needed at all bathroom, kitchen, exterior, garage and other outlets near sources of water. GFCI protection is also needed at all whirlpool tubs, hot tubs, pools and spas. GFCI protection needs to be regularly checked by pressing the test button on the outlet or breaker and verifying that the power at the circuit has been turned off.

Low voltage wiring and ancillary systems are not inspected. Security and alarm systems, intercoms, telephone wiring, data wiring, sound wiring, television wiring and landscaping wiring and lighting are not inspected.

## Service entrance

**Service voltage & amperage:** 120 and 240 volt service is provided to the building.  
The service is estimated at 200 Amp.

**Main disconnect location:** The main panel

**Service entrance:**

- The service entrance is overhead.

## Over current protection devices are:

Breakers

## Ground system

- The system appears to be grounded at exterior ground rods.

## Electric panel

**Location:** In the basement

**Panel type:** This is the main panel

**Panel condition:**

- The panel appeared serviceable.
- The panel appears to be close to full capacity at this time. Improvements to the electric system or adding circuits may require installing a sub panel or upgrading this panel.

## Wiring

**Visible service entrance & branch wires:** The service entrance wires appear to be aluminum Copper wiring on the 120 volt circuits with aluminum wire on some of the 240 volt circuits. Aluminum wiring is common and allowed on 240 volt circuits.

**Materials:** Non metallic cable, Metal and or plastic conduit

**Condition:**

- Some junction box covers were missing, corrections are needed.
- Some of the visible wiring has been replaced with newer type wiring. Recommend verifying building department permit and inspection records for this work.





Missing box cover

## Outlets

- A representative sampling of outlets tested appeared serviceable, outlets in use or blocked were not tested.
- Some outlets were loose and need to be repaired by a licensed electrician.

## GFCI protection

- The GFCI outlets which were tested tripped when tested. These outlets need to be tested regularly.

## ARC fault protection

Arc fault (AFCI) breakers were not provided at the electric panel but the panel or building appears to predate the newer code requiring protection on all bedroom circuits. Arc fault breakers offer protection against arcing on the circuits protected. Consider having arc fault protection installed by a licensed electrician for added safety.

## Switches and Lights

- A representative sampling of switches and lights tested appeared serviceable.

## Plumbing Systems

Water quality or quantity is not evaluated or determined. Contaminates such as lead or bacteria may be present in the water supply. Water quality testing can be performed by a licensed testing laboratory.

Private supply or disposal systems such as wells or septic systems are not inspected by this company, further evaluation of these systems is needed.

Plumbing valves were not operated by the inspector. Plumbing within the walls, floors and ceilings, under insulation, underground or otherwise not visible was not observed or inspected.

Video inspection of sewer lines is strongly recommended. A video inspection of the sewer line can help determine if the sewer line is damaged or shared with a neighboring property.

The temperature of the heated water supply was not tested or evaluated. Water temperature over 120° fahrenheit can cause severe scalding and burns and the temperature of the heated water needs to be carefully monitored by the property owner.

## Water meter

Location: At the planting strip at the front yard next to the street

## Meter condition

- The small water flow indicator at the meter was observed and did not indicate unusual water flow.

## **Main entrance pipe**

Material & size: Galvanized steel

The water service appears to be a 1/2" galvanized steel pipe, this is considered a small diameter for a water service. Corrosion at the pipe may have significantly reduced the interior size and ability of the pipe to deliver water to the property. The water service may need to be replaced soon, recommend obtaining price estimates for replacing the water service.

## **Main shut off location**

In the basement

## **Approximate pressure**

- The water pressure tested between 70 and 80 PSI, this is on the high side of the normal range. Pressure over 80 PSI is considered high and could result in damage to the pipes or fixtures. A pressure reducing regulator is recommend for pressures above 80 PSI.

## **Entrance condition**

- The water line is an older galvanized steel line, reduction in water volume will continue with age. The water service needs to be monitored and will eventually need to be replaced.

## **Visible supply pipe materials**

- Copper

## **Supply pipe condition**

- The visible water supply pipes appeared serviceable.
- Some of the visible supply pipes have been replaced with newer pipes. Recommend verifying building department permit and inspection records for this work.
- The older steel pipes in use are approaching the end of their useful life, recommend monitoring these pipes and budgeting for future replacement. Recommend obtaining price estimates for pipe replacement from a licensed plumber.

## **Visible supply leaks**

- No visible leaks were observed during the inspection.

## **Functional Flow**

- The volume with multiple fixtures in use appeared adequate. This is a subjective assessment based upon the inspector's experience, we recommend that the client observe the water flow at all fixtures to determine if the flow is acceptable.

## **Cross-connections**

- Some hose faucets did not appear to have check valves or anti-siphon devices installed. Recommend installing these devices on all hose faucets.
- Shower type hoses at some tubs or showers are a potential cross-connection. Recommend installing check valves or other anti-siphon devices on these hoses.

## **Interior drain, waste and vent (DWV) system**

Materials: Cast Iron, Galvanized steel, Plastic

## DWV pipe condition

- The visible waste lines appeared serviceable.
- Some of the visible DWV pipes have been replaced with newer pipes. Recommend verifying building department permit and inspection records for this work.

## Visible leaks

- No visible leaks were observed during the inspection.

## Functional Drainage

- Drain flow at the operated fixtures appeared adequate. This is a subjective assessment based upon the inspector's experience, we recommend that the client observe the drainage at all fixtures to determine if the drainage is acceptable.

## Hose faucets

- The faucets which were operated appeared serviceable.
- All exterior faucet and pipes need to be protected during freezing weather. The location of shut off valves for the faucets needs to be located and the faucets need to be turned off and drained before freezing weather occurs. If the faucets can not be shut off and drained they need to be carefully insulated to help prevent freezing pipes. The location of shut off valves for the faucets and exterior pipes were not located by the inspector, recommend having all shut off valves located.
- Recommend installing anti-siphon valves at all hose faucets. An anti-siphon valve can be easily attached to the faucet and helps prevent siphoning of contaminated water into the fresh water supply.

## Water heater

Location: Basement

Type: Electric water heater

Approximate capacity: 50 Gallons

## Condition

- The water heater appeared serviceable.

## Fuel Systems

Many buildings in this area were at one time heated by oil. Locating or evaluation of any fuel storage tank either above or below ground is beyond the scope of this inspection. In some cases more than one underground tank may be present at a property and the presence of an above-ground tank does not mean there may not be underground tanks as well. Some newer buildings were built on sites which may have had previous buildings and could have underground tanks present. We strongly recommend that the you have the property scanned for underground storage tanks and that soil samples be taken at all tanks which do not have Oregon State DEQ decommissioning paperwork.

Further information regarding underground storage tanks can be found at the State of Oregon DEQ web site [www.deq.state.or.us/wmc](http://www.deq.state.or.us/wmc)

## Natural gas system

Location of gas meter: The gas meter is located at the south exterior wall. The main shut off for the gas system is a round valve located at the gas meter. The valve generally needs to be turned to the horizontal position to turn the gas off. A wrench is needed to turn this valve. Recommend having an emergency shut off wrench attached to the gas meter for use in an emergency. The gas utility company will occasionally provide shut off wrenches, recommend contacting the utility company for further information on what to do in an emergency or if you smell gas in the building.

**Condition:**

- Some exterior gas lines were not corrosion protected. Corrosion inhibiting paint needs to be applied to all exterior iron or steel gas lines.



Pipes not protected

**Evidence of an underground storage tank**

- A mark on the exterior wall appears to indicate a removed oil tank vent pipe. Need further information regarding any underground storage tanks and soil samples if needed.

**Heating Systems**

Annual cleaning and service is recommended at all heat systems to help keep them in safe operating condition. Full safety inspections of older systems is strongly recommended as is the installation of carbon monoxide detectors appropriate to the property.

Only readily accessible panels provided for homeowner maintenance were opened or accessed.

The condition of heat exchangers in fuel burning appliances can not be fully evaluated with out procedures beyond the scope of this inspection. Damage to heat exchangers can result in exhaust gases including carbon monoxide entering the building. Further evaluation of the appliances and the heat exchanger can be made by a licensed HVAC contractor and is recommended at all older units.

Asbestos was commonly used at older heating systems, determining the presence of asbestos requires lab tests and is beyond the scope of this inspection. Further information regarding asbestos can be found at the U.S. Environmental Protection Agency's website [www.EPA.gov](http://www.EPA.gov)

**Furnace**

Location: The furnace is located in the basement

Furnace type: Forced air distribution, 90%+ efficiency type unit

Energy source & approximate BTUs: Natural Gas. 70,000 to 80,000 BTUs

**Service life**

- The furnace appears to be nearing the end of its anticipated service life and may need repair or replacement soon. Recommend obtaining price estimates for replacement from a licensed HVAC contractor.

**Condition**

- The furnace appeared to be functioning as intended. The interior portions of the unit were not fully visible or inspected. Annual service, cleaning and safety checks are needed at all furnaces.

## **Air filter**

- The air filter was located at the furnace.
- The air filter appeared serviceable at the time of inspection. Filters need to be checked and replaced or cleaned often.

## **Fuel burning units**

- The burner was viewed through a small inspection port only.
- The burner flames appeared typical at the time of the inspection.

## **Venting**

- The furnace was vented by plastic pipe.
- The visible portions of the vent system appeared serviceable at the time of the inspection.

## **Combustion air**

- The combustion air supply to the furnace is provided from the exterior through a plastic pipe. Do not block or obstruct this pipe at the exterior.

## **Condensate drainage system**

- The visible portions of the condensate drain system appeared serviceable.

## **Heat pump**

**Location:** The heat pump has multiple components, an exterior compressor and interior coils and air handlers. The interior units are located in the living room and bedrooms. The heat pump provides heat to the upper floor bedrooms and a main floor bedroom.

**Heat pump type:** A ductless heat pump system was installed in the house. Electric heat pumps are an efficient combined heating and cooling system. As the exterior air temperature drops the amount of heat available for the exterior unit to extract also drops and there are times when the unit may not be able to provide sufficient heat to the house and electric heaters may be needed. Recommend obtaining operating directions for the system and an operational review of the system by a licensed HVAC contractor.

## **Heat pump air filter**

- The air filter appeared serviceable at the time of inspection. Filters need to be checked and replaced or cleaned often.
- The air filters are located at the interior air handlers.

## **Heat pump condition**

- The heat pump appeared to be functioning as intended. The interior portions of the unit were not fully visible or inspected. Annual service, cleaning and safety checks are needed.

## **Heat pump condensate drain**

- The visible portions of the condensate drain system appeared serviceable.

## **Operating controls**

**Condition:**

- The thermostat appeared serviceable.
- The thermostat is a programmable type, need to obtain a copy of the operating directions for the thermostat.

## Heat distribution

### Ducts and registers:

- The heat distribution system appeared serviceable, many portions of this system were not visible for inspection.

## Cooling Systems

Only readily accessible panels provided for homeowner maintenance were opened or accessed. Refrigerant levels in cooling systems are not checked.

Cooling systems are not operated if the exterior temperature is below 65°F or if recent night temperatures have been cold, damage to the unit could result. Regular maintenance and service is needed to help keep the systems in proper operating condition.

### Cooling system

**Location:** The exterior unit is located at the side yard. The system provides cooling to the upper floor bedrooms and a main floor bedroom.

**System type:** Cooling is provided by the heat pump system.

### Power source:

- The unit is powered by a 240 volt electric circuit.
- The electric circuit to the unit appears serviceable.

### Condition

- The outside air temperature was below 65 degrees F. The system was not operated, damage to the unit could result. Recommend verification of the units operation by the seller or further evaluation by a licensed HVAC contractor.
- Refrigerant levels were not checked.

### Air filter

- The air filter for the cooling system is the same as for the heat system.

### Condensate drainage system

- The condensate drainage system for the cooling system is the same as for the heat system.

## Interior

Environmental testing and air quality testing is beyond the scope of this inspection. Environmental hazards could be present in the building and further testing or evaluation may be needed.

Radon is a naturally occurring radioactive gas which could be present in the building. Radon test kits are available at most home centers and hardware stores or testing can be performed by licensed environmental consultants. Further information regarding radon can be found at the EPA's website [www.epa.gov/radon/](http://www.epa.gov/radon/) or at the Oregon Department of Human Services web site [www.oregon.gov/DHS/ph/rps/radon/radon.shtml](http://www.oregon.gov/DHS/ph/rps/radon/radon.shtml)

Asbestos is a known carcinogen which was commonly used in building material in the past. Further information regarding asbestos can be found at the EPA's web site [www.epa.gov/asbestos/](http://www.epa.gov/asbestos/) or at the Oregon Department of Environmental Quality web site [www.deq.state.or.us/aq/asbestos/](http://www.deq.state.or.us/aq/asbestos/)

Lead was used in paint, plumbing materials and other building materials prior to 1978. Further information regarding lead can be found at the EPA's

website [www.epa.gov/lead/](http://www.epa.gov/lead/) or at the Oregon Department of Human Services web site [www.oregon.gov/DHS/ph/lead/index.shtml](http://www.oregon.gov/DHS/ph/lead/index.shtml)

Mold could be present in the building and is often not visible. Testing for mold requires air sampling and is beyond the scope of this inspection. Further information regarding mold can be found at the EPA's website [www.epa.gov/mold/](http://www.epa.gov/mold/) or at the Oregon Department of Human Services web site [www.oregon.gov/DHS/ph/envotox/mold.shtml](http://www.oregon.gov/DHS/ph/envotox/mold.shtml)

We recommend having the locks at all exterior doors re-keyed or replaced for security. Screen and security type doors were not inspected.

Window screens and storm windows are not inspected. The exterior components of windows were viewed from the ground only.

## General conditions

- Modifications appear to have been made to the interior walls or framing. The structural framing and supports were not visible but may have been altered. Recommend further information regarding these modifications, verification of building department permit and inspection records for any modifications and review by a professional engineer if needed.

## Entry doors

- Location:Front entry door
- The door appeared serviceable.
- The older glass at the doorway does not appear to be tempered safety type. This is common at older doors but is a potential safety hazard. Consider having the glass at the door area replaced with tempered safety type.
- 
- Location:Side entry door
- The hardware at the door was difficult to operate and needs to be adjusted or repaired.

## Interior doors

Condition: The interior doors appear serviceable.

## Windows

Types of windows: The windows are vinyl sash and sliding type.

Condition:

- Some window locking hardware was missing or damaged and needs to be repaired or replaced.
- Some double paned windows appear to be fogged or have moisture present between the pieces of glass. The seal between the glass appears to be damaged. The glass at these windows needs to be replaced.



Fogged glass



Missing locks

## Walls and ceilings

Materials: Drywall and or plaster

Condition:

- Typical cracks visible, these type of cracks appear to be common.



Cracks at walls

## Floors

Floor coverings: Carpet, Tile, Bamboo type surface

Conditions:

- General condition appeared serviceable.
- Heavy wear to areas of the floor coverings.

## Stairway

Location: Kitchen

Condition:

- The stairway appeared serviceable.
- The stairway is steep, this is common at older homes but can be hazardous and may limit access.

## Stairway #2

Location: To the basement

Condition:

- No hand rail installed, need to install proper hand rails for safety.



No railing present



## Fireplace

Location: Kitchen

Type: Wood stove. Wood stoves are not inspected by this company, we recommend that the stove be fully inspected by a licensed stove contractor before use. The requirements for wood stoves have changed over the years, we recommend that you verify building department permit and inspection records for the stove installation.

## Laundry connections

Location: Basement

- Laundry machines are considered personal property and are not inspected or operated.
- Access to and inspection of the laundry connections was blocked by the installed appliances.

## Laundry electrical

- The outlets at the wet bar area tested as grounded and GFCI protected.

## Laundry plumbing

- The visible plumbing connections appeared serviceable.

## Laundry gas

- Gas connections were not provided to the laundry area.

## Laundry venting

- The visible vent system appeared serviceable.
- The inside of dryer vents need to be periodically cleaned to help reduce the risk of fire.

## Utility sink

- The utility sink appeared serviceable.

## Laundry sink plumbing

- A bucket was below the drain line, this appears to indicate a leak at the drain. The drain needs to be carefully monitored and may need to be repaired.

## Items not inspected

- Properly installed smoke and carbon monoxide detectors are critical life saving devices. Hopkins Home Inspection DOES NOT inspect for or confirm the operation of smoke or carbon monoxide detectors. At a minimum we recommend smoke and carbon monoxide detectors on every level of the building, outside all sleeping areas and in all bedrooms. Additional detectors may be needed in other areas for safety. The client needs to evaluate the smoke and carbon monoxide detector requirements for the property and insure operating detectors are properly installed in all appropriate areas. At a minimum smoke and carbon monoxide detectors need to be tested every 30 days and replaced if not operating correctly. Smoke and carbon monoxide detectors have a limited service life and older detectors need to be replaced with newer detectors. The batteries at all detectors need to be checked frequently and replaced when old. We also recommend that the client establish a fire escape plan. Further information regarding smoke and carbon monoxide detectors can be found by searching at the Oregon State Fire Marshal website at <http://www.oregon.gov/osp/sfm>

## Attic

Attic spaces lacking properly installed access surfaces were not entered. Insulation or stored items in attics was not moved or disturbed during the inspection.

Moisture stains in attics are an indication of prior leaks or water entry into the building. We recommend you obtain information regarding any prior leaks or water entry into the attic spaces.

Attic areas need to be carefully monitored for indications of leaks or excessive moisture.

### Attic area configuration

There are multiple attic areas.

### Attic

Type & location of attic: Partial attic area.  
The attic access was at a bedroom ceiling.

#### Access opening:

- The attic access cover was not insulated or weather stripped for air sealing, corrections are recommended.

### Attic access

- The attic was viewed from the access opening only, this is a limited view and inspection of the attic area.
- The attic area was not entered because there was no access surface provided.

### Attic condition

- The attic area appeared serviceable, the attic needs to be monitored for indications of leaks or excessive moisture.

### Attic ventilation

- The attic area ventilation was limited and may be insufficient. This can result in increased moisture, heat and or mold or mildew growth in the attic or building. This condition needs to be monitored and additional attic area ventilation may be needed.

### Attic insulation

- Insulation type: Loose fill fiberglass
- Approximate depth of insulation: 10-12"
- The attic insulation appeared serviceable, the efficiency of the insulation was not determined.

### Vapor barrier

- No vapor barrier visible

### Roof structure

- Framing: The visible roof framing was rafters.
- Roof deck material: The visible roof deck was plywood sheathing.
- Condition: The visible areas of the roof structure appeared serviceable.

### Attic #2

Type & location of attic: Partial attic area.  
The attic access was in the at the addition.

## Attic #2 access

- The attic was viewed from the access opening only, this is a limited view and inspection of the attic area.
- The attic area was not entered because there was no access surface provided.

## Attic #2 condition

- The attic area appeared serviceable, the attic needs to be monitored for indications of leaks or excessive moisture.

## Attic #2 ventilation

- The attic area ventilation was limited and may be insufficient. This can result in increased moisture, heat and or mold or mildew growth in the attic or building. This condition needs to be monitored and additional attic area ventilation may be needed.

## Attic #2 insulation

- Insulation type:
- Approximate depth of insulation:
- The attic insulation appeared serviceable, the efficiency of the insulation was not determined.

## Vapor barrier #2

- No vapor barrier visible

## Roof structure #2

- Framing: The visible roof framing was trusses.
- Roof deck material: The visible roof deck was OSB (oriented strand board) sheathing.
- Condition: The visible areas of the roof structure appeared serviceable.

# Kitchen

## General

- The kitchen has been remodeled, recommend verifying building department permit and inspection records for this work.

## Counters

Counter top materials: Tile

## Condition:

- Most areas of the counters were covered with items and were not visible for inspection.
- Caulking or sealing is needed in areas.



Seal transitions

## Flooring

Materials: Bamboo type

Condition:

- Heavy wear to the flooring.



Heavy wear at floor

## Cabinets

- Minor wear to the cabinets.

## Electrical

- The outlets in the kitchen area tested as grounded and GFCI protected.

## Kitchen sink

- The sink appeared serviceable.

## Under sink plumbing

- The under sink plumbing appeared serviceable.
- View below the sink was restricted by stored items, the plumbing was not fully visible.

## Disposal

- The disposal appeared serviceable.

## Cook top

- Type: Gas/electric combination
- Condition: The cooktop appears to be nearing the end of its anticipated service life and may need to be replaced soon.

## Oven

- Type:
- Condition:

## Downdraft

- The downdraft system appeared serviceable.
- The grease filter was very dirty and could be a fire hazard and needs to be cleaned or replaced.

## Dishwasher

- The dishwasher appeared serviceable.

## Refrigerator

- Refrigerators are considered personal property and are not inspected.

# Bathrooms

## Bathroom

Location: Primary bedroom

### General:

- The bathroom appears to be an addition, recommend verifying building department permit and inspection records for this addition.

## Electrical

- The electric outlet was grounded and GFCI protected.

## Floor

- The bathroom flooring appeared serviceable.

## Toilet

- The toilet appeared serviceable.

## Faucet and sink

- The faucet and sink appeared serviceable.

## Under sink plumbing

- The under sink plumbing appeared serviceable.
- View below the sink was restricted by stored items, the plumbing was not fully visible.

## Bathtub

- Need to seal the tub spout and control valves to the wall.
- The tub finish was chipped.
- Shower head: A hose was installed at the shower head, this is a potential source of cross contamination to the clean water supply. A anti siphon type valve needs to be installed at the shower hose.



Tub chipped



Seal spout

### **Tub surround**

- The tub surround appeared serviceable, the surround and all transitions need to be carefully monitored and maintained.

### **Bathroom exhaust**

- The fan was dirty and needs to be cleaned.



Dirty fan

### **Bathroom heat**

- Heat to the bathroom is provided by a heat element at the fan unit.

### **Bathroom #2**

Location: Main floor hallway

#### **General:**

- The bathroom has been remodeled, recommend verifying building department permit and inspection records for the remodeling.

### **Bathroom #2 electrical**

- The electric outlets were grounded and GFCI protected.

### **Bathroom #2 floor**

- The transition between the floor and tub needs to be caulked or sealed.



Seal transitions

### Bathroom #2 toilet

- The toilet appeared serviceable.

### Bathroom #2 faucet and sink

- The faucet and sink appeared serviceable.

### Bathroom #2 under sink plumbing

- View below the sink was restricted by stored items, the plumbing was not fully visible.

### Bathroom #2 bathtub

- Recommend new caulking at tub area transitions.
- The tub enamel was worn.
- Shower head: A hose was installed at the shower head, this is a potential source of cross contamination to the clean water supply. A anti siphon type valve needs to be installed at the shower hose.
- The tub was rusting in areas, repairs are recommended.



Rust at tub



Seal transitions

### Bathroom #2 exhaust

- The bathroom exhaust fan appeared serviceable.

### Bathroom #2 heat

- Heat to the bathroom is provided by a heat element at the fan unit.

## Wood Destroying Organisms

This wood destroying organism (pest and dryrot) inspection was performed in accordance with the standards of the Oregon Pest Control Association on the basis of visible evidence in readily accessible areas of the structure for wood destroying insects or rot damage only. **It is possible that insect**

**or rot damage are present in areas not accessible or in areas where access or visibility was limited at the time of the inspection. This is not a structural damage report.** This inspection is part of the property inspection and is governed by all terms and conditions set forth in the Inspection Contract and the inspection report.

An additional Pest report titled Wood Destroying Insect Inspection Report NPMA-33 is available if needed or requested by a lender. If this form is needed contact our office. We advise that you check with your realtor before distributing report information to other parties.

In many areas of the Pacific Northwest, where a wet climate is common, a large percentage of structures are subject to minor rot conditions. While such conditions are technically fungi infestations, they may not substantially affect the quality, structural soundness or anticipated life of the structure. Conditions such as spot areas on doors, windows, porches, steps, railing, decks, and common weathering to siding and trim are not reported on.

### **Evidence of wood destroying insect activity**

- No visible indication of wood destroying insects found at the time of the inspection.

### **Evidence of wood destroying fungi**

- Wood destroying fungi (rot) was present at areas of the deck, repairs are needed.

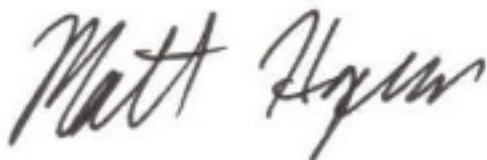


## Report Summary

Below is a summary of items listed in the inspection report. **Not all items in the report are included in this summary. Please read the entire report,** and contact the inspector if you have any questions. This summary serves as a reminder of the items needing the most immediate attention. The terms and limitation governing this report are detailed in the report and the Inspection Agreement. Some of the items listed may require repair, and obtaining cost estimates from a licensed contractor is advisable.

Thank you for using Hopkins Home Inspection. If you have any questions about your home inspection, please call me at 503.869.5292.

Sincerely,



Matt Hopkins  
Hopkins Home Inspection  
matt@hopkinsinspections.com  
503.869.5292

## Inspection and Property Information

Page 2	Apparent modifications or additions	<ul style="list-style-type: none"> <li>• Modifications, alterations or changes have been made to the building. Most modifications, changes, alterations, upgrades, or remodeling type work require local building department permits and inspections. We advise that the client verify all building department records for all work done at the property, and verify that all inspections are complete and have had final approval.</li> </ul>
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## Site Conditions

Page 5	Retaining wall	<ul style="list-style-type: none"> <li>• <b>Large cracks were present at the wall and the wall may need repair or replacement, recommend further evaluation of the wall by a masonry contractor or professional engineer.</b></li> <li>• Portions of the wall were missing, repairs are needed.</li> </ul>
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## Grounds

Page 5	Walkways	<ul style="list-style-type: none"> <li>• <b>Trip hazards were present at the walkways, repairs are needed for safety.</b></li> </ul>
Page 6	Driveway	<ul style="list-style-type: none"> <li>• <b>Trip hazards were present at the driveway, repairs are needed for safety.</b></li> </ul>

Page 6	Exterior stairs	<ul style="list-style-type: none"> <li>• <b>Some stair treads were cracked and could be hazardous, recommend replacing the cracked treads.</b></li> </ul>
Page 7	Railings	<ul style="list-style-type: none"> <li>• No handrails installed, recommend installing proper hand rails.</li> </ul>
Page 7	Exterior stairs #3	<ul style="list-style-type: none"> <li>• Uneven spacing of some steps. This condition is potentially hazardous and corrections are recommended.</li> </ul>
Page 8	Railings #4	<ul style="list-style-type: none"> <li>• Moisture damage was present at areas of the railing, the railings need to be monitored and repairs may be needed.</li> </ul>

## Exterior Walls

Page 8	Siding condition	<ul style="list-style-type: none"> <li>• Large cracks or openings were present at the siding or wall components. These opening need to be repaired or sealed.</li> <li>• Areas of the siding were missing, repairs are needed.</li> </ul>
Page 9	Trim condition	<ul style="list-style-type: none"> <li>• Moisture damage was present in areas, these areas need to be carefully monitored and are likely to need repairs.</li> </ul>
Page 9	Roof edge areas, eaves, soffits and fascias	<ul style="list-style-type: none"> <li>• There are large openings at the roof edge in areas, repairs are needed.</li> </ul>
Page 9	Paint condition	<ul style="list-style-type: none"> <li>• Areas of peeling and damaged paint. Proper preparation and paint are needed to help protect the wall components. Recommend obtaining price estimates from a licensed painting contractor.</li> </ul>

## Porches

Page 10	Front porch condition	<ul style="list-style-type: none"> <li>• Moisture damage was present at areas of the porch, this is an indication of the wear to the porch. These areas need to be carefully monitored and repairs or replacement are likely to be needed in the near future.</li> </ul>
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## Decks

Page 10	Decks	<ul style="list-style-type: none"> <li>• Rot damage was present at areas of the deck. The rot damage needs to be properly repaired and may have affected the structural integrity of the deck. Recommend obtaining price estimates for the needed repairs.</li> </ul>
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## Roof System

Page 11	Access	The inspection of the roof was limited, not all areas were accessible or visible, further evaluation of the roof can be obtained by a licensed roofing contractor.
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Page 11	Number of roofing layers	Multiple layer roofs often have an uneven appearance and can be prone to wind damage. Shingles at multiple layer roofs often wear quicker than on single layer roofs.
Page 12	Roof drainage	<ul style="list-style-type: none"> <li>• Drainage from the roof, gutters and downspouts needs to be directed away from the building and foundation areas. Improper roof drainage can result in increased moisture at the foundation, building or in basement or crawlspace areas and can result in foundation damage, leaks into the basement or crawlspace areas, moisture damage and other problems.</li> </ul>

## Foundation and Floor Framing

Page 12	Foundation	<ul style="list-style-type: none"> <li>• Patching or repairs were visible at areas of the foundation. This may be an indication of prior leaks or moisture at the foundation. Recommend further information regarding any prior leaks or water entry at the foundation. These areas need to be monitored and corrections may be needed if leaks or excessive moisture are present.</li> <li>• The skim coat, or parge coat, at the interior foundation was deteriorated or separated in areas. This coat may be needed to help prevent deterioration to the foundation and repairs may be needed. Recommend further evaluation of this condition by a licensed foundation contractor.</li> </ul>
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## Basements and Crawlspaces

Page 13	Basement condition	<ul style="list-style-type: none"> <li>• Emergency egress (escape) was not provided from the basement. Proper emergency egress is required in all bedrooms and is recommend in all living area spaces.</li> </ul>
Page 13	Basement floor	<ul style="list-style-type: none"> <li>• Stains were present at the floor drain area. Information regarding these stains and the operation of the floor drain is needed. The stains at the drain area may be an indication that the drain backs up and the drain or drain lines may need to be cleaned or repaired.</li> </ul>
Page 14	Crawlspace	<ul style="list-style-type: none"> <li>• Animal waste was present in this crawlspace. The animal waste needs to be removed and the crawlspace needs to be cleaned. Corrections are needed to help keep the animals out of the crawlspace area. Further evaluation of this condition can be made by a licensed pest control operator if needed.</li> </ul>

## Plumbing Systems

Page 17	Main entrance pipe	The water service appears to be a 1/2" galvanized steel pipe, this is considered a small diameter for a water service. Corrosion at the pipe may have significantly reduced the interior size and ability of the pipe to deliver water to the property. The water service may need to be replaced soon, recommend obtaining price estimates for replacing the water service.
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Page 17	Supply pipe condition	<ul style="list-style-type: none"> <li>The older steel pipes in use are approaching the end of their useful life, recommend monitoring these pipes and budgeting for future replacement. Recommend obtaining price estimates for pipe replacement from a licensed plumber.</li> </ul>
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## Fuel Systems

Page 19	Evidence of an underground storage tank	<ul style="list-style-type: none"> <li>A mark on the exterior wall appears to indicate a removed oil tank vent pipe. Need further information regarding any underground storage tanks and soil samples if needed.</li> </ul>
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## Heating Systems

Page 20	Operating controls	<ul style="list-style-type: none"> <li>The thermostat is a programmable type, need to obtain a copy of the operating directions for the thermostat.</li> </ul>
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## Interior

Page 22	Windows	<ul style="list-style-type: none"> <li>Some double paned windows appear to be fogged or have moisture present between the pieces of glass. The seal between the glass appears to be damaged. The glass at these windows needs to be replaced.</li> </ul>
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Page 24	Laundry sink plumbing	<ul style="list-style-type: none"> <li>A bucket was below the drain line, this appears to indicate a leak at the drain. The drain needs to be carefully monitored and may need to be repaired.</li> </ul>
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## Attic

Page 25	Attic ventilation	<ul style="list-style-type: none"> <li>The attic area ventilation was limited and may be insufficient. This can result in increased moisture, heat and or mold or mildew growth in the attic or building. This condition needs to be monitored and additional attic area ventilation may be needed.</li> </ul>
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## Kitchen

Page 26	Counters	<ul style="list-style-type: none"> <li>Caulking or sealing is needed in areas.</li> </ul>
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Page 28	Downdraft	<ul style="list-style-type: none"> <li>The grease filter was very dirty and could be a fire hazard and needs to be cleaned or replaced.</li> </ul>
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## Bathrooms

Page 29	Bathroom exhaust	<ul style="list-style-type: none"> <li>The fan was dirty and needs to be cleaned.</li> </ul>
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Page 30	Bathroom #2 bathtub	<ul style="list-style-type: none"> <li>The tub was rusting in areas, repairs are recommended.</li> </ul>
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## Wood Destroying Organisms

Page 31	Evidence of wood	<ul style="list-style-type: none"> <li>Wood destroying fungi (rot) was present at areas of the</li> </ul>
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destroying fungi    deck, repairs are needed.